

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



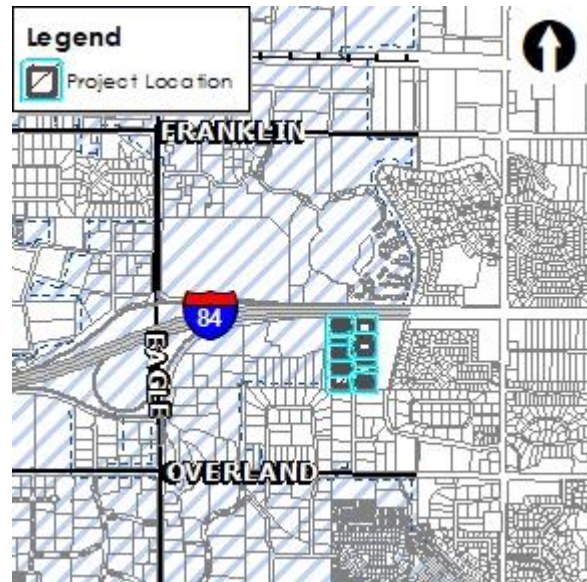
HEARING DATE: 4/19/2022

TO: Mayor & City Council

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

SUBJECT: H-2022-0018
Rolling Hill Right-of-Way and
Easement Vacation - VAC

LOCATION: 925, 950, 1005, 1030, 1045, 1070, 1095,
1115, 1130, 1185, and 1194 S. Rolling
Hill Dr., in the SE 1/4 of Section 16,
T.3N., R.1E.



I. PROJECT DESCRIPTION

Request to vacate the northern 1,005+/- lineal feet of existing right-of-way (S. Rolling Hill Dr.) and existing public utility and drainage easements on Lots 8-12, Block 2 and Lots 13-16, Block 1, Rolling Hill Subdivision.

II. APPLICANT INFORMATION

A. Applicant:

Josh Beach, Brighton Development, Inc. – 2929 W. Navigator Dr., Ste. 400, Meridian, ID 83642

B. Owner:

BVA Rolling Hills No. 1, LLC – 2194 Snake River Parkway, Idaho Falls, ID 83402

C. Representative:

Same as Applicant

III. NOTICING

	City Council Posting Date
Newspaper Notification	4/3/2022
Radius notification mailed to properties within 300 feet	4/3/2022

IV. UNIFIED DEVELOPMENT CODE

Per UDC Table 11-5A-2, vacation of right-of-way (ROW) requires approval from City Council at a public meeting; vacation of public utility and drainage easements require 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 northern 1,005+/- lineal feet of existing right-of-way (ROW) for S. Rolling Hill Dr. and existing public utility and drainage easements depicted on the subdivision plat for Lots 8-12, Block 2 and Lots 13-16, Block 1, Rolling Hill Subdivision (see Section VI.A below).

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

[Relinquishment letters](#) were received from Century Link, Idaho Power, Intermountain Gas Company, Suez 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.

