



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 5, 2017

Re: Sutter Industrial Plat 4 – Easement Vacation (Case # 17-131)

## Executive Summary

Approval of this request will vacate a previously recorded sanitary sewer easement that is no longer needed to serve the future site of Aurora Organic Dairy located northeast of the intersection of Route B and Waco Road.

## Discussion

The applicant, Crockett Engineering on behalf of AOD-MO Holdings, LLC is requesting that a portion of an existing sanitary sewer easement that traverses their property located north of Waco Road and east of its intersection with Route B be vacated. The segment of easement to be vacated was platted as part of Sutter Industrial Plat 3 and was intended to accommodate an upgraded/relocated sewer in anticipation of the development of multiple industrial lots on the parent 103-acre tract of land.

In February 2017, Sutter Industrial Plat 4 consolidated the previously platted 3 lots into a single 103 acre tract prior to the sale of the land to Aurora Organic Dairy. Following the sale and completion of preliminary infrastructure design documents it was determined that the easement sought for vacation was not needed to support the dairy production facility.

Vacation of the requested 20-foot wide sewer easement will remove a 1,453- foot easement spur to the standard utility easement that runs parallel to Waco Road acquired as part of Sutter Industrial Plat 3. The spur begins roughly 264 feet east of the intersection of Route B and Waco Road and leaves the Waco Road right of way veering northeast and then east into AOD-MO Holdings property. The easement does not contain any current improvements and its vacation will not reduce the ability to serve the 103-acre tract or adjacent property with public sewer services.

Internal and external agencies have reviewed the vacation request and support its approval. The preliminary design for sewer service to the future dairy facility will be able to be accommodated within the retained 25-foot wide utility easement that runs parallel to Waco Road. Future main extensions to serve the dairy facility will be installed at the expense of the applicant.

Locator maps and a copy of the vacation exhibit are attached.



## Fiscal Impact

Short-Term Impact: None

Long-Term Impact: None

## Vision & Strategic Plan Impact

### Vision Impacts:

Primary Impact: Community Facilities & Services, Secondary Impact: Economic Development, Tertiary Impact: Not Applicable

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

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

## Legislative History

Date	Action
3/21/17	Approved recording of Sutter Industrial Plat 4 (Administrative Plat)
3/20/17	Approved vacation of Sutter Industrial Boulevard and associated utility easements (Ord. 023122)
2/6/17	Approved sale contract (Ord. 023065)

## Suggested Council Action

Approve the requested easement vacation.