

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 6/14/2022

TO: Mayor & City Council

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

SUBJECT: H-2022-0029
Hatch Industrial - VAC

LOCATION: 160 N. Linder Rd., in the SW 1/4 of
Section 12, T.3N., R.1W.



I. PROJECT DESCRIPTION

Request to vacate the 30-foot wide utility easement along the east side of Lots 8 and 9 of Heppers Acre Subdivision.

II. APPLICANT INFORMATION

A. Applicant:

Hatch Design Architecture – 200 W. 36th St., Garden City, ID 83714

B. Owner:

Ron Hatch – PO Box 776, Meridian, ID 83680

C. Representative:

Jeff Hatch, Hatch Design Architecture – 200 W. 36th St., Garden City, ID 83714

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	5/29/2022

Radius notification mailed to
properties within 300 feet

5/26/2022

Next Door posting

5/25/2022

V. STAFF ANALYSIS

The plat depicts a 30-foot wide “easement” along the eastern boundary of all lots in Heppers Acre subdivision, which is presumably for utilities but there doesn’t seem to have ever been any utilities installed within the easement (see Section VII.A below). The Applicant proposes to vacate this easement on Lots 8 and 9 so that the building being constructed on the site can be located closer to the eastern boundary of the site within the existing easement area.

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

Relinquishment letters were received from Century Link, Idaho Power, Intermountain Gas Company, and Nampa & Meridian Irrigation District for the easement proposed to be vacated (see Section VII.C below).

