

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 6/10/2025

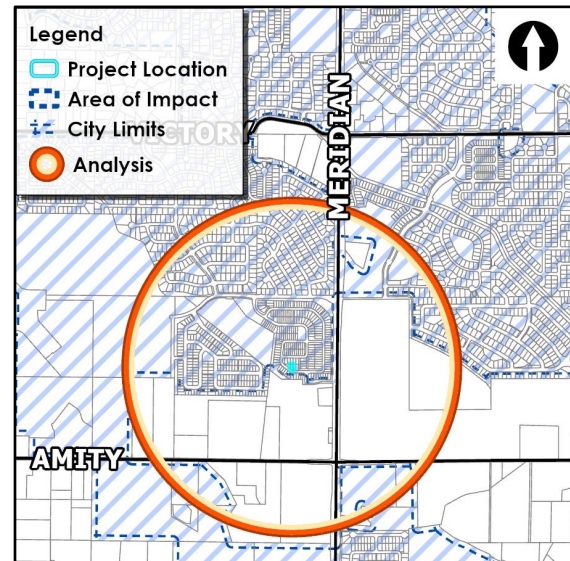
TO: Mayor & City Council

FROM: Linda Ritter, Associate Planner
208-884-5533
lritter@meridiancity.org

APPLICANT: Laren Bailey, Conger Group

SUBJECT: H-2025-0024
Stapleton No. 4 VAC

LOCATION: 238 W. Norwich Ct located in the SE 1/4 of the NE 1/4 of SE 1/4 of Section 25, T.3N., R.1W. Parcel No. R8107450680



I. PROJECT OVERVIEW

A. Summary

Vacate a three (3) foot easement for public utilities, pressure irrigation, and lot drainage encumbering Lot 31, Block 3 of Stapleton Subdivision No. 4.

B. Recommendation

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

C. Decision

II. STAFF ANALYSIS

The Applicant requests approval to vacate a three (3) foot easement for public utilities, pressure irrigation, and lot drainage along the west property line of Lot 31, Block 3 of Stapleton Subdivision No. 4. A new easement will be re-established as a result of a Property Boundary Adjustment (PBA) being submitted, reviewed, approved, and subsequent recording of a quitclaim deed, which will formally established a new property boundary.

The lot originated when the Stapleton Subdivision No. 4 was recorded May 28, 2024. This lot is zoned in the R-15 (medium-density residential) zoning district. The subdivision established a 3-foot public utility, drainage, and irrigation easement along the interior subdivision boundaries.

Per the applicant, Lot 31, Block 3 was designed to be sixty-four (64) feet in width; all the utilities were connected to the lot, and the construction drawings relied upon that dimension. Unfortunately, the surveyor made a mistake on the final plat and drew the lot forty-nine (49) feet wide. The applicant didn't catch the error at that time, but all the infrastructure construction has since been complete.

There currently is not a building permit for the property so an existing structure will not be affected. A legal description and exhibit map of the easement proposed to be vacated is included in Section V below.

Relinquishment letters were received from the Stapleton Community Association HOA, Sparklight, Intermountain Gas, Lumen, and Idaho Power for the easement proposed to be vacated.

III. CITY/AGENCY COMMENTS & CONDITIONS

A. Relinquishment Letters

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

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=399050&dbid=0&repo=MeridianCity>

