

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



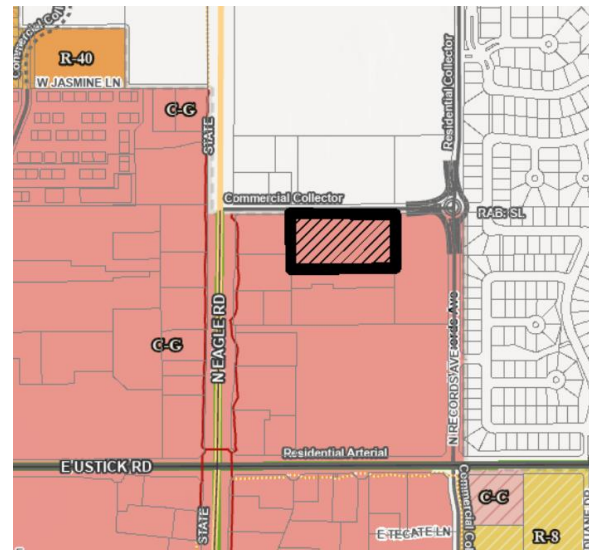
HEARING 3/25/2025
DATE:

TO: Mayor & City Council

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

SUBJECT: Baldcypress Multi-family - VAC
[H-2025-0003](#)

LOCATION: 3570 N. Eagle Rd., in the SW 1/4 of
Section 33, T.3N., R.1E.



I. PROJECT DESCRIPTION

Request to vacate a portion of the existing City water easement generally located on the northern portion of the property adjacent to W. Baldcypress Street on Lot 1, Block 1, Smitchger Subdivision North.

II. APPLICANT INFORMATION

A. Applicant:

Tim Nicholson, Kimley-Horn and Associates, Inc. – 1100 W. Idaho Street, Ste. 210, Boise, ID 83702

B. Owner:

The Pacific Companies – 430 E. State Street, Ste. 100, Eagle, ID 83616

C. Representative:

Anthony Newton, Kimley-Horn and Associates, Inc. – 1100 W. Idaho Street, Ste. 210, Boise, ID 83702

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	3/6/2025
Radius notification mailed to properties within 300 feet	3/6/2025
Next Door posting	3/6/2025

V. STAFF ANALYSIS

The Applicant requests approval to vacate a portion of the existing City water easement generally located on the northern portion of the property adjacent to W. Baldcypress Street on Lot 1, Block 1, Smitchger Subdivision North as depicted on the plat in Section VII.B. The reason for the request is that the easement prevents the property from being developed in accord with the site plan approved with the conditional use permit (H-2024-0028), included in Section VII.C below.

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

The Applicant submitted a [*relinquishment letter*](#) from the City of Meridian Public Works Dept. consenting to the vacation of the easement as proposed. The easement was intended to provide for connection of water across two dead-ends from east to west. The applicant intends to provide the water connection further south as they have indicated on conceptual utility plan shown below in Section VII.D, which is acceptable to Public Works.

VI. DECISION

A. Staff:

Staff recommends approval of the request to vacate the public utility easement as proposed by the Applicant and as agreed upon by the easement holder.

VII. EXHIBIT

A. Legal Description of Easement Proposed to be Vacated

Kimley»Horn

December 23, 2024

Waterline Easement Vacation Description

A parcel of land located in the Southwest Quarter of the Southwest Quarter of Section 33, Township 4 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho and as conveyed on the certain Smitchger Subdivision North recorded in Plat Book 99 of Plats, Pages 12639-12641 of official Ada County Records, being more particularly described as follows:

Commencing at the Southwest Corner of Section 33, Township 4 North, Range 1 East, Boise Meridian, from which the West Quarter Corner of said Section 33 bears North 0°30'13" East, a distance of 2654.23 feet; thence along the Section line of said Section 33, North 0°30'13" East, a distance of 1327.12 feet and South 89°49'50" East, a distance of 421.35 feet to the Northwest Corner of Lot 1 Block 1 of said Smitchger Subdivision North and South 89°49'50" East, a distance of 528.68 feet along the north line of said Lot 1 and South 0°28'01" West, a distance of 24.00 feet to the POINT OF BEGINNING of this description:

Thence South 0°28'01" West, a distance of 20.00 feet;

