AGENDA ITEM SUMMARY
City Council

STAFF

Tim Dinger, Civil Engineer III, Engineering Development Review

SUBJECT

First Reading of Ordinance No. 143, 2025, Vacating a Portion of the Right-of-Way of Giddings Road.

EXECUTIVE SUMMARY

The purpose of this item is to vacate a portion of the public right-of-way (ROW) at Giddings Road between Mountain Vista Drive and Richards Lake Road. The outside 8-ft of ROW on either side of the existing road can be vacated, and the road will still meet the minimum Larimer County Urban Area Street Standards for a 2-lane arterial street.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

The developer is seeking to vacate a portion of the ROW for Giddings Road, related to their adjacent development of Montava Phase D. Giddings Road is classified as a 2-lane arterial street between Mountain Vista Drive and Richards Lake Road, per the City's Master Street Plan. The current ROW width for this portion of Giddings Road is 100-feet, which exceeds the 84-foot minimum that is the required ROW width for the street classification, according to the Larimer County Urban Area Street Standards (LCUASS). The developer is proposing to vacate the outer 8-feet of ROW from both sides of Giddings Road, which would bring the proposed ROW width to meet the exact minimum requirement (84-feet). The final plat for Montava Phase D – Infrastructure will dedicate 15-foot width utility easements adjacent to the ROW.

The City Engineer and the Planning, Development, and Transportation Director recommend approval of this right-of-way vacation.

CITY FINANCIAL IMPACTS

None.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

Potentially affected utility agencies and City staff have been notified of the request for right-of-way vacation. The Montava Metro District will be the sole property owner for both sides of this portion of Giddings Road at the time the right-of-way vacation is recorded.

ATTACHMENTS

1. Ordinance No. 143, 2025