IV. ACTION

A. Staff:

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

B. City Council:

Pending

V. EXHIBITS

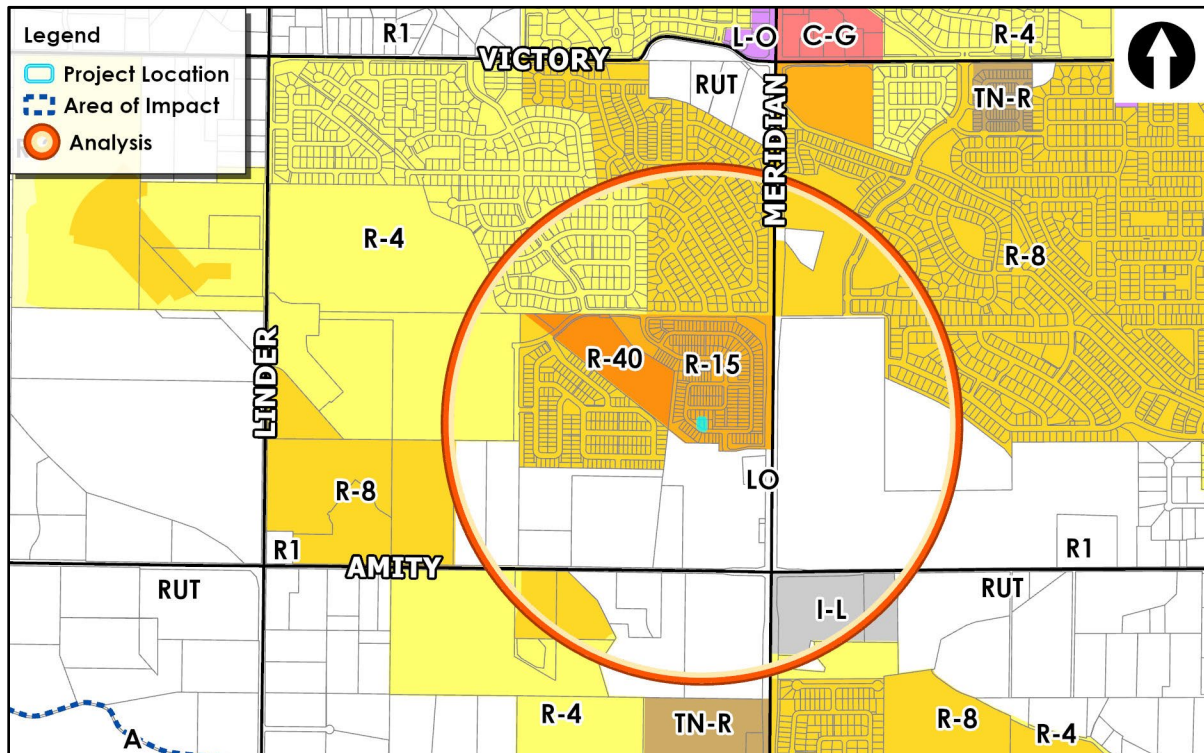
A. Project Area Maps

(link to [Project Overview](#))

