

Planning Commission Agenda Item for November 26, 2013

Case Number 13.030V: Easement Vacation – Unnecessary Water and Sanitary Sewer Easements in Northland Village MHP First Filing, Phase IV

Applicant/Owner: Owners of Lots 2-12, Block 9 and 2-10, Block 1, Northland Village MHP First Filing, Phase IV and Lot 1A, Block 1, Northland Village MHP, First Filing, Phase IV

Agent: City of Gillette
Planning and GIS Divisions

Summary:

The City of Gillette is sponsoring a vacate request to remove unnecessary water and sanitary sewer easements from 21 lots contained within two (2) plats in Northland Village Subdivision. The City plans to sponsor other vacate requests in the future to remove all the unnecessary water and sanitary sewer easements in the Northland Village Subdivision.

Background:

The property is located just north of Kluver Road in the northeast quadrant of the City. The property was once a Mobile Home Park, however it was converted into a Mobile Home Subdivision in 1996 to allow for individual ownership of the lots. An Improvement District was formed as part of a City project to upgrade the infrastructure and re-locate the water and sewer services. The easements were once needed for water and sanitary sewer services, however the easements are no longer necessary as the water and sanitary sewer services have been re-located to the street.

According to the City of Gillette Subdivision Regulations, the City may request to vacate a public easement, upon due consideration of its functionality and by providing the property owner notification. All property owners have been notified of this project.

By vacating the easements, the property owners will have more buildable area and flexibility for the future construction of garages, additions, decks, home replacements, etc., as permanent structures are not allowed in easements. The City is providing this vacate request as a service to the property owners. All City Divisions and private utility companies have been notified and no comments have been received regarding this case.

Planning Requirements:

1. The Ordinance and Exhibit “A”, “B”, and “C” Maps shall be recorded at the Campbell County Clerk’s Office, upon approval by City Council.
2. Only the Water and the Sanitary Sewer Easements shown on the Exhibit “A”, “B”, and “C” Maps shall be vacated, all other easements are to remain.

Staff Recommendation:

Staff recommends approval of the Vacation of the Water and Sanitary Sewer Easements located on Lots 2-12, Block 9 and 2-10, Block 1, Northland Village MHP First Filing, Phase IV and Lot 1A, Block 1, Northland Village MHP, First Filing, Phase IV, as shown on the Exhibit “A”, “B”, and “C” Maps, subject to all Planning requirements.

This case is tentatively scheduled for First Reading of City Council on December 3, 2013 at 7:00 p.m. in the City Council Chambers.

Save: 13.030V PC Case Sheet

Attachments: Vicinity and Aerial Map, Exhibit “A”, “B”, “C” Maps, Two Plat Maps

Case Management: Staci Beecher

ePlans: 13-1023