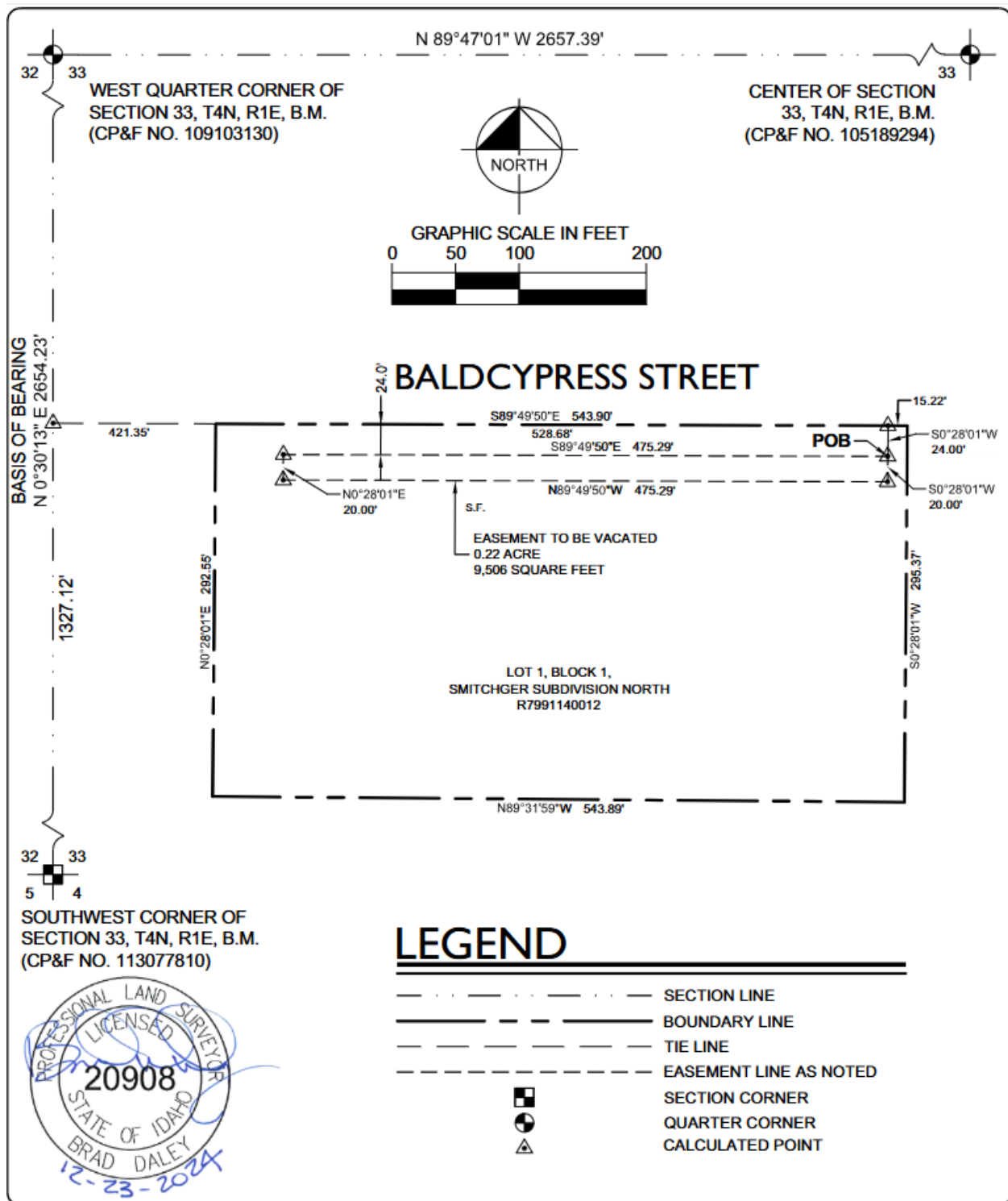
Thence North 89°49'50" West, a distance of 475.29 feet;

Thence North 0°28'01" East, a distance of 20.00 feet;

Thence South 89°49'50" East, a distance of 475.29 feet to the POINT OF BEGINNING.

Containing 9,506 square feet or 0.22 acre of land.





