

COMMUNITY DEVELOPMENT DEPARTMENT REPORT

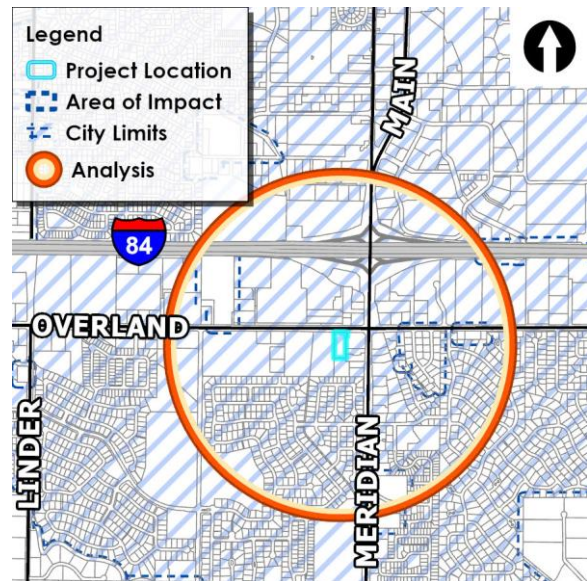


HEARING DATE: 11/12/2024
TO: Mayor & City Council
FROM: Nick Napoli, Associate Planner
208-884-5533
nnapoli@meridiancity.org

APPLICANT: Tamara Thompson

SUBJECT: H-2024-0056
Epic Shine at Overland

LOCATION: Located at 151 W. Overland Road in the
NE ¼ of Section 24, T.3N., R.1W.



I. PROJECT OVERVIEW

A. Summary

Request to vacate a portion of the 10-foot permanent easement for public utilities, pressurized irrigation, and lot drainage encumbering the subject lots for Lots 2 and 3, Block 1 of the Medina Subdivision.

B. Issues/Waivers

None

C. Recommendation

Staff: Staff recommends approval of the partial vacation of the public utility easement as proposed by the Applicant and as agreed upon by the easement holders.

D. Decision

Council:

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Commercial	-
Proposed Land Use(s)	Commercial	-
Existing Zoning	C-G	IV.A.2
Proposed Zoning	C-G	

Table 2: Process Facts

Description	Details
Preapplication Meeting date	10/8/2024

Table 3: Project Overview

Description	Details
History	PBA-2021-0013, A-2021-0163
Acreage	1.69 acres

I. STAFF ANALYSIS

The Applicant seeks approval to vacate a section of the 10-foot permanent easement designated for public utilities, pressurized irrigation, and lot drainage affecting the subject lots. These easements were established as part of the approved final plat for Medina Subdivision. Currently, the existing carwash is constructed over platted the easement, which was assumed to have been adjusted with the approval of the property boundary adjustment. However, per the UDC, a property boundary adjustment does not vacate any public easements created through the subdivision process.

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

Relinquishment letters were received from Lumen/Century Link, Intermountain Gas, Nampa Meridian Irrigation District, and Idaho Power for the portion of the easement proposed to be vacated.

II. CITY/AGENCY COMMENTS & CONDITIONS

A. Relinquishment Letters

See public record (copy the link into a separate browser)

III. ACTION

A. Staff:

Staff recommends approval of the partial vacation of the public utility easement as proposed by the Applicant and as agreed upon by the easement holders.

