

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING 3/25/2025

DATE:

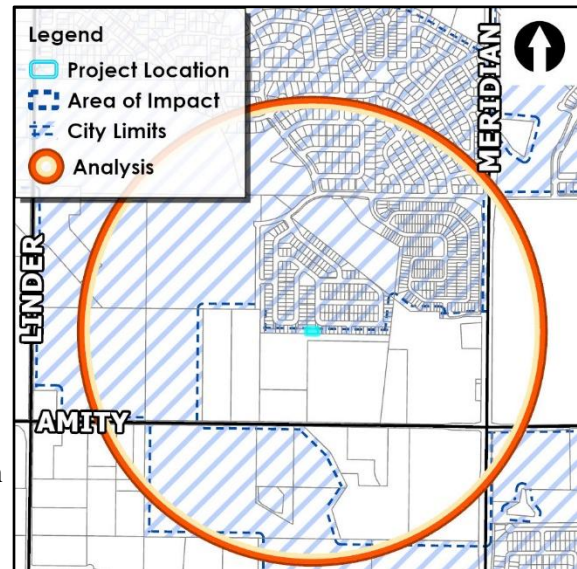
TO: Mayor & City Council

FROM: Nick Napoli, Associate Planner
208-884-5533
nnapoli@meridiancity.org

APPLICANT: Sabrina Durtschi, KB Homes

SUBJECT: H-2025-0005
Graycliff Estates No. 5 Vacation

LOCATION: Located at 4445 S. Tandycroft Avenue in
the SE ¼ of Section 25. T.3N., R.1W.



I. PROJECT OVERVIEW

A. Summary

Request to vacate a five (5) foot portion of the 10-foot permanent easement for public utilities, pressure irrigation, and lot drainage encumbering the subject lot (Lot 12, Block 9) of the Graycliff Estates Subdivision No. 5.

B. Issues/Waivers

None

C. Recommendation

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

D. Decision

Council:

III. STAFF ANALYSIS

The Applicant requests approval to vacate a five (5) foot portion of the permanent ten (10) foot easement for public utilities, pressure irrigation, and lot drainage encumbering the subject lot.

The subject property is part of Graycliff Estates No. 5 and the final plat was recorded on October 2nd, 2024. This lot is zoned in the R-8 (medium-density residential) zoning district. The subdivision established a 10-foot public utility, drainage, and irrigation easement along all subdivision boundaries. Since this property is oriented differently than the majority of the lots on the subdivision boundary, the 10-foot easement encumbers a larger portion of the buildable lot. 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 portion of the easement proposed to be vacated is included in Section V below.

Relinquishment letters were received from CenturyLink, Sparklight (former Cable One), Intermountain Gas, Boise-Kuna Irrigation District and Idaho Power for the portion of the easement proposed to be vacated.

II. CITY/AGENCY COMMENTS

A. Relinquishment Letters

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

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=387140&dbid=0&repo=MeridianCity>