Kimley-Horn
1100 W. IDAHO STREET
SUITE 210
BOISE, IDAHO 83702
PHONE: (208) 297-2888
www.kimley-horn.com

PROJECT:

**20' EASEMENT
VACATION**

TITLE:

EXHIBIT "B"

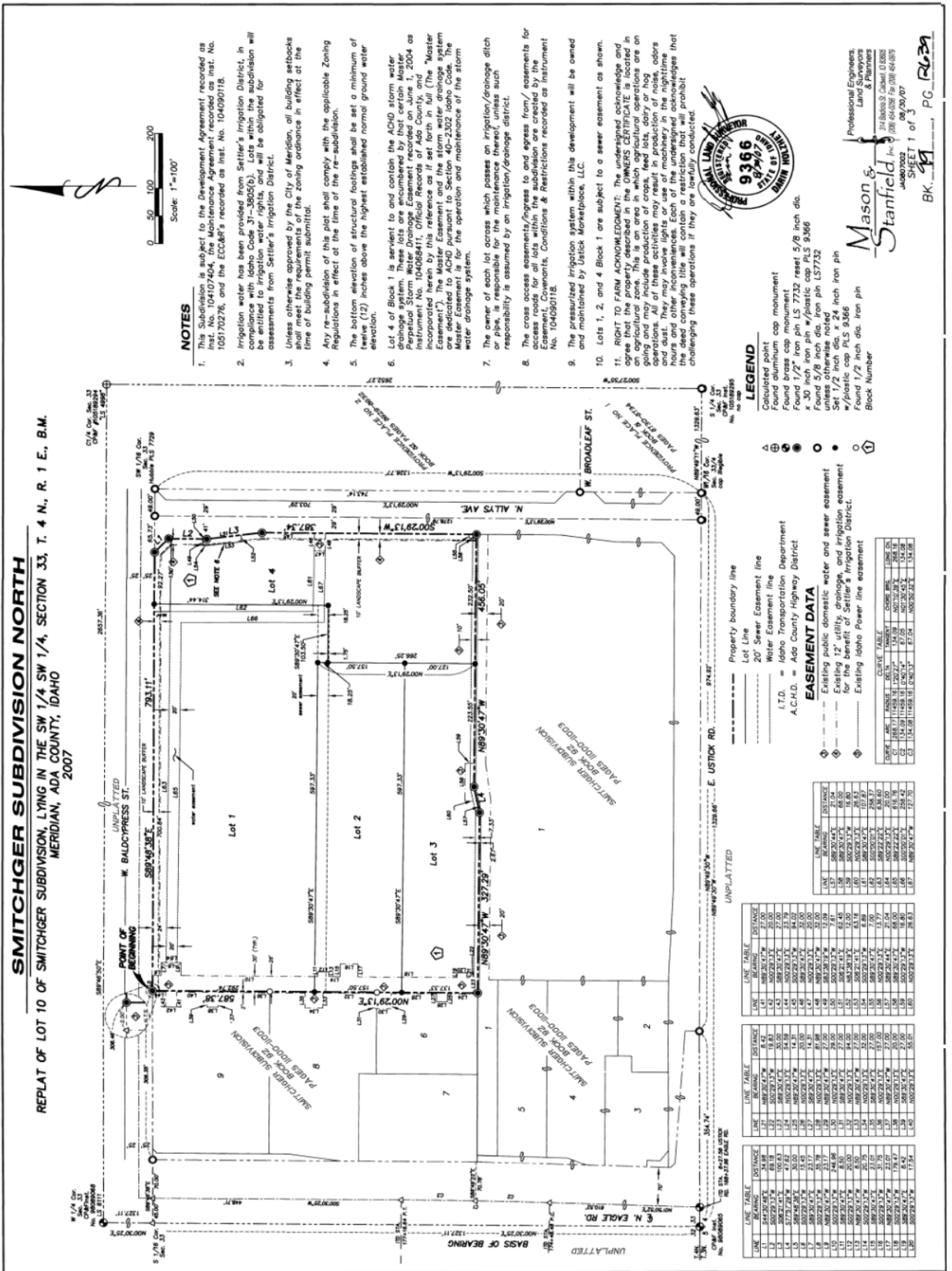
JOB NO.: 193170000

SCALE: 1" = 100'