B. City Council:

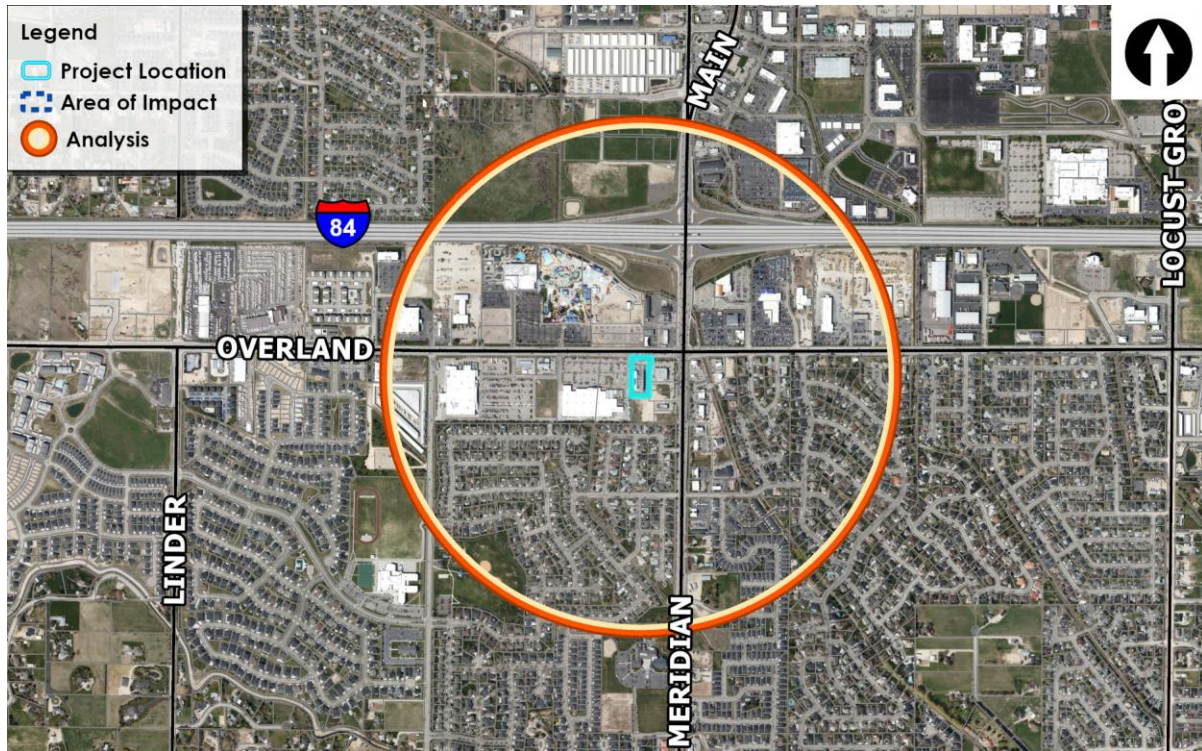
Pending

IV. EXHIBITS

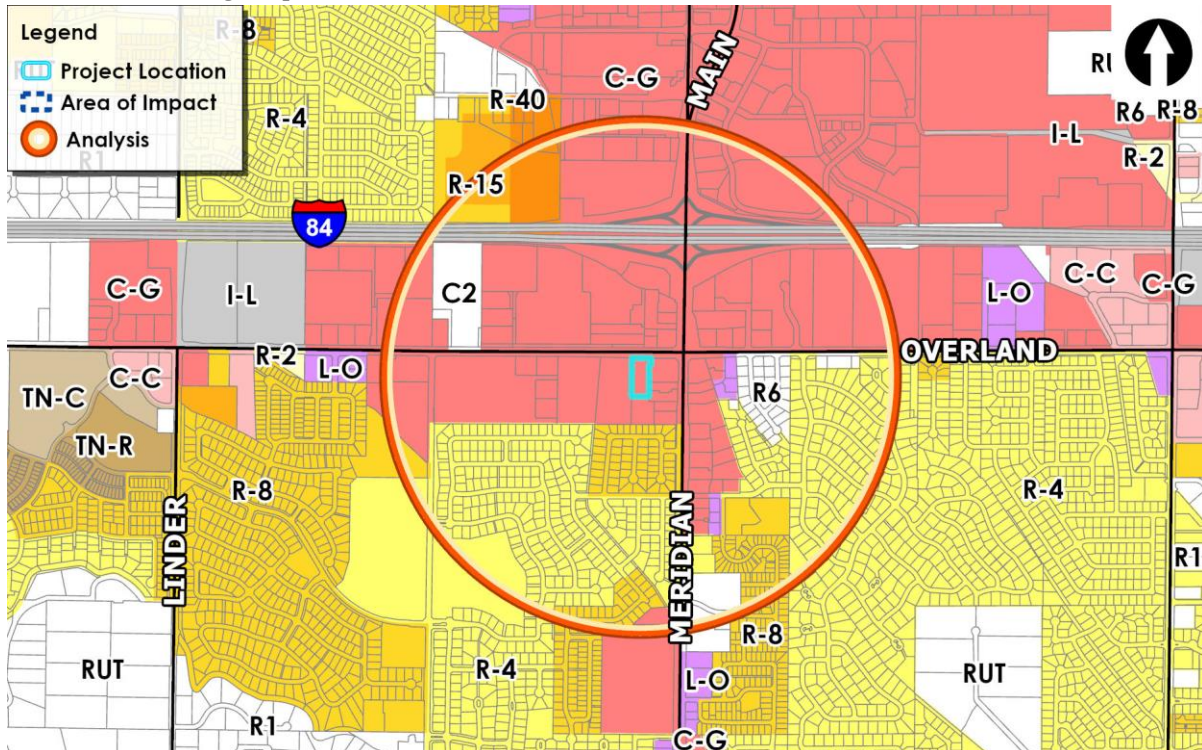
A. Project Area Maps

(link to [Project Overview](#))

