



# COMMUNITY DEVELOPMENT DEPARTMENT

Planning • Zoning • Building Safety • Construction Inspection Services • Public Health • Housing Inspections • Code Enforcement

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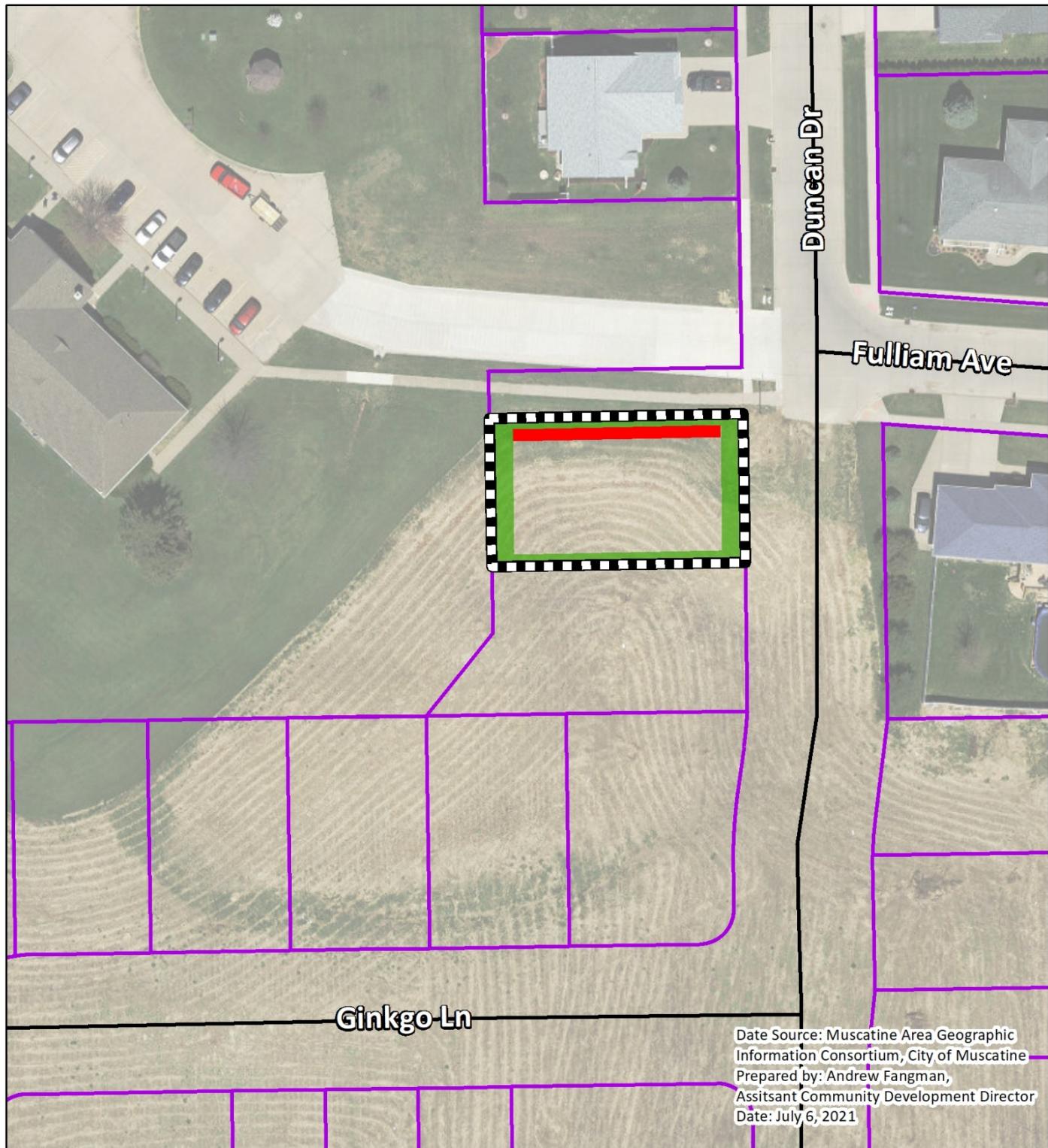
## MEMORANDUM

**To:** Planning and Zoning Commission  
**From:** Andrew Fangman, Assistant Community Development Director  
**Date:** July 13, 2021  
**Re:** Utility Easement Vacation – PZVE-11 163 Duncan Drive

**INTRODUCTION:** A request to vacate certain utility easements has been submitted by Todd Hackett.

**BACKGROUND:** Todd Hackett has submitted a request to vacate the southern 5' of a 10' wide utility easement that run along the northern property line of Lot 1 of the Arbor Common Subdivision (1613 Duncan Drive), see diagram on the next page. The intent of this request is to allow for more room of the construction of a single-family home.

**RECOMMENDATION/RATIONALE:** Staff recommends approval of this request. The portion of the utility easements being proposed for vacation serve no useful public purpose. The remaining five wide utility easement and the adjoining 20' of right of way, and the additional 5' utility easement on the parcel to the north of the subject, creates a 30' wide corridor in which utilities could be run through should the need to do so arise. Typically, the utility easement between two parcel is 10' wide, made up of adjoining 5' easements.



## Proposed Vacation of Certain Utility Easements at Lot 1, Arbor Commons Subdivision (1613 Duncan Dr)



Subject Parcel (Lot 1, Arbor Commons Subdivision)



Utility Easement Proposed for Vacation



Utility Easement not Proposed for Vacation (Lot 1, Arbor Commons Subdivision)



Parcel Lines

80 40 0 80 Feet

N