

ITEM #: 20  
DATE: 11-26-24  
DEPT: PW

**COUNCIL ACTION FORM**

**SUBJECT: VACATION OF EASEMENTS LOCATED AT ASPEN RIDGE SUBDIVISION, 2ND ADDITION AND GRAND ASPEN RIDGE SUBDIVISION, 2ND ADDITION**

**BACKGROUND:**

The owner of Aspen Ridge Subdivision, 2nd Addition and Grand Aspen Ridge Subdivision, 2nd Addition has requested that the City vacate the following existing easements:

- 5-foot Public Utility Easement located at Part of Parcel C of Lot 1 and 5-Foot Public Utility Easement located at Part of Lot 2, Aspen Ridge Subdivision, 2nd Addition.
- 20-foot (20') Ingress/Egress Easement, 10-foot Sanitary Sewer, Slope Easement, West Line Access Point Restriction and 20-foot Public Utility Easement located at Part of Parcel C of LOT 1, Part of LOT 2, Part of Part A, Lot 3, Aspen Ridge Subdivision, 2nd Addition, & Part of Outlot C, Grand Aspen Subdivision, 2nd Addition
- 10-foot (10') Drainage easement located at Part of Parcel B of LOT 3 of Aspen Ridge Subdivision, 2nd Addition.
- 10-foot Public Utility Easement located at Part of Parcel D of Aspen Ridge Subdivision, 2nd Addition.
- 50-foot Shared Access and Public Utility Easement located at Part of Parcel B of Lot 3, Aspen Ridge Subdivision, 2nd Addition.

These existing easements currently hinder development on Lot 1 and Lot 2. The owner proposes replacing them with the following easements as part of the site development:

- 10-foot Public Utility Easement located at Part of Parcel D of Aspen Ridge Subdivision, 2nd Addition.
- 50-foot Utility and Access Easement located at Part of Parcel A of Aspen Ridge Subdivision, 2nd Addition, and Part of Parcel C, Grand Aspen 2nd Addition.
- 50-foot Utility and Access Easement located at Part of Parcel B of Lot 3, Aspen Ridge Subdivision, 2nd Addition.

**Based on the proposed replacement easements, staff agrees that the existing easements can be vacated to facilitate development.**

**ALTERNATIVES:**

1. Set December 10, 2024, as the public hearing date to consider vacation of the following easements located at Aspen Ridge Subdivision, 2nd Addition.
  - Existing 5-foot Public Utility Easement located at Part of Parcel C of Lot 1 and 5-Foot Public Utility Easement located at Part of Lot 2, Aspen Ridge Subdivision, 2nd Addition.
  - Existing twenty-foot (20') Ingress/Egress Easement, 10-foot Sanitary Sewer, Slope Easement, West Line Access Point Restriction and 20-foot Public Utility Easement located at Part of Parcel C of LOT 1, Part of LOT 2, Part of Part A, Lot 3, Aspen Ridge Subdivision, 2nd Addition, & Part of Outlot C, Grand Aspen Subdivision, 2nd Addition

- Existing ten-foot (10') Drainage easement located at Part of Parcel B of LOT 3 of Aspen Ridge Subdivision, 2nd Addition.
  - Existing ten-foot (10') Public Utility Easement located at Part of Parcel D of Aspen Ridge Subdivision, 2nd Addition.
  - Existing fifty foot (50') Shared Access and Public Utility Easement located at Part of Parcel B of LOT 3 of Aspen Ridge Subdivision, 2nd Addition.
2. Do not set a date of public hearing to consider vacation of these easements.
  3. Refer this item back to City staff for additional information.

**CITY MANAGER'S RECOMMENDED ACTION:**

**These existing easements currently hinder development on Lot 1 and Lot 2. The new proposed easements will accommodate any existing utilities and the proposed development.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

**ATTACHMENT(S):**

[VACATION OF EASEMENTS.pdf](#)  
[PROPOSED EASEMENT EXHIBITS.pdf](#)  
[DEVELOPMENT SITE.pdf](#)  
[Kwik Star Layout.pdf](#)