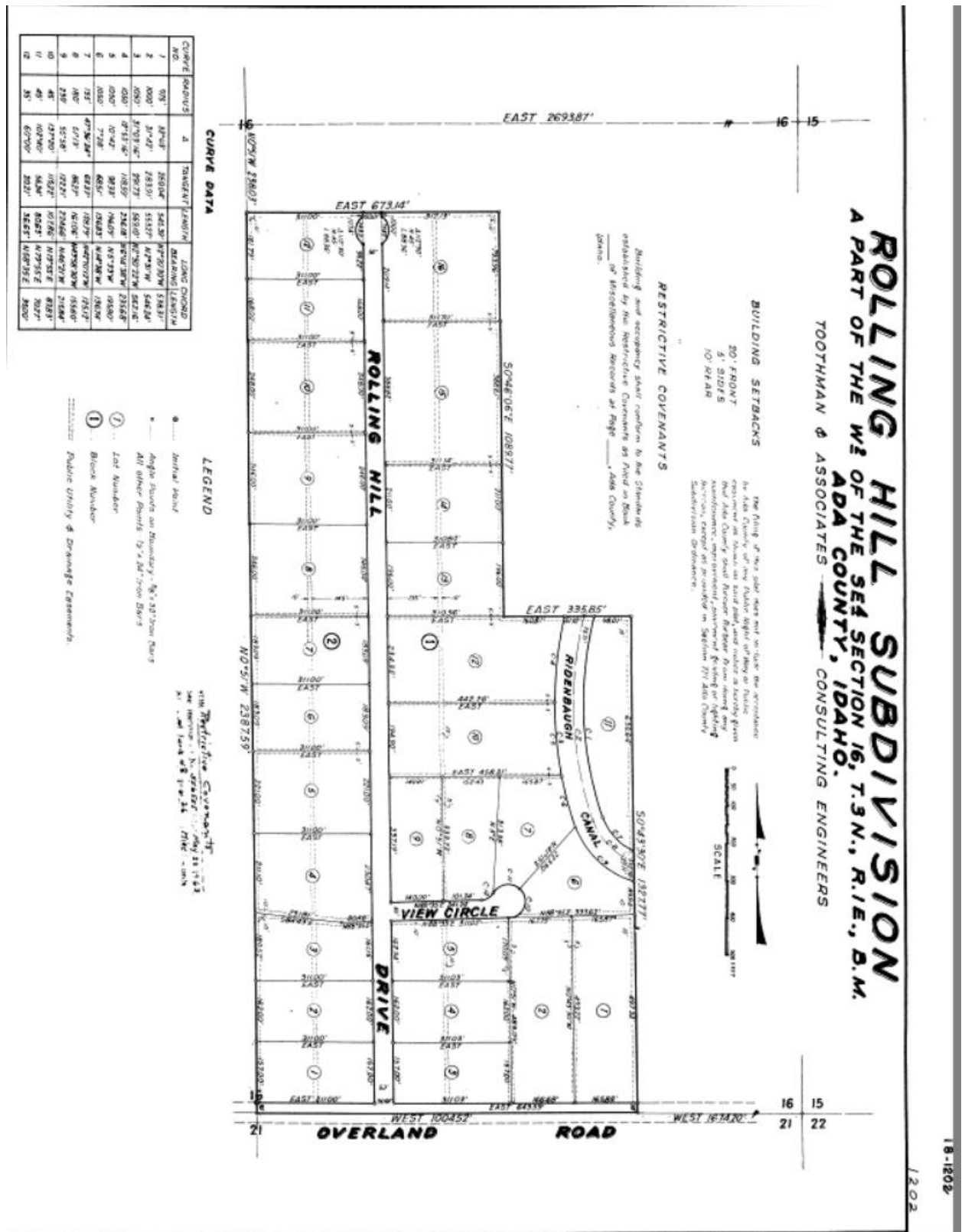
A [letter](#) was received from ACHD stating they don't have any comments on the proposed ROW vacation as it's consistent with their previous action on the preliminary plat, which requires the northern segment of Rolling Hill Dr. to be vacated prior to ACHD's final approval of the first final plat.

VI. DECISION

A. Staff:

Staff recommends approval of the vacation of right-of-way and public utility and drainage easements as proposed by the Applicant.

A. Rolling Hill Subdivision Plat



B. Legal Description & Exhibit Map of Right-of-Way Proposed to be Vacated



December 7, 2021
Project No.: 20-219
Rolling Hills Drive
Right-of-Way Vacation
Legal Description

Exhibit A

A parcel of land for a right-of-way vacation being a portion of Rolling Hills Drive, situated in the Northwest 1/4 of the Southeast 1/4 of Section 16, Township 3 North, Range 1 East, B.M., City of Meridian, Ada County, Idaho being more particularly described as follows:

Beginning at the Southeast corner of Lot 8, Block 2 of Rolling Hill Subdivision (Book 18 of Plats at Page 1202, records of Ada County, Idaho) which bears N90°00'00"E a distance of 311.00 feet from the Southwest corner of said Lot 8, thence following the westerly right-of-way line of said Rolling Hills Drive the following three (3) courses:

1. N00°51'00"W a distance of 1,004.22 feet;
2. 88.35 feet along the arc of a curve to the right, said curve having a radius of 45.00 feet, a delta angle of 112°29'41", a chord bearing of N00°51'00"W and a chord distance of 74.83 feet;
3. N00°51'00"W a distance of 10.74 feet to the northerly right-of-way line of said Rolling Hills Drive;

Thence leaving said westerly right-of-way line and following said northerly right-of-way line, N90°00'00"E a distance of 50.01 feet to the easterly right-of-way line of said Rolling Hills Drive;

Thence leaving said northerly right-of-way line and following said easterly right-of-way line the following three (3) courses:

1. S00°51'00"E a distance of 10.00 feet;
2. 88.35 feet along the arc of a curve to the right, said curve having a radius of 45.00 feet, a delta angle of 112°29'41", a chord bearing of S00°51'00"E and a chord distance of 74.83 feet;
3. S00°51'00"E a distance of 1004.96 feet to the Southwest corner of Lot 13, Block 1 of said Rolling Hill Subdivision;

Thence leaving said easterly right-of-way line, N90°00'00"W a distance of 50.01 feet to the **POINT OF BEGINNING**.

