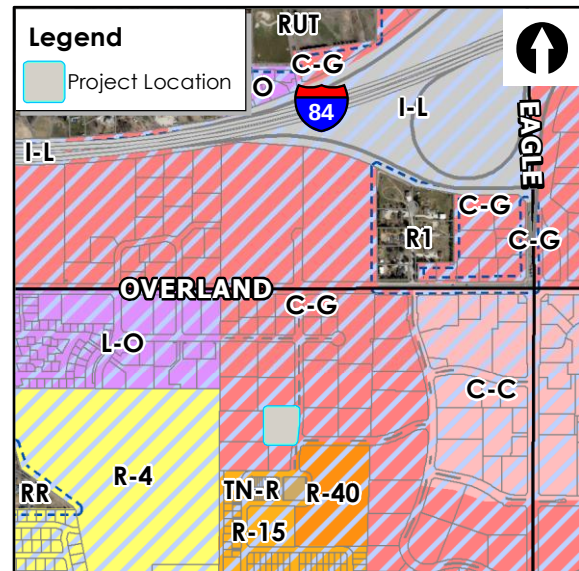


STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: October 3, 2023
TO: Mayor & City Council
FROM: Linda Ritter, Associate Planner
208-884-5533
SUBJECT: H-2023-0046
Boise Regional Realtors - VAC
LOCATION: 1911 S Wells Avenue, in the W ¼ of the
NE ¼ Section 20 T.3N. R.1E.



I. PROJECT DESCRIPTION

Request to vacate the City of Meridian water easement located at the northeast corner of Lot 5, Block 3 of Gramercy Subdivision No. 1 at 1911 S. Wells Avenue.

II. APPLICANT INFORMATION

A. Applicant:

Jason Bidwell, EV Studio, 725 E. 2nd Street, Meridian, ID 83642

B. Owner:

Boise Regional Realtors Education Foundation Inc. – 1911 S. Wells Avenue, Meridian, ID 83642

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	9/13/2023
Radius notification mailed to properties within 500 feet	9/8/2023

V. STAFF ANALYSIS

The Applicant requests approval to vacate the 20'x 20' City of Meridian water easement located along the northeast corner of Lot 5, Block 3 of Gramercy Subdivision No. 1 at 1911 S. Wells Avenue. A Certificate of Zoning Certification and Design Review application (A-2022-0030) has been approved for the construction of a one story, 8,470 square foot office building at this location. The 8-inch water stub that was located within this easement has been abandoned and/or removed. The property is instead served by a water stub at the southeast corner of the site.

An exhibit map of the easement proposed to be vacated is included in Section VI below.

A *relinquishment letter* was received from the City of Meridian for the easement proposed to be vacated. Since this is only a City water easement, no other relinquishment letters from the various other utility providers are required.

VI. DECISION

A. Staff:

Staff recommends approval of the vacation o as proposed by the Applicant and as agreed upon by Public Works.

VII. EXHIBIT

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



IDAHO
SURVEY
GROUP

9955 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570
Fax: (208) 884-5399

Gramercy Lot 5 Block 3
Meridian City Water & Sanitary Sewer Easement Vacation
Boundary Description

Project Number 22-052 September 14, 2023

That 20-foot by 20-foot Meridian City Water & Sanitary Sewer Easement depicted on the plat of Gramercy Subdivision No. 1 (Book 99 of Plats at Pages 12619 through 12622, records of Ada County, Idaho) on Lot 5 of Block 3, being more particularly described as follows:

Commencing at the northeast corner of Lot 5 of Block 3 of Gramercy Subdivision No. 1;
Thence N89°35'56"W, 28.00 feet along the north boundary of Lot 5;
Thence, at a right angle, S00°24'04"W, 6.00 feet to the south boundary of the Private Driveway & Utility Easement, the POINT OF BEGINNING:

Thence continuing S00°24'04"W, 20.00 feet;

Thence, at a right angle, N89°35'56"W, 20.00 feet;

Thence, at a right angle, N00°24'04"E, 20.00 feet to the south boundary of the Private Driveway & Utility Easement;

Thence, at a right angle, S89°35'56"E, 20.00 feet along the south boundary of the Private Driveway & Utility Easement to the POINT OF BEGINNING.

The above-described easement contains 400 square feet, more or less.

Prepared from information of record: the plat of Gramercy Subdivision No. 1.

Page 1 of 1



