

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



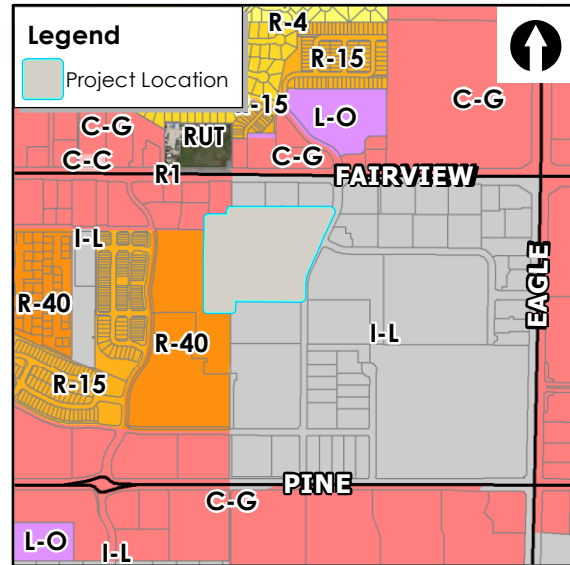
HEARING DATE: April 23, 2024

TO: Mayor & City Council

FROM: Linda Ritter, Associate Planner
208-884-5533

SUBJECT: H-2024-0003
Shamrock Foods Vacation of Irrigation Easement - VAC

LOCATION: 1495 N. Hickory Avenue, in the NE ¼ of Section 8 T.3N. R.1E.



I. PROJECT DESCRIPTION

Request to vacate the ten-foot (10') irrigation easement located along the west side of the property boundary of Lots 4 and 5, Block 2, of the Treasure Valley Business Center – Phase 1 Subdivision.

II. APPLICANT INFORMATION

- A. Applicant:
Kristen McNeill, Givens Pursley, LLP– 601 Bannock Street, Boise, ID 83702
- B. Owner:
Keeley Smith – Shamrock Foods, 3900 E. Camelback Rd, Ste 300, Phoenix, AZ 85018
- C. Representative:
Same as Applicant

III. UNIFIED DEVELOPMENT CODE

Per UDC [Table 11-5A-2](#), vacation of a utility easement falls under “all others”, which requires approval from City Council at a public hearing.

IV. NOTICING

	City Council Posting Date
Newspaper Notification	4/7/2024
Radius notification mailed to properties within 500 feet	4/5/2024
Next Door posting	4/3/2024

V. STAFF ANALYSIS

The Applicant requests approval to vacate the ten-foot (10') irrigation easement located along the west side of the property boundary of Lots 4 and 5, Block 2, of the Treasure Valley Business Center – Phase 1 Subdivision.

The property went through a property boundary adjustment (PBA-2023-0010) to consolidate Lots 4 and 5, Block 2 of the Treasure Valley Business Center- Phase 1 Subdivision and Lot 1 of the Pleasant Valley Subdivision to the west. The consolidation of the lots created a need for the irrigation easement to be relocated from its current location. The easement will be relocated to the west side of the consolidated properties. No other utilities exist in the easement.

A legal description and exhibit map of the portion of the easement proposed to be vacated and relocated is included in Section VI below.

The Applicant states there are no underground or overhead utilities in the subject easement area. *Relinquishment letter* from the Highline Lateral Users Association was received from stating they have no issue with the easement being relocated to the rear of the property as they are the sole users of the easement.

VI. DECISION

A. Staff:

Staff recommends approval of the vacation of the irrigation easement as proposed by the Applicant and as agreed upon by the easement holder.

VII. EXHIBIT

Legal Description & Exhibit Map of the Irrigation Easement Proposed to be Vacated

CENTURION ENGINEERS, INC.

Contact Information

Joseph D. Canning,
PE/PLS 2323 S. Vista Ave
Ste 206
Boise, ID 83705
Telephone 208.343.3381
jdcanning@centengr.com

February 17, 2024

Irrigation Easement Vacation for Shamrock Foods 1495 N. Hickory Avenue, Meridian, Idaho

A portion of Lots 4 and 5, Block 2 of Treasure Valley Business Center Phase 1 situate in the northwest quarter of the northeast quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the north quarter corner of said Section 8; thence South 00°06'30" West, 308.93 feet to the northwest corner of said Lot 4; thence South 00°06'30" West, 75.86 feet along the westerly boundary of said Lot 4 to the **Point of Beginning**:

Thence North 89°33'12" East, 10.00 feet;

Thence South 00°06'30" West, 645.94 feet along a line 10.00 feet easterly of and parallel with the westerly boundary of said Lots 4 and 5;

Thence North 89°53'06" West, 10.00 feet to the westerly boundary of said Lot 5;