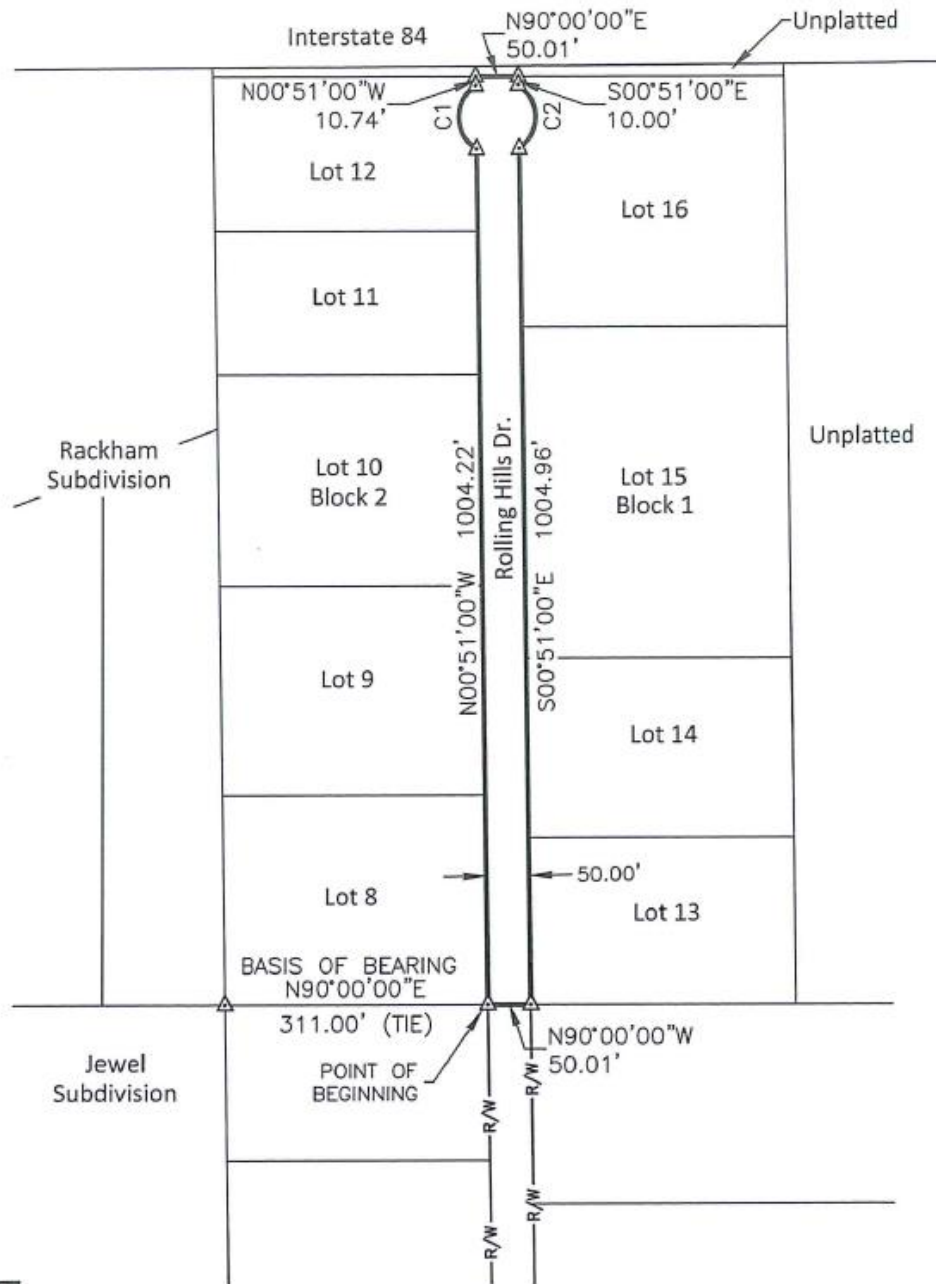
Said parcel contains a total of 1.299 acres (56,599 square feet), more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is Exhibit B and by this reference is made a part hereof.



5725 North Discovery Way • Boise, Idaho 83713 • 208.639.6939 • kmengllp.com

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	45.00'	88.35'	112°29'41"	N0°51'00"W	74.83'
C2	45.00'	88.35'	112°29'41"	S0°51'00"E	74.83'



km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: December 2021

PROJECT: 20-219

SHEET:
1 OF 1



0 200 400 600
Plan Scale: 1" = 200'

Exhibit B Right-of-Way Vacation - Rolling Hills Drive

Rolling Hill Subdivision
NW1/4 SE1/4 Sec. 16, T3N, R1E, BM, City of Meridian, Ada County, Idaho

C. Public Utility & Drainage Easements Proposed to be Vacated

