

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



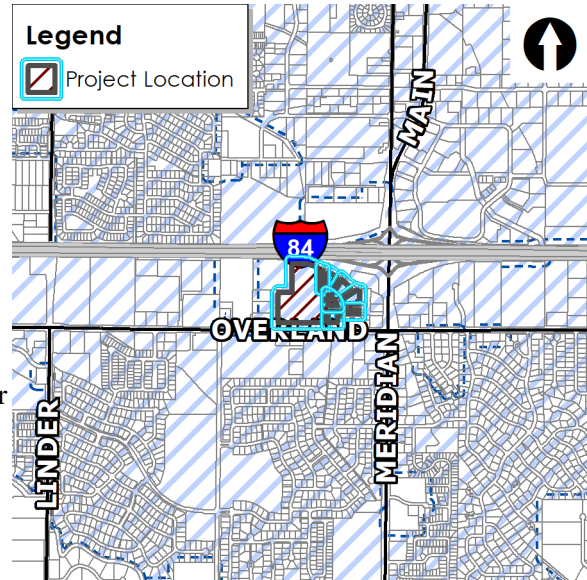
HEARING DATE: 12/6/2022

TO: Mayor & City Council

FROM: Stacy Hersh, Assistant Planner  
 208-489-0576

SUBJECT: H-2022-0078  
 S. Black Marlin Lane - VAC

LOCATION: Lots 10 – 18, Block 1 of Interstate Center Subdivision, S. Marlin Way, in the SE 1/4 of Section 13, T.3N., R.1W.



**I. PROJECT DESCRIPTION**

Request to vacate the remainder of the private road and public utility easements for S. Black Marlin Lane and W. King Salmon Lane on the subdivision plat for Lots 10-18, Block 1 of Interstate Center Subdivision.

**II. APPLICANT INFORMATION**

- A. Applicant:  
 Damon Beard, Arch, PLLC. – 2929 W. 537 E. Forest Ridge Drive, Meridian, ID 83642
- B. Owner:  
 Pat Morandi, Roaring Springs – 400 W. Overland Road, Meridian, ID 83642
- C. Representative:  
 Craig Callaham, Quadrant Consulting, Inc. – 1904 W. Overland Road, Boise, ID 83705

**III. NOTICING**

	City Council Posting Date
Newspaper Notification	11/20/2022
Radius notification mailed to properties within 500 feet	11/17/2022

#### IV. UNIFIED DEVELOPMENT CODE

Per UDC Table 11-5A-2, vacation of the private road requires approval from City Council at a public meeting; vacation of public utility easements requires approval from City Council at a public hearing when a new or amended plat isn't proposed to be recorded to vacate the easements.

#### V. STAFF ANALYSIS

The Applicant proposes to vacate the remainder of the private road (ingress/egress easement) and public utility easements for S. Black Marlin Lane and a portion of W. King Salmon Lane on Lots 10-18, Block 1 of Interstate Center Subdivision (see Section VI.A below). Interstate Center Subdivision was originally platted to be a business park with individual lots having access served by a private loop road. Since then, the subdivision has been developed into a single recreation facility (Wahooz/Roaring Springs). In 2006 the Owner recorded a document that eliminated the need for S. Black Marlin Lane and W. King Salmon Lane (Inst. #107006039), however, the City's process was not completed to formally vacate the private road and applicable utility easements. In 2021, the applicant approached the City about his future expansion plans to the Roaring Springs Water Park which included new pools/attractions, site work, operations building, mechanical building, additional cabanas, food/beverage building, and a new parking lot Upon further review, it was determined this roadway and utility easements needed to be vacated to allow the expansion, and the project was conditioned to complete this process prior to occupancy of the first certificate of occupancy.

A legal description and exhibit map of the private road proposed to be vacated is included in Section VI.B below. The public utility easements proposed to be vacated are depicted in the exhibit in Section VI.C below.

[Relinquishment letters](#) were received from Cableone, Idaho Power, Intermountain Gas Company, Lumen, and NMID for the easements proposed to be vacated. The proposed vacation will not impact City utilities as this property was previously located and developed in Ada County.