IV. ACTION

A. Staff:

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

B. City Council:

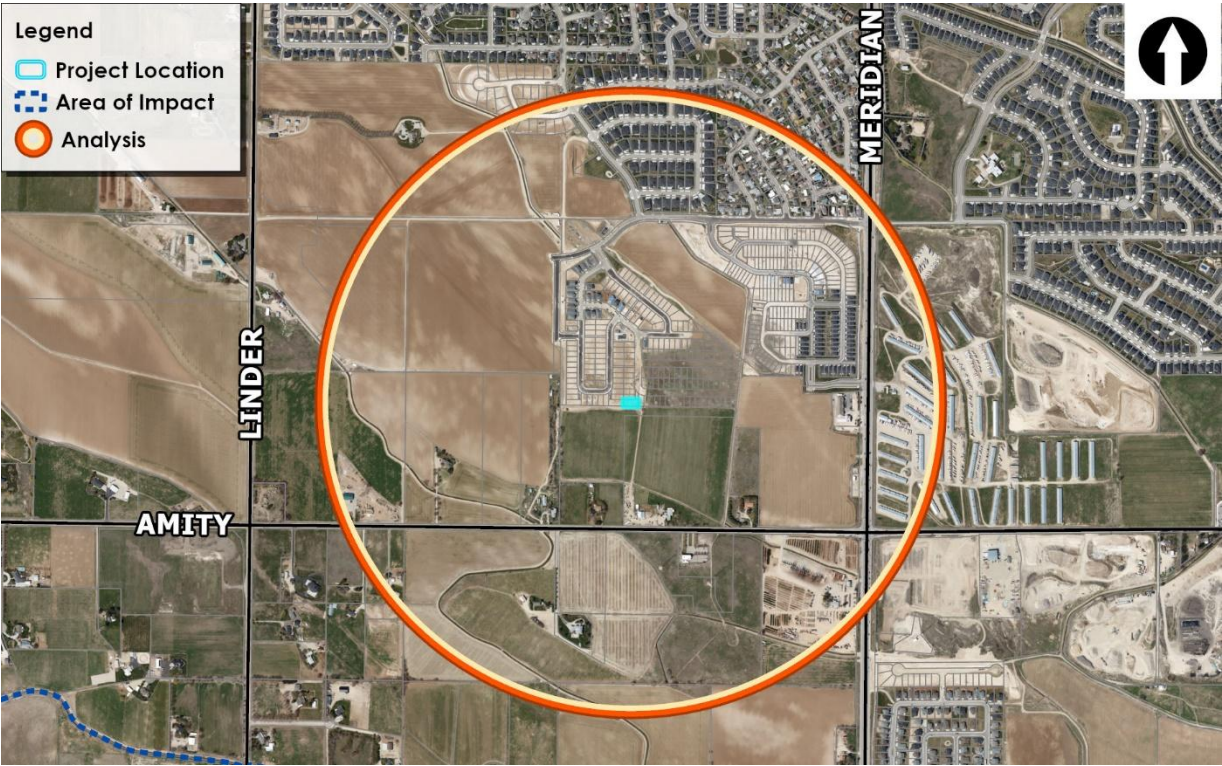
Pending

V. EXHIBITS

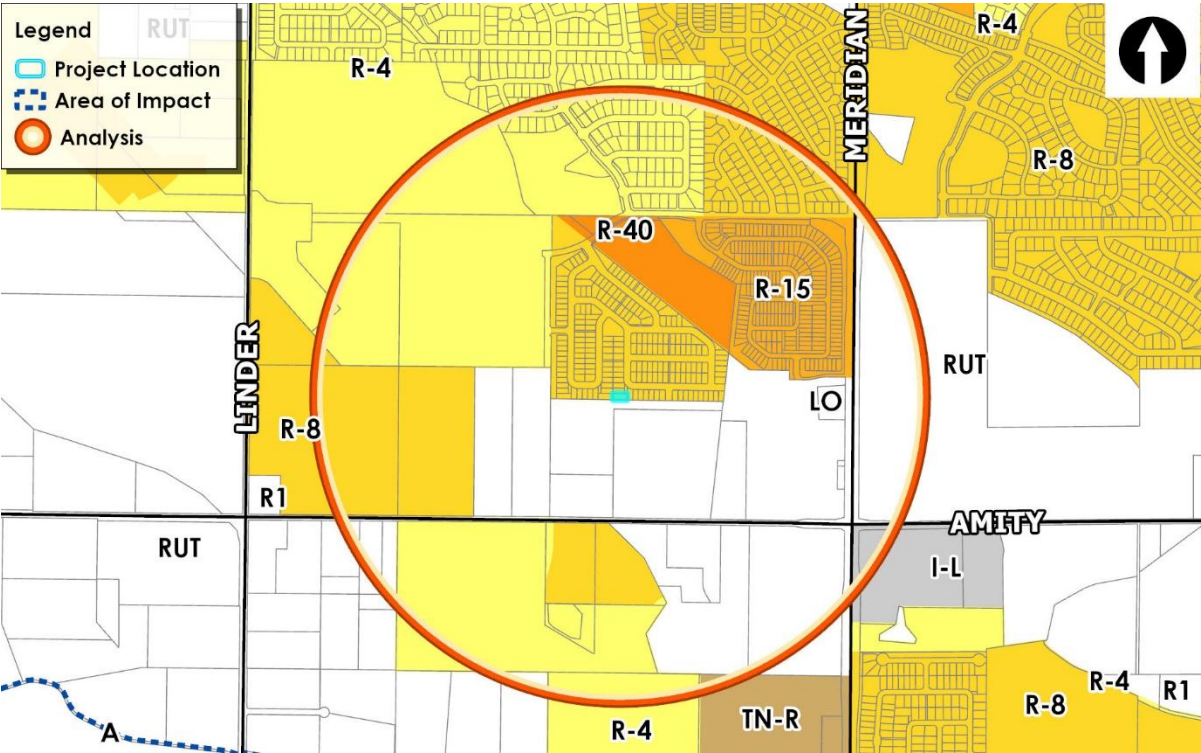
A. Project Area Maps

(link to [Project Overview](#))