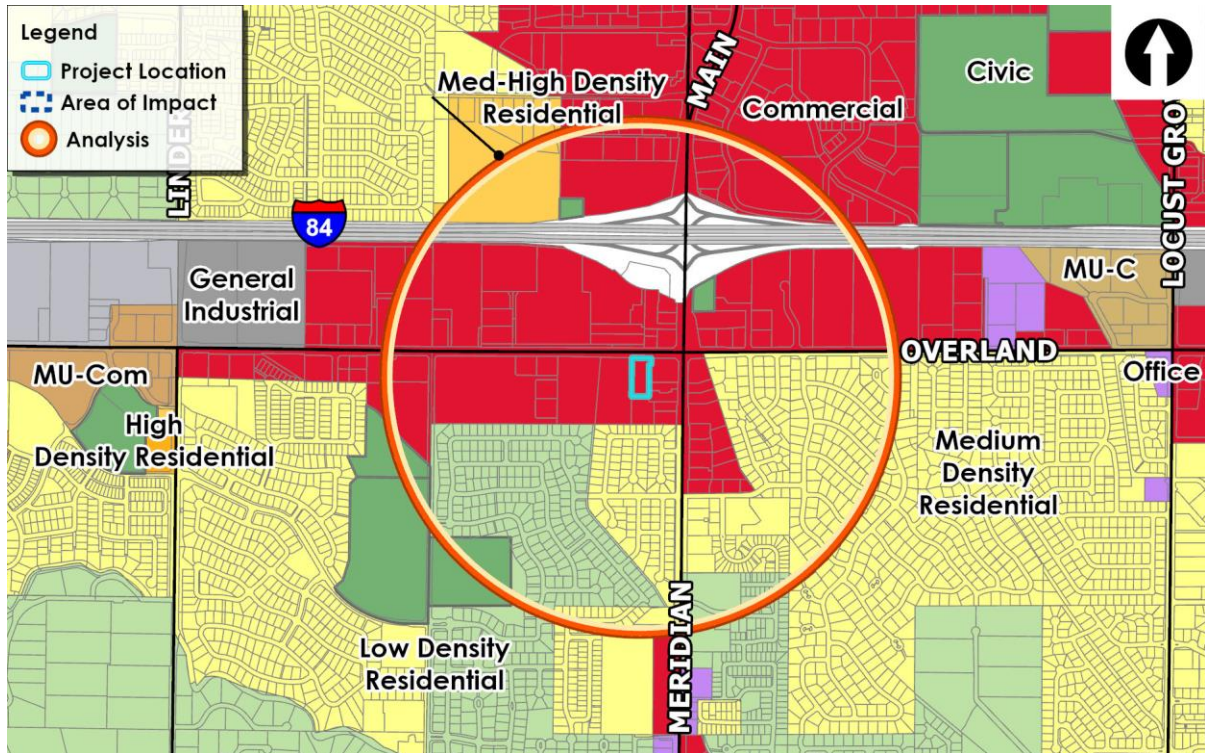
1. Aerial



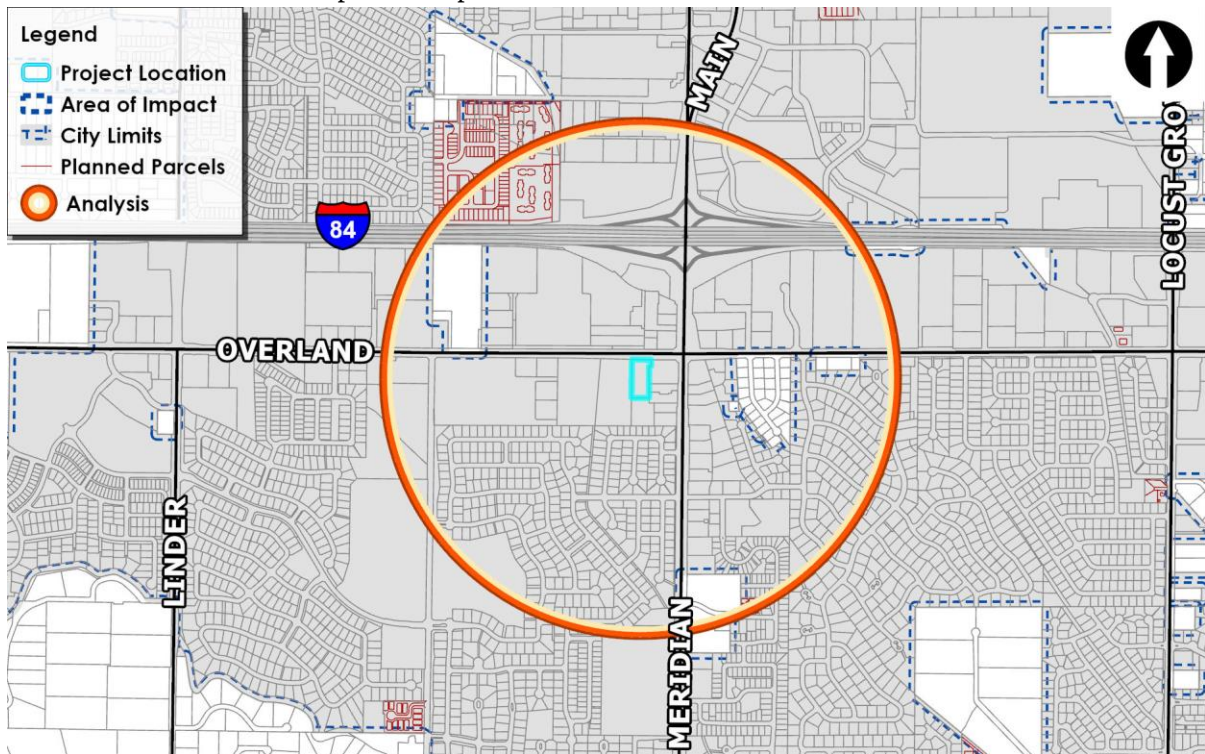
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Legal Description and Exhibit for Area Being Vacated



LEGAL DESCRIPTION

Page 1 OF 1

October 9, 2024
Project No.: 121098

EXHIBIT "A"

EPIC SHINE CAR WASH - OVERLAND EASEMENT VACATION DESCRIPTION

An easement lying 5.00 feet north and south of the following described centerline, located in a portion of Lot 2 and Lot 3, Block 1 of Medina Subdivision, as same is shown on the Plat thereof, recorded in Book 100 of Plats at Page 12948 of Ada County Records, being located in the Northeast Quarter of Section 24, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County Idaho, being more particularly described as follows:

Commencing at the West lot corner common to Lot 2 and Lot 3, Block 1 of said Medina Subdivision;
Thence North 90°00'00" East, a distance of 10.00 feet on the lot line common to said Lots 2 and 3 to the
POINT OF BEGINNING;

Thence North 90°00'00" East, a distance of 118.95 feet on said common lot line to the POINT OF
TERMINUS.

The above described easement vacation contains 1,190 square feet more or less.

PREPARED BY:
The Land Group, Inc.

James R. Washburn





1 of 1