



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 21, 2016

Re: Russell Subdivision, Plat 5 off-site Sanitary Sewer Easement (Case #16-91)

Executive Summary

Approval of the request will result in dedication of an off-site sanitary sewer easement to facilitate a public sewer main extension to all lots within Russell Subdivision Plat 5.

Discussion

Engineering Surveys and Services (applicant), on behalf of the Studer Joint Revocable Living Trust (owner), proposes the dedication of a public sanitary sewer easement on their property to facilitate the extension of a new public sewer main to the preliminarily approved 2-lot subdivision known as "Russell Subdivision Plat 5" (adjacent to the east).

In preparing the final plat for Russell Subdivision Plat 5 and the required sanitary sewer extension plans it was determined that the sewer connection to the existing home on the parent tract (addressed as 709 Russell Boulevard) was not located within a public sewer easement. To ensure that a private sewer line is not created once the final plat for Russell Subdivision Plat 5 is recorded the proposed off-site easement must be established. The proposed new public sewer to serve the existing home and the new lot proposed by Russell Subdivision Plat 5 will connect to the off-site easement. The proposed public sewer extension to serve the lots within Russell Subdivision Plat 5 will be located within a public easement that is shown on the final plat.

Staff has reviewed the requested easement and finds that it will accommodate the existing sewer main as well as permit appropriate extension of the proposed sewer to serve the new lots. The final plat for Russell Subdivision Plat 5, is to be introduced for Council consideration on April 4, 2016. Given these factors, staff supports the requested dedication.

Locator maps and easement graphics are attached for reference.

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.



Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
March 7, 2016	Preliminary Plat – Russell Subdivision Plat 5 (R 27-16)
May 4, 1926	Hunthill Subdivision (Lot 17 and East ½ of Lot 16, Block 4)

Suggested Council Action

Approve the requested easement dedication.