

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



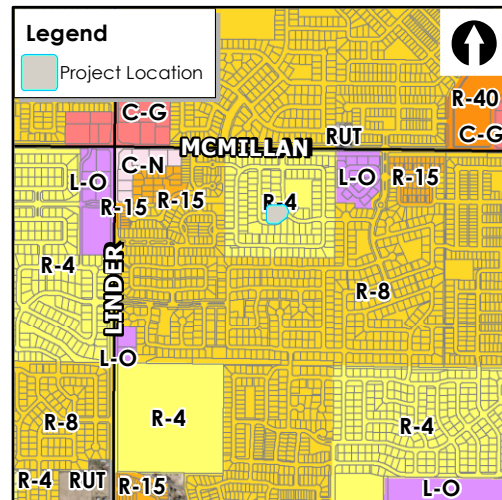
HEARING DATE: 2/13/2024

TO: Mayor & City Council

FROM: Linda Ritter, Associate Planner
208-884-5533

SUBJECT: H-2023-0065
Whitecliffe No. 3 (Lot 8, Block 4) -
VAC

LOCATION: 4557 N. Blissful Avenue, in the NE ¼ of
the NW ¼ of Section 36 T.4N. R.1W.



I. PROJECT DESCRIPTION

Request to vacate three feet (3') of the eight-foot (8') side yard easement located on the southerly portion along the northern boundary of Lot 8, Block 4, of the Whitecliffe Estates No. 3 Subdivision.

II. APPLICANT INFORMATION

A. Applicant:

Shari Stiles, Engineering Solutions – 1029 N. Rosario Street, Suite 100, Meridian, ID 83642

B. Owner:

Michael Sinicropi – 8467 Copper Creek, Middleton, ID 83644

C. Representative:

Same as Applicant

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	1/28/2024
Radius notification mailed to properties within 300 feet	1/26/2024
Next Door posting	1/24/2024

V. STAFF ANALYSIS

The Applicant requests approval to vacate three feet (3') of the eight-foot (8') side yard easement located on the southerly portion along the northern boundary of Lot 8, Block 4, of the Whitecliffe Estates No. 3 Subdivision.

The foundation for this lot was installed at the typical five-foot side yard setback at the north property line instead of the eight-foot-wide setback shown on the plat. The width shown on the recorded plat was increased due to the location of a private pressurized irrigation line; no other utilities exist in the easement.

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

The Applicant states there are no underground or overhead utilities in the subject easement area. [Relinquishment letters](#) were received from Sparklight (former Cable One), Intermountain Gas, Lumen, Settlers Irrigation District and Idaho Power for the portion of the easement proposed to be vacated.

VI. DECISION

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.

VII. EXHIBIT

Legal Description & Exhibit Map of the Portion of the Utility Easement Proposed to be Vacated

Legal Description
Vacation of Portion of Existing Easement
Lot 8, Block 4, Whitecliffe Estates Subdivision No. 3

A portion of an existing Public Utilities, Whitecliffe Estates Homeowner's Association Pressure Irrigation and Lot Drainage Easement covering a portion of Lot 8, Block 4 of Whitecliffe Estates Subdivision No. 3, as shown in Book 124 of Plats on Pages 19718 through 19721, records of Ada County, Idaho; being located in the NE ¼ of the NW ¼ of Section 36, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin monument marking the northwesterly corner of said Lot 8, Block 4, from which a 5/8 inch diameter iron pin monument marking the northeasterly corner of said Lot 8 bears S 89°45'55" E a distance of 146.22 feet;

Thence S 89°45'55" E along the northerly boundary of said Lot 8 a distance of 10.00 feet to a point;

Thence leaving said boundary S 0°14'05" W a distance of 5.00 feet to the **POINT OF BEGINNING**;

Thence S 89°45'55" E a distance of 127.44 feet to a point on a curve;

Thence a distance of 3.24 feet along the arc of a 270.00 foot radius non-tangent curve left, said curve having a central angle of 0°41'13" and a long chord bearing S 21°49'29" E a distance of 3.24 feet to a point;

Thence N 89°45'55" W a distance of 128.66 feet to a point;

Thence N 0°14'05" E a distance of 3.00 feet to the **POINT OF BEGINNING**.

