AGENDA ITEM ANALYSIS

Project/Issue Name:	26-18 An Ordinance of the City Council Vacating Approximately Four Thousand One Hundred Ninety-Five (4,195) Square Feet of Sanitary Sewer Easement Located in Lot 6 of Boyce Hills Subdivision (VACA 26-001).
Submitted By:	Katherine Louderbaugh, Senior Planner
Date:	June 2, 2026

Issue Statement

Jeffery Boyce Enterprises, LLC is requesting the vacation of a sanitary sewer easement located in Lot 6A of Boyce Hills Subdivision (3429 E. Bristol St.).

Discussion and/or Analysis

The requested vacation is of a 15' wide sanitary sewer easement that runs both parallel and perpendicular to the eastern property line of Lot 6A and in total is approximately 4,195 square feet (0.10 acres).

The portion of the sanitary sewer main occupying the easement has been rerouted to a new location to allow for future development.

Vacating this easement will allow the preferred configuration of a new commercial building to be constructed on Lot 6A. The future sanitary sewer easement will be located to the northeast of the current easement (to be vacated) is located and will center on the newly installed sewer main. Once the easement is vacated, the associated development rights will be given to the property owner, Jeffrey Boyce Enterprises LLC.

Recommended Action

Staff is recommending approval of the requested Sanitary Sewer Easement Vacation.