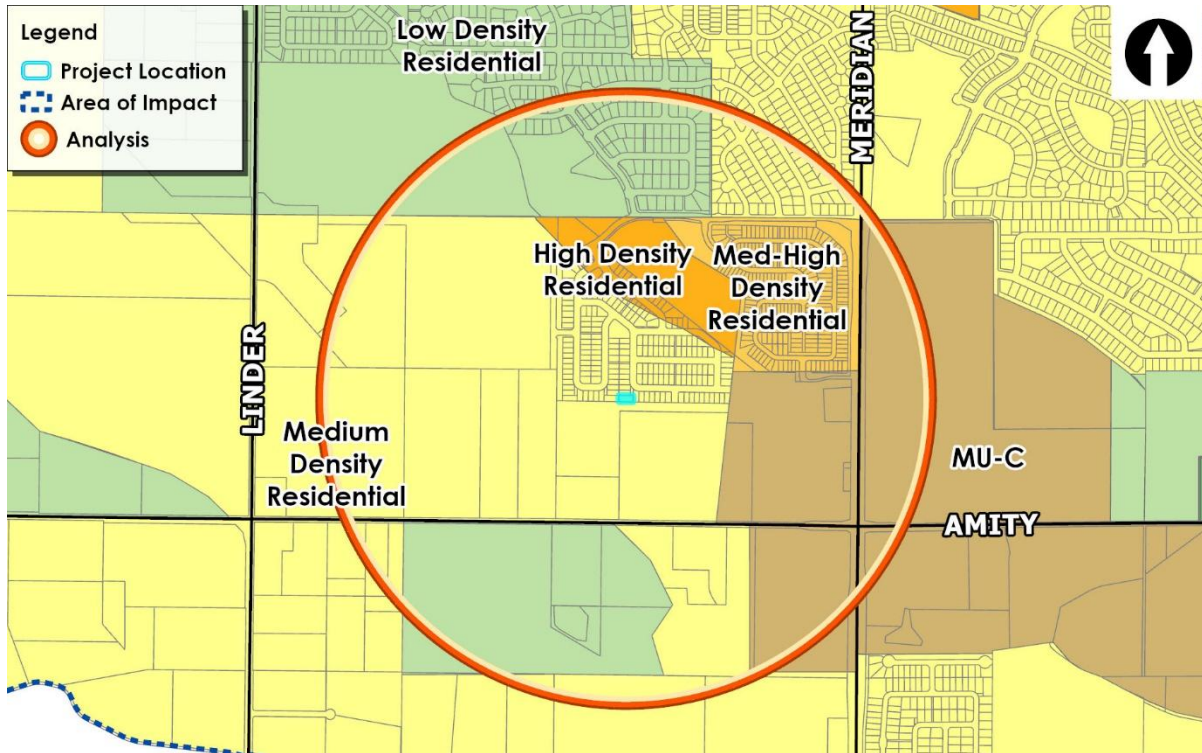
1. Aerial



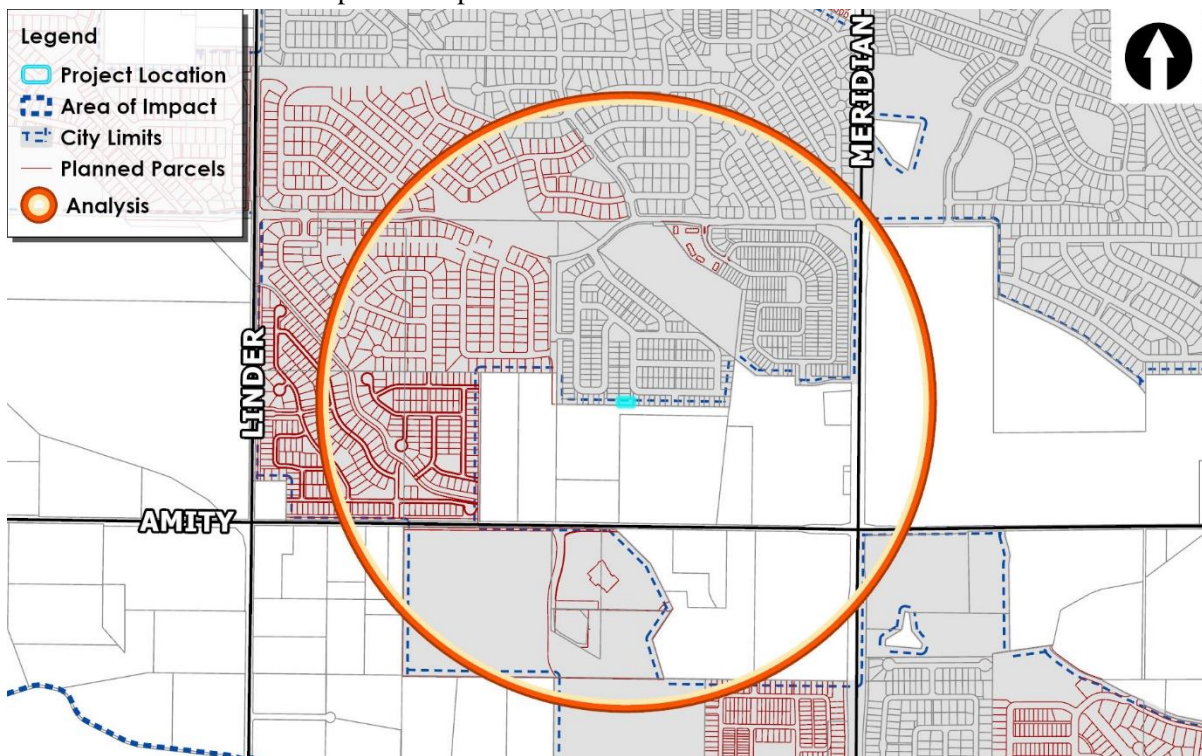
2. Zoning Map



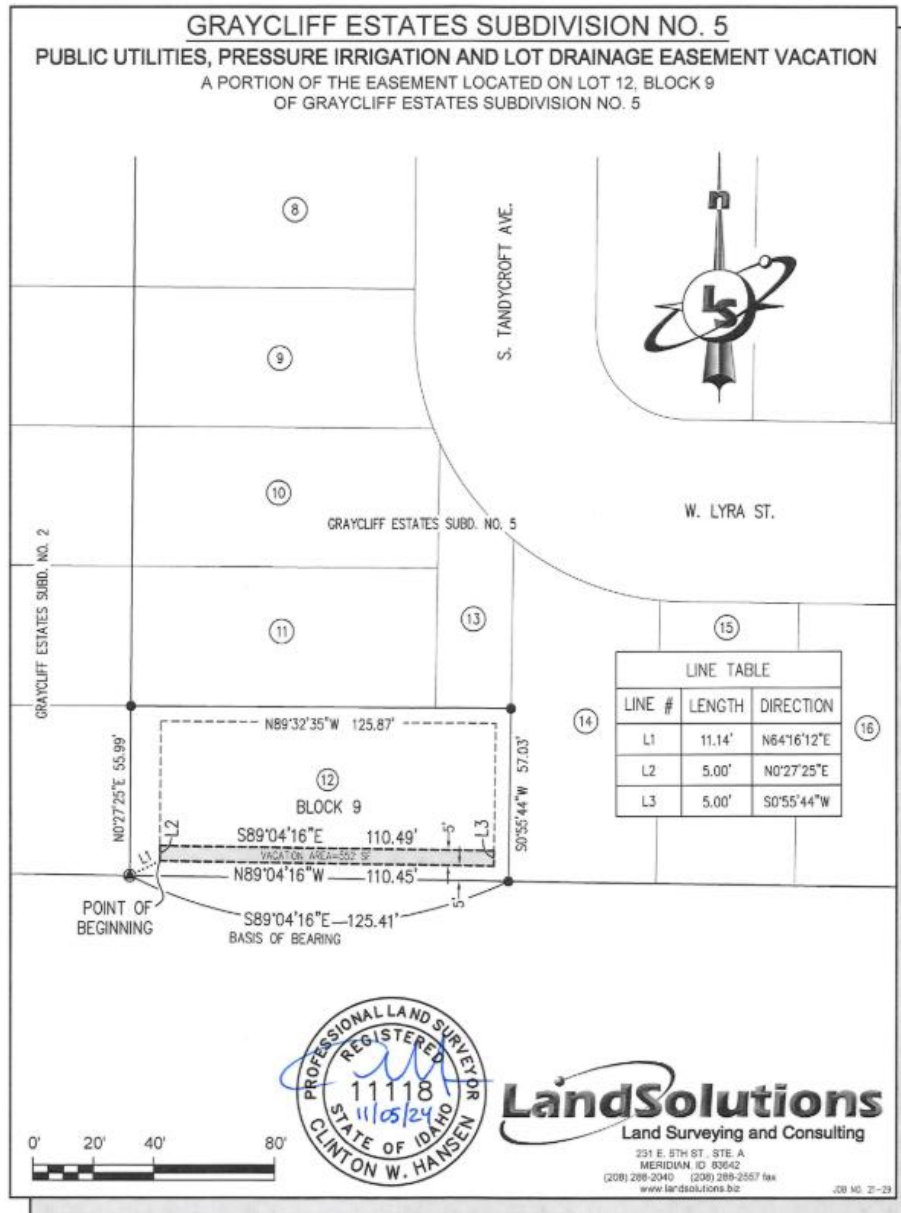
3. Future Land Use



4. Planned Development Map



B. Site Plan (date: 11/5/2024)



C. Legal Description (date: 11/5/2024)

Legal Description
Graycliff Estates Subdivision No. 5
Public Utilities, Pressure Irrigation, and Lot Drainage Easement Vacation

A portion of the easement located on Lot 12, Block 9 of Graycliff Estates Subdivision No. 5 as shown in Book 129 of Plats on Pages 21016 through 21018, records of Ada County, Idaho, being located in the SE ¼ of Section 25, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing a point marking the southwest corner of said Lot 12, from which a point marking the southeast corner of said Lot 12 bears S 89°04'16" E a distance of 125.41 feet;

Thence N 64°16'12" E a distance of 11.14 feet to the **POINT OF BEGINNING**;

Thence N 0°27'25" E a distance of 5.00 feet to a point;

Thence S 89°04'16" E a distance of 110.49 feet to a point;

Thence S 0°55'44" W a distance of 5.00 feet to a point;

Thence N 89°04'16" W a distance of 110.45 feet to the **POINT OF BEGINNING**.

This parcel contains 552 square feet (0.013 acres) more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
November 5, 2024



Graycliff Estates Subdivision No. 5
Job No. 21-29
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