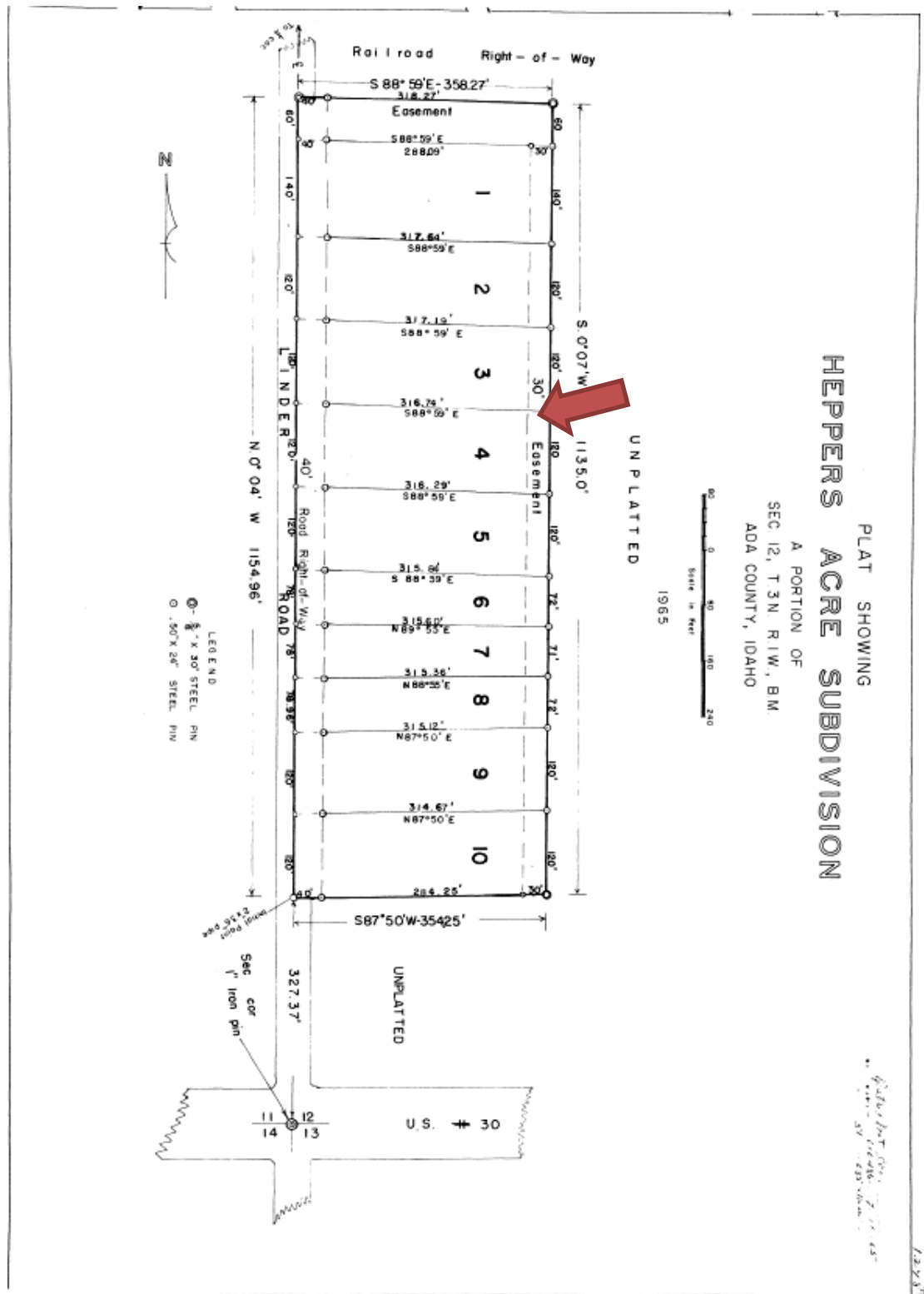
VI. DECISION

A. Staff:

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

VII. EXHIBIT

A. Heppers Acre Subdivision Plat



B. Legal Description & Exhibit Map Showing the Utility Easement Proposed to be Vacated



Utility Easement Vacation Description

An easement to be vacated over and across a portion of Lots 8 and 9 of Heppers Acre Subdivision as recorded in Book 19 of Plats at Pages 1298 and 1299, Records of Ada County, said parcel is located in the Southwest Quarter of the Southwest Quarter of Section 12, Township 3 North, Range 1 West of the Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the found 4 inch aluminum cap monument at the corner common to Sections 11, 12, 13 and 14, T3N, R1W from which the found 3 inch brass cap monument in asphalt at the quarter corner common to Sections 11 and 12, T3N, R1W bears N 00° 32' 39" E a distance of 2645.87 feet; thence N 00° 32' 39" E along the section line for a distance of 447.74 feet; thence N 88° 31' 38" E for a distance of 324.52 feet to the **REAL POINT OF BEGINNING**;

Thence N 00° 46' 31" E for a distance of 192.61 feet;

Thence N 89° 41' 22" W along the line common to Lots 8 and 9 for a distance of 30.01 feet to a found 5/8th inch iron pin with a cap stamped PLS 11463 at the northeast corner of Lot 8;

Thence S 00° 46' 31" W for a distance of 192.00 feet to a found 5/8th inch iron pin with a cap stamped PLS 11463 at the southeast corner of Lot 9;

