

**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



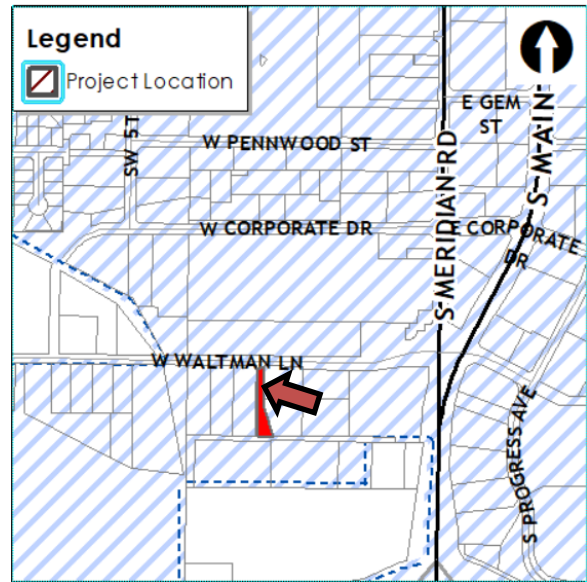
HEARING DATE: 11/30/2021

TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner  
208-489-0573

SUBJECT: H-2021-0079  
Johnson Street ROW

LOCATION: Between 235 & 295 W. Waltman Ln., in  
the SE ¼ of Section 13, T.3N., R.1W.



**I. PROJECT DESCRIPTION**

Request to vacate 0.431-acre of ACHD right-of-way (ROW) consisting of Johnson Street.

**II. APPLICANT INFORMATION**

A. Applicant:

Ethan Mansfield, Hawkins Companies – 855 W. Broad Street, Boise, ID 83702

B. Owner:

Hawkins Companies – 855 W. Broad Street, Boise, ID 83702

C. Representative:

Same as Applicant

**III. UNIFIED DEVELOPMENT CODE**

Per UDC Table 11-5A-2, vacation of ROW requires approval from City Council at a public meeting.

**IV. STAFF ANALYSIS**

The Applicant owns the parcels adjacent to the ROW proposed to be vacated and wishes to develop the area with commercial uses. As-is the location of the road interferes with the development plan. With development of the area, the access driveway/street is proposed to be relocated approximately 50-feet to the west (see Section VI.B).

A legal description and exhibit map of the ROW proposed to be vacated is included in Section VI.A.

A [relinquishment letter](#) was received from Idaho Power stating they have no facilities in the area proposed to be vacated. The Public Work's Dept. verified there are no water or sewer mains located in the area proposed to be vacated; therefore, the proposed vacation will not impact City utilities.

*Note: The ACHD Commission approved the request to vacate a parcel of land being a portion of S. Johnson Ln. (Resolution No. 2369) and release of an existing 30-foot wide public ROW easement (Inst. 108123386) on November 10, 2021.*

## **V. DECISION**

### **A. Staff:**

Staff recommends approval of the vacation of right-of-way as proposed by the Applicant.

## VI. EXHIBITS

### A. Legal Description & Exhibit Map of Right-of-Way Proposed to be Vacated



June 18, 2021  
Project No. 20-176  
Right-of-Way Vacation  
S. Johnson Lane  
Legal Description

#### Exhibit A

A parcel of land for a right-of-way vacation being a portion of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 3 North, Range 1 West, B.M., City of Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at a brass cap marking the East 1/4 corner of said Section 13, which bears S89°26'10"E a distance of 2,642.64 feet from a 5/8-inch rebar marking the Center 1/4 corner of said Section 13, thence following the northerly line of said Northeast 1/4 of the Southeast 1/4, N89°26'10"W a distance of 921.02 feet;

Thence leaving said northerly line, S01°00'56"W a distance of 25.00 feet to a 5/8-inch rebar on the easterly right-of-way line of S. Johnson Lane and being the **POINT OF BEGINNING**.

Thence following said easterly right-of-way line the following five (5) courses:

1. S01°00'56"W a distance of 209.19 feet to a 5/8-inch rebar;
2. 27.67 feet along the arc of a curve to the left, said curve having a radius of 75.00 feet, a delta angle of 21°08'09", a chord bearing of S09°33'07"E and a chord distance of 27.51 feet;
3. S20°07'11"E a distance of 91.56 feet;
4. 46.12 feet along the arc of a curve to the right, said curve having a radius of 125.00 feet, a delta angle of 21°08'21", a chord bearing of S09°33'00"E and a chord distance of 45.86 feet to a 5/8-inch rebar;
5. S01°01'09"W a distance of 2.58 feet to the southerly right-of-way line of said S. Johnson Lane;

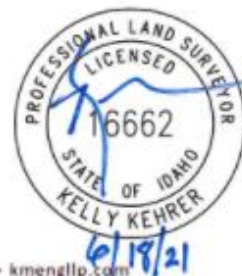
Thence leaving said easterly right-of-way line and following said southerly right-of-way line, N89°26'10"W a distance of 86.47 feet to the westerly right-of-way line of said S. Johnson Lane;

Thence leaving said southerly right-of-way line and following said westerly right-of-way line, N01°00'56"E a distance of 369.65 feet to a 5/8-inch rebar on the northerly right-of-way line of said S. Johnson Lane;