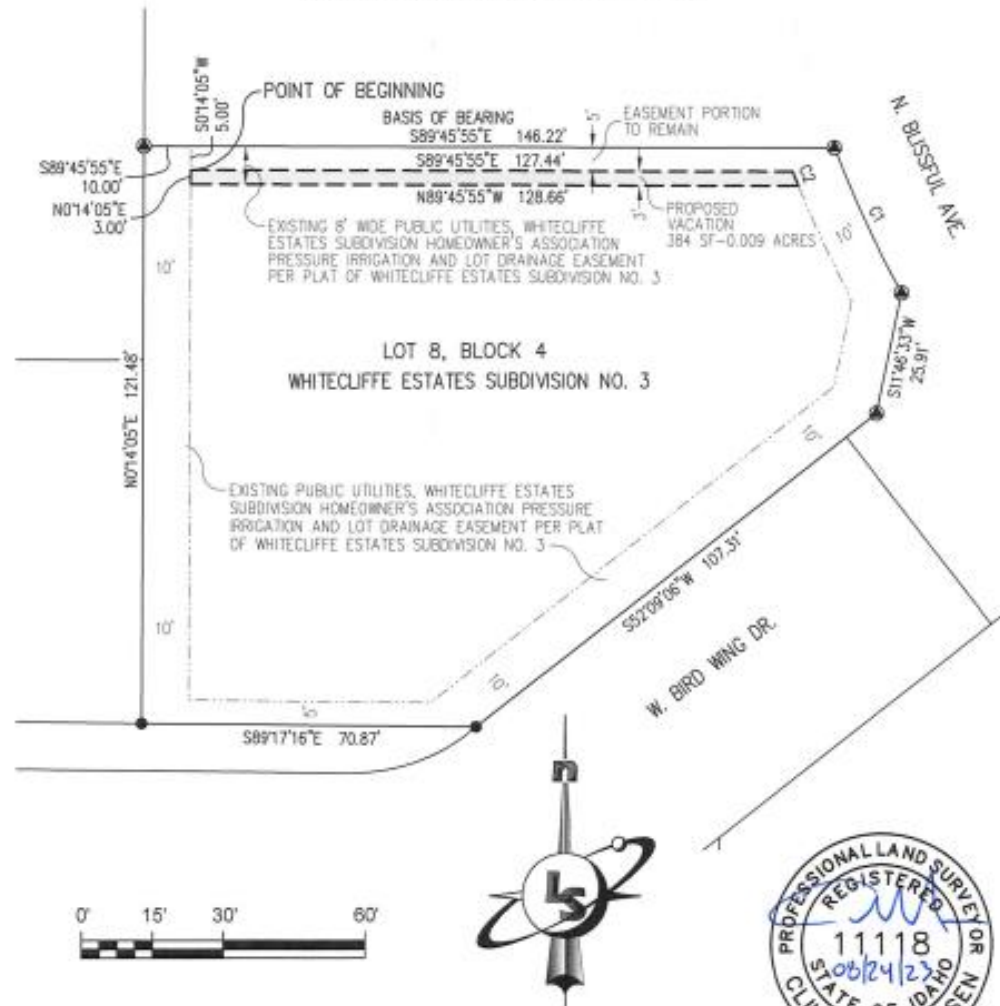
Said easement portion contains 384 square feet (0.009 acres) and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
August 24, 2023



Whitecliffe Estates Subdivision No. 3
Lot 8, Block 4 Easement Vacation
Job No. 18-13
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EASEMENT VACATION
A PORTION OF A PUBLIC UTILITIES, WHITECLIFFE ESTATES SUBDIVISION
HOMEOWNER'S ASSOCIATION PRESSURE IRRIGATION AND LOT DRAINAGE EASEMENT
LOT 8, BLOCK 4, WHITECLIFFE ESTATES SUBDIVISION NO. 3
LOCATED IN THE NE ¼ OF THE NW ¼ OF SECTION 36, T.4N., R.1W., B.M.
CITY OF MERIDIAN, ADA COUNTY, IDAHO



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	33.70'	260.00'	7°25'36"	S24°53'12"E	33.68'
C2	3.24'	270.00'	0°41'13"	S21°49'29"E	3.24'

LandSolutions
 Land Surveying and Consulting

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