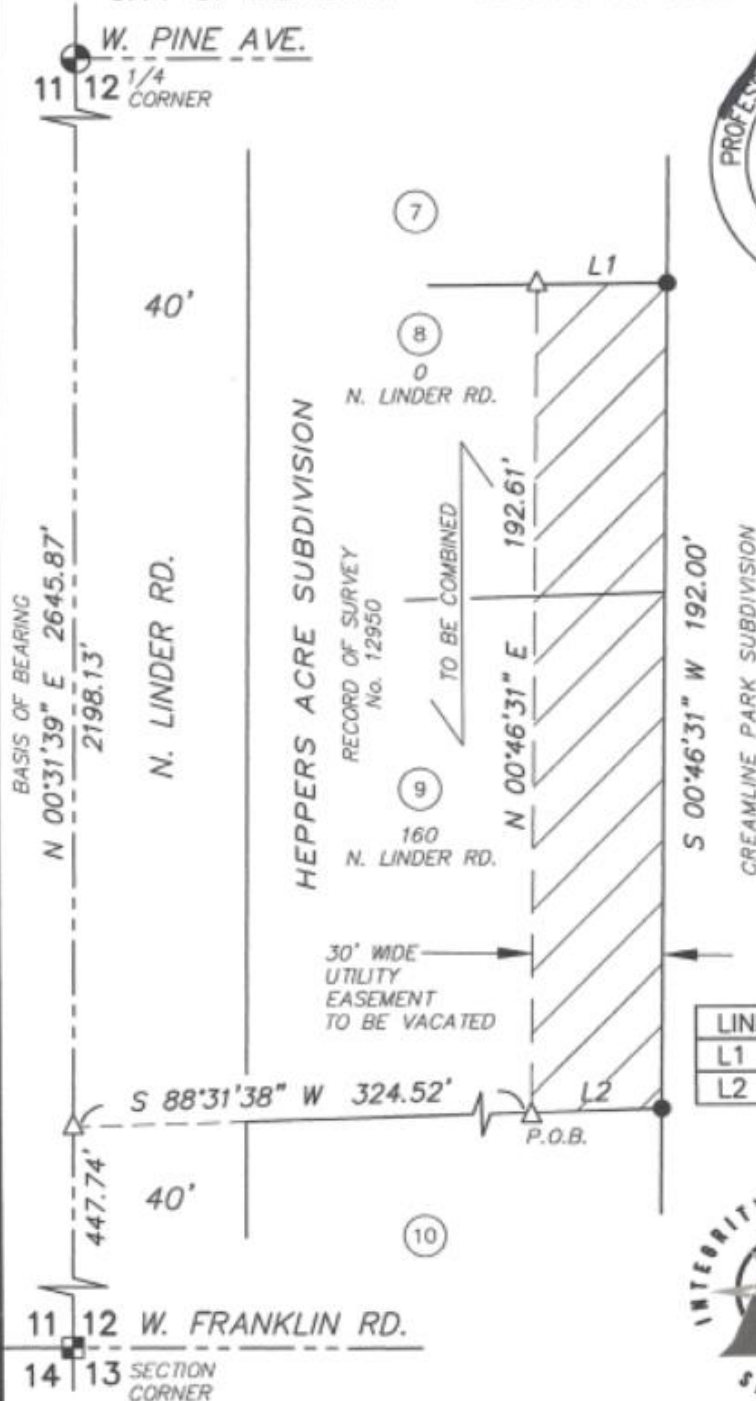
Thence S 88° 31' 38" E along the line common to Lots 9 and 10 for a distance of 30.02 feet to the **REAL POINT OF BEGINNING**.

Vacated Easement contains 0.133 acres, or 5,772 square feet, more or less.



EXHIBIT MAP

30' WIDE UTILITY EASEMENT VACATION
ACROSS A PORTION OF LOTS 8 & 9, HEPPERS ACRE SUBDIVISION,
BOOK 19 OF PLATS, PAGES 1298-1299, ADA COUNTY RECORDS.
LYING WITHIN THE SW 1/4 OF THE SW 1/4 OF SECTION 12, T.3N., R.1W., B.M.
CITY OF MERIDIAN — COUNTY OF ADA — STATE OF IDAHO



SCALE: 1"=40'

LEGEND

- SECTION LINE
- PARCEL LINE
- [Z/Z/Z] EASEMENT
- FOUND 3" BRASS CAP MONUMENT IN ASPHALT
- FOUND 4" ALUMINUM CAP MONUMENT IN ASPHALT
- FOUND 5/8" IRON PIN, WITH PLASTIC CAP, AS NOTED
- FOUND 1/2" IRON PIN, WITH PLASTIC CAP, AS NOTED
- △ CALCULATED POINT
- ⑨ PLATTED LOT NUMBER
- P.O.B. POINT OF BEGINNING

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°41'22" E	30.01'
L2	S 88°31'38" W	30.02'



ACCURATE
SURVEYING & MAPPING

1520 W. Washington St.
Boise, Idaho 83702
(208) 488-4227

www accuratesurveyors.com

DATE: APRIL, 2022

JOB 22-158

C. Relinquishment Letters from Easement Holders – All Consenting to the Proposed Vacation

1. Century Link:
<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=261825&dbid=0&repo=MeridianCity>
2. Idaho Power: *No existing utilities in the easement area.*
<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=261827&dbid=0&repo=MeridianCity>
3. Intermountain Gas: *No existing utilities in the easement area.*
<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=261828&dbid=0&repo=MeridianCity>
4. Nampa & Meridian Irrigation District: *No existing utilities in the easement area.*
<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=261829&dbid=0&repo=MeridianCity>