

ITEM #: 13
DATE: 04-09-24
DEPT: P&H

COUNCIL ACTION FORM

**SUBJECT: APPROVAL OF UTILITY EASEMENTS FOR CREEKSIDE TOWNHOMES
WITHIN THE BAKER SUBDIVISION AT 3216 TRIPP STREET**

BACKGROUND:

With the recent approval of the Major Site Development Plan for the City's multi-family affordable housing project at 3216 Tripp Street, there is now a need to create utility easements prior the transfer of land to Townhomes at Creekside LLLP. The Major Site Plan identified public utility locations for water, sanitary sewer, and stormwater. City easements for Water, Sanitary Sewer, and Stormwater Drainage are being created on and adjacent to the site to serve the site.

A water main easement that extends from Tripp Street through the site for a looped water delivery system is being created. Sanitary Sewer easements are being created from City-owned property to the east to serve the site. A Public Utility Easement is being created from Tripp southward through the site for general public utilities. A small Stormwater Drainage easement from the northeast corner of the site to a regional detention pond to the east is being created. The attached exhibits contain the detailed locations.

ALTERNATIVES:

1. Approve the attached easements creating legal access for the City to maintain the required public utilities on site and for storm water drainage on Outlot Z.
2. Request more information from City staff.
3. Do not approve the proposed easements.

CITY MANAGER'S RECOMMENDED ACTION:

The approval of the easements will create the necessary legal access for maintenance and repair of the on-site Public Utilities to serve the affordable housing development at 3216 Tripp. Installation of the new utilities will be within the easement boundaries. Creation of the easements is needed prior to the land transfer to Townhomes at Creekside, LLLP. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1.

ATTACHMENT(S):

[Easement \(Drainage\) ben Lot 27.pdf](#)
[Revised PUE Reservation \(Lot 27\).pdf](#)