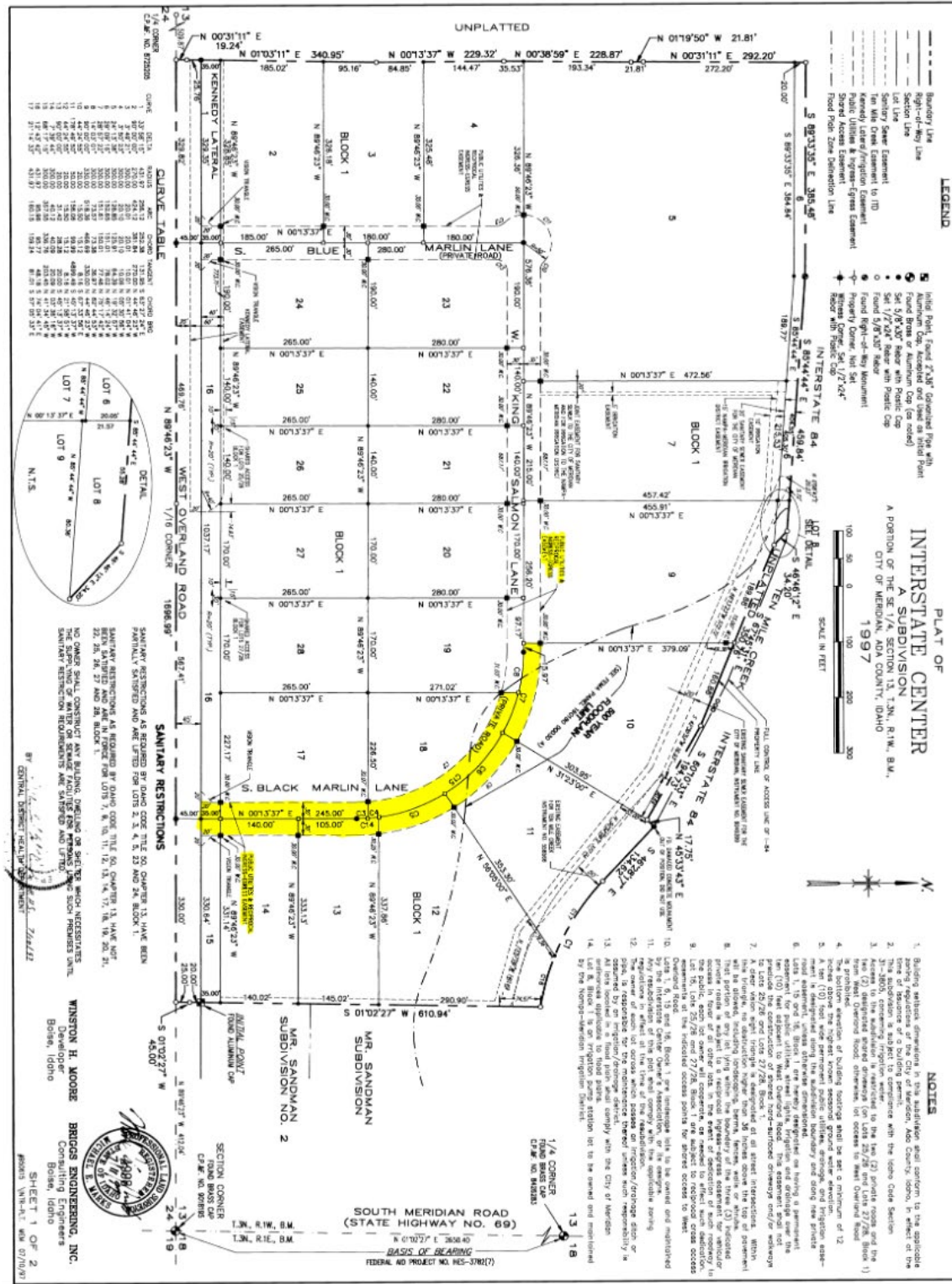
#### VI. DECISION

##### A. Staff:

Staff recommends approval of the vacation of the private road and public utility easements as proposed by the Applicant.

VII. EXHIBITS

A. Interstate Center Subdivision Plat



B. Legal Description of Private Road Proposed to be Vacated

**Vacation S. Black Marlin Lane  
Interstate Center Subdivision**

(Legal Description)

This vacation is all the private road/public utilities easement shown on the Plat of Interstate Center Subdivision, recorded in Book 74 Page 7656, Ada County Records as S. Black Marlin Lane and W. King Salmon Lane located within lots 10 thru 18.

VAC  
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