DATE: 12/23/2024

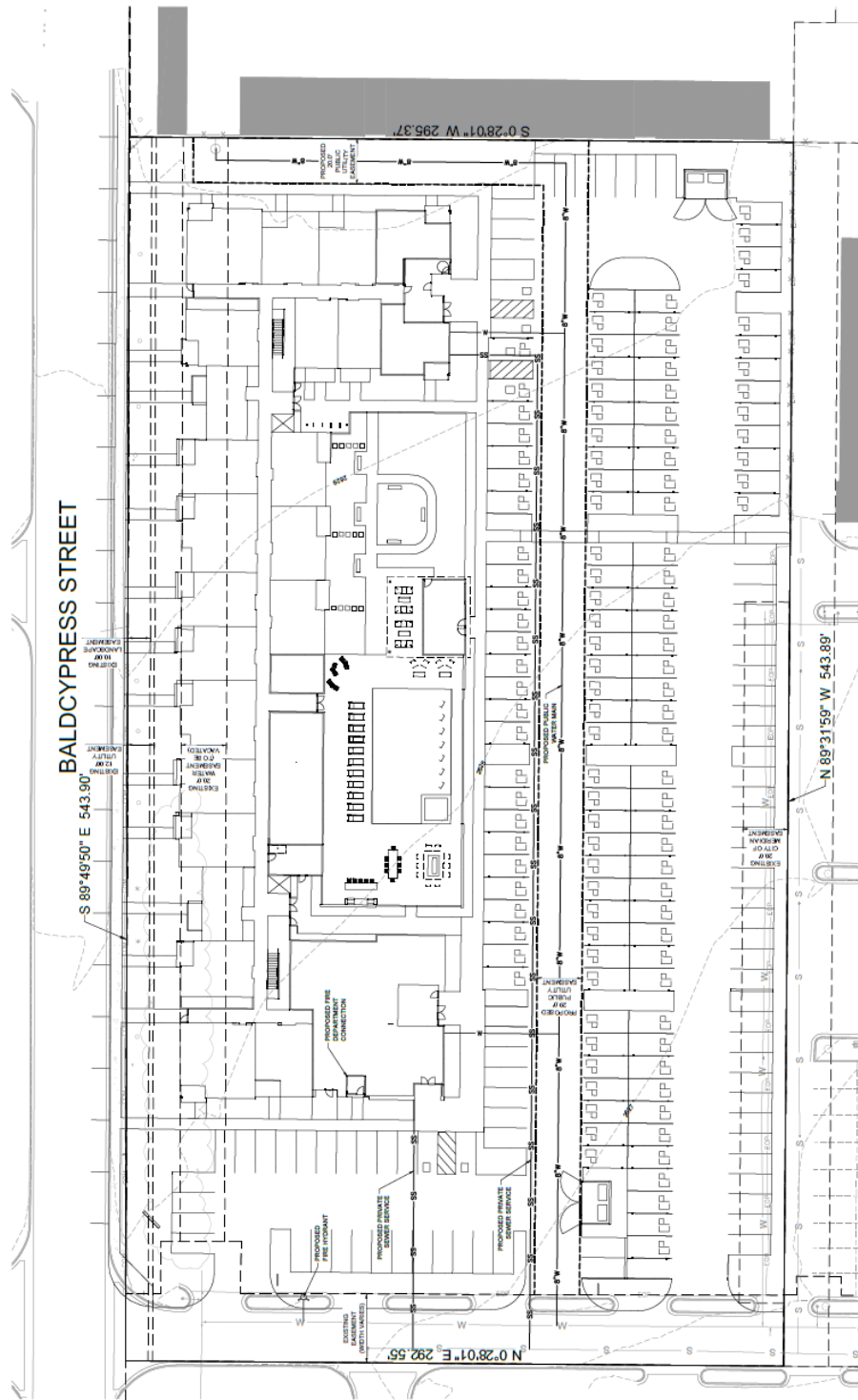
SHEET:

SHEET 2 OF 2



[illegible]

D. Conceptual Utility Plan



Baldcypress Multifamily
 Concept Utility Plan



3570 N. Eagle Road, Meridian, Idaho 83646

June 21, 2024