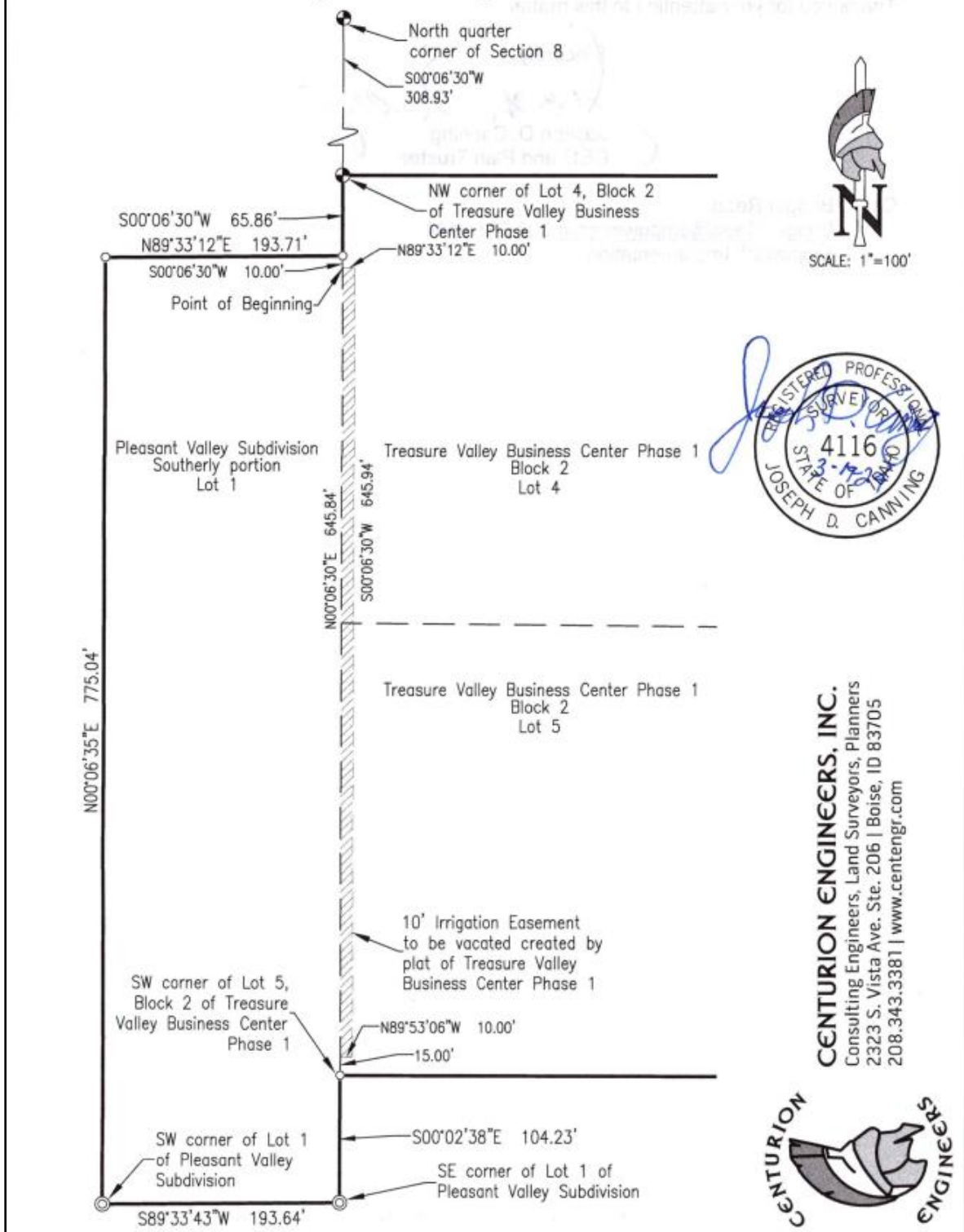
Thence North 00°06'30" East, 645.84 feet along the westerly boundary of said Lots 5 and 4 to the **Point of Beginning**.

Comprising of 0.15 acres, more or less.



Legal Description Irrigation Easement Vacation

1495 N. Hickory Ave.: Irrigation Easement Vacation Sketch



CENTURION ENGINEERS, INC.

Contact Information

Joseph D. Canning, PE/PLS
2323 S. Vista Ave Ste 206
Boise, ID 83705
Telephone 208.343.3381
jdcanning@centengr.com



February 17, 2024

Relocated Irrigation Easement for Shamrock Foods 1495 N. Hickory Avenue, Meridian, Idaho

A portion of Lot 1 of Pleasant Valley Subdivision situate in the northeast quarter of the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the north quarter corner of said Section 8; thence South 00°06'30" West, 308.93 feet to the northwest corner of Lot 4, Block 2 of Treasure Valley Business Center Phase 1; thence South 00°06'30" West, 65.86 feet along the westerly boundary of said Lot 4 to the **Point of Beginning**:

Thence continuing South 00°06'30" West, 10.00 feet along the westerly boundary of said Lot 4;

Thence South 89°33'12" West, 183.71 feet;

Thence South 00°06'35" West, 755.04 feet along a line 10.00 feet easterly of and parallel with the westerly boundary of said Lot 1;

Thence North 89°33'43" East, 183.61 feet along a line 10.00 feet northerly of and parallel with the southerly boundary of said Lot 1;

Thence South 00°02'38" East, 10.00 feet along the easterly boundary of said Lot 1 to the southeast corner of said Lot 1;

Thence South 89°33'43" West, 193.64 feet along the southerly boundary of said Lot 1 to the southwest corner of said Lot 1;

Thence North 00°06'35" East, 775.04 feet along the westerly boundary of said Lot 1;

Thence North 89°33'12" East, 193.71 feet to the **Point of Beginning**.

Comprising of 0.26 acres, more or less.

Legal Description Relocated Irrigation Easement



1495 N. Hickory Ave.: Relocated Irrigation Easement Sketch

