



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 6, 2016

Re: Cliff Drive Sewer Easement Vacation (Case #16-109)

Executive Summary

Approval of the request will result in the vacation of an existing sanitary sewer easement, across an unaddressed property located immediately east of 1841 Cliff Drive, in advance of development of a single-family home on the unaddressed property.

Discussion

Engineering Surveys and Services (agent) requests, on behalf of Paul Koenig (owner), the vacation of a sanitary sewer easement crossing his unaddressed property located immediately east of 1841 Cliff Drive, between Cliff Drive and Hinkson Creek.

The easement in question was dedicated in 1942 (Book 218, Page 549), and now covers an abandoned sewer main as shown on the attached vacation graphic. The current Cliff Drive sewer main was reconstructed as part of the Cliff Drive Sanitary Sewer project in the fall of 2014 and was moved into the road right-of-way along the parcel's Cliff Drive frontage.

Vacation of the easement will facilitate development of a single-family home on the unaddressed parcel's highly-constrained buildable area. The site is constrained by steep slopes to the south and by the sewer easement to the north, making the current lot unbuildable. The easement vacation would free enough contiguous space for construction of the home.

Internal staff and external agencies have reviewed the requested vacation and find no reason that easement containing the abandoned sewer (as shown on the vacation graphic) should be retained for public infrastructure purposes. Vacation of the subject easement is supported.

Locator maps, vacation graphic, and recorded easement (Book 218, Page 549) are attached for reference.

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.



Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Development, 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
June 11, 1903	East Highlands Addition
April 16, 1945	Conveyance of Right of Way (sewer easement)
February 22, 1990	Perkins Subdivision
May 18, 1992	Perkins Subdivision Plat 2 (Part of Lot 54, East Highlands Addition)

Suggested Council Action

Approval of the requested easement vacation.