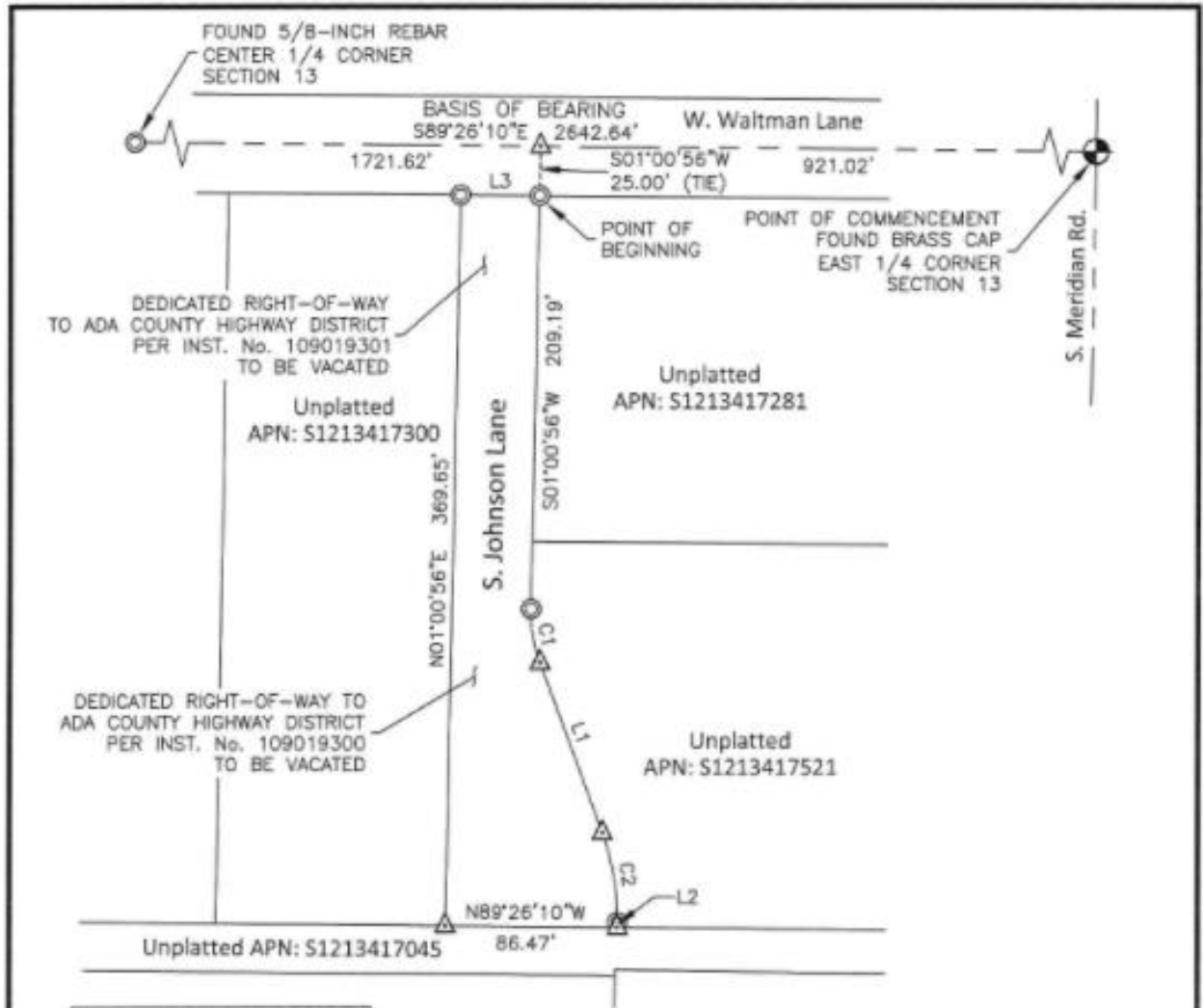
Thence leaving said westerly right-of-way line and following said northerly right-of-way line, S89°26'10"E a distance of 40.00 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 18,770 square feet (0.431 acres), more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is Exhibit B and by this reference is made a part hereof.



5725 North Discovery Way • Boise, Idaho 83713 • 208.639.6939 • kmengllp.com



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	91.56	S20°07'11"E
L2	2.58	S1°01'09"W
L3	40.00	S89°26'10"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	75.00'	27.67'	21°08'09"	S9°33'07"E	27.51'
C2	125.00'	46.12'	21°08'21"	S9°33'00"E	45.86'

**km**  
**ENGINEERING**  
 5725 NORTH DISCOVERY WAY  
 BOISE, IDAHO 83719  
 PHONE (208) 639-6999  
 kmenglp.com



**Exhibit B**  
**Right-of-Way Vacation**

DATE: June 2021  
 PROJECT: 20-176  
 SHEET:  
 1 OF 1

A portion of the Northeast 1/4 of the Southeast 1/4 of Section 13  
 Township 3 North, Range 1 West, B.M., City of Meridian, Ada County, Idaho

B. Future Access Driveway/Street Location