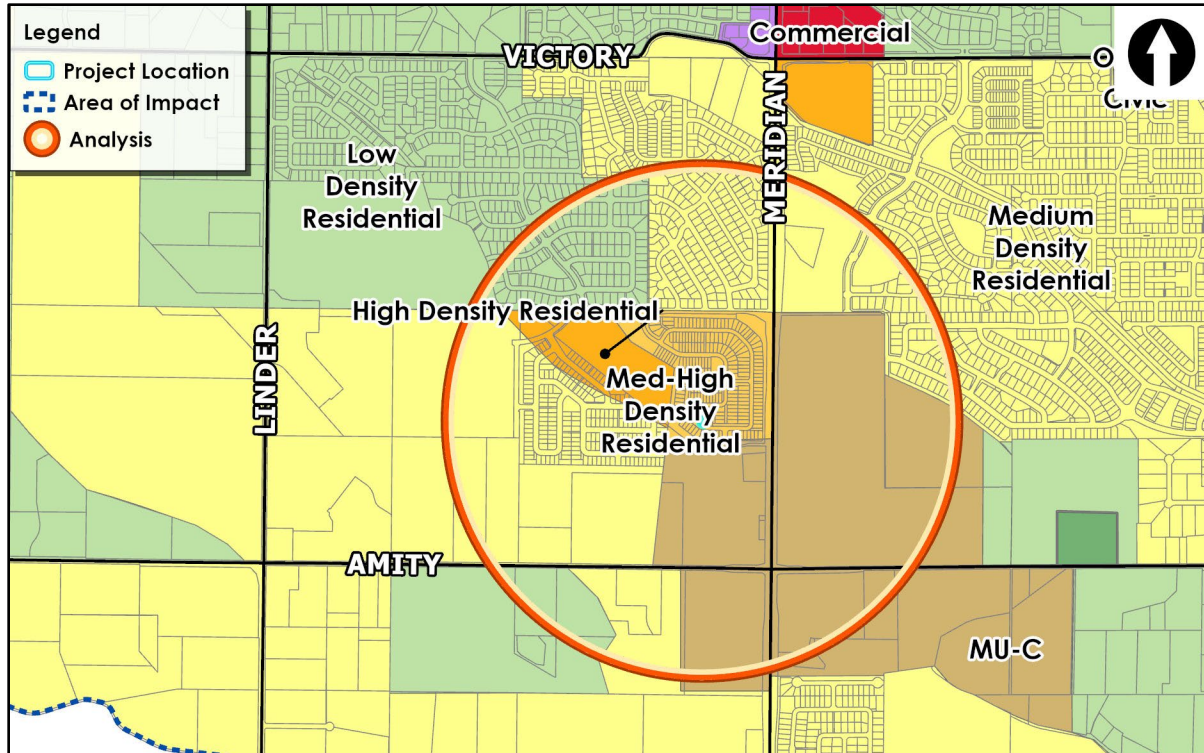
1. Aerial



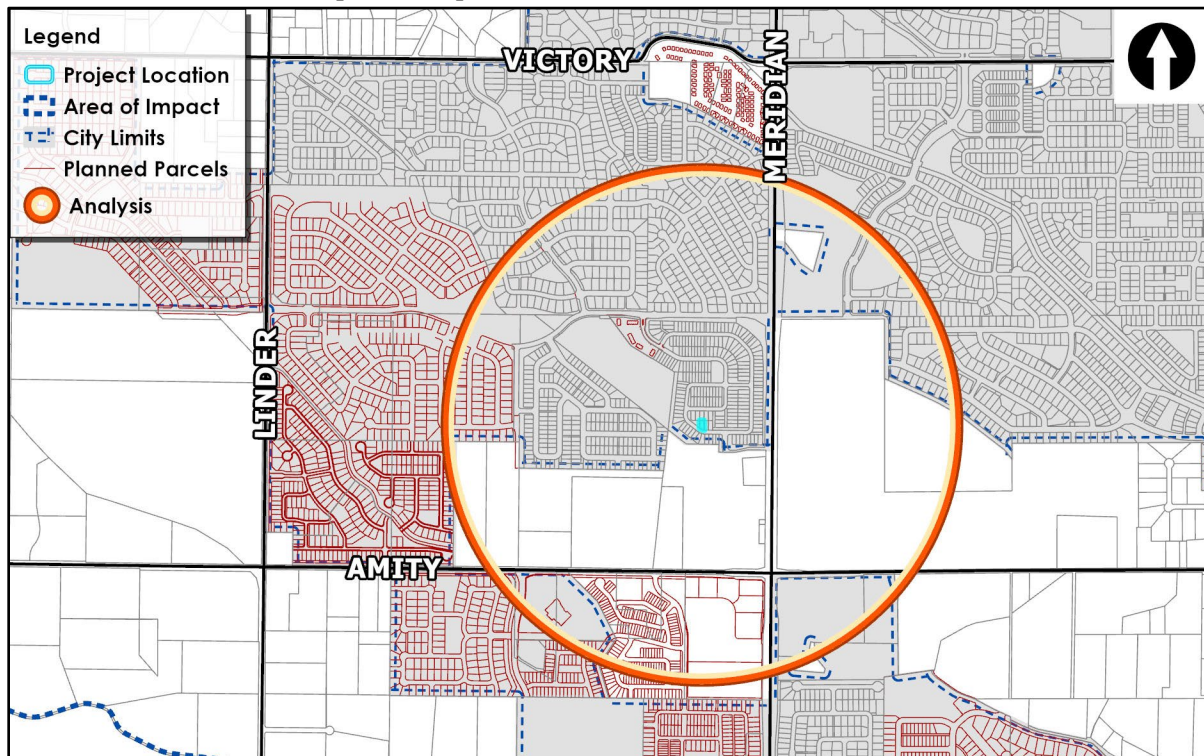
2. Zoning Map



3. Future Land Use



4. Planned Development Map



**RECORD OF SURVEY FOR
F111 LLC**

LOTS 31 AND 32, BLOCK 3 OF STAPLETON SUBDIVISION NO. 4,
LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 25
T. 3 N., R. 1 W., B. M., CITY OF MERIDIAN, ADA COUNTY, IDAHO
2024

W. HANIKEN ST. (PUBLIC)

S 89°27'12" E 21.75'

20.00'

S 89°27'12" E 128.25'

BASIS OF BEARING
S 89°27'12" E 128.25'

64.25'

15.00'

61.00'

7' PAVED

7' PAVED EASEMENT TO BE LOCATED

N 89°27'12" E 128.25'

W. NORWICH ST. (PUBLIC)

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BLOCK 2

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B. Final Plat (date: 4/1/2024)

