



## **AGENDA MEMORANDUM**

**To:** Honorable Mayor and Members of Town Council

**Through:** Bill Detweiler, Director, Development Services

**From:** Donna Ferguson, Senior Planner, Development Services

**Title:** **An Ordinance Authorizing the Issuance of a Quitclaim Deed for the Purpose of Abandoning the Town's Interest in a Sanitary Sewer Easement Within Lot 3 Block 1 Castle Rock Factory Shops (Second Reading) (EV19-0001)**

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### **Executive Summary**

On November 5, 2019 Town Council voted 7-0 to approve the ordinance on first reading. Realty Group - Castle Rock, LLC, owner of the Outlets of Castle Rock, is requesting the Town to abandon a portion of an existing sanitary sewer easement, which currently contains infrastructure, in order to expand a building (Figure 1). The request to abandon the easement requires public hearing before the Town Council who shall review and make a decision upon the request.



Figure 1: Vicinity Map

## **Discussion**

### **Background**

At the time Outlets at Castle Rock was developed several sanitary sewer easements were platted in order to serve the development. Currently a 20-foot wide sanitary sewer easement runs behind Columbia, a tenant at the Outlets, and currently contains infrastructure which is in use. In order for Columbia to build an addition, a portion of this existing sanitary sewer easement and infrastructure needs to be relocated.

### **Easement abandonment and creation process**

Relocating the sanitary sewer easement and infrastructure requires both an easement abandonment and an easement creation process. Requests to abandon platted easements other than by a Plat require a Quitclaim Deed process, which requires public hearings before Town Council for review and decision while requests to create easements are an administrative process. Because the sanitary sewer easement contains infrastructure the request to abandon the sanitary sewer easement will be conditioned upon the new easement being created and the infrastructure being relocated.

### **External Referrals**

External referrals were sent to various utility providers, public service providers and jurisdictional partners with no objections being reported.

## **Budget Impact**

The requested easement abandonment will have no impact to the Town budget.

## **Recommendation**

Staff recommends approval of the ordinance abandoning a portion of a sanitary sewer easement created by Plat lying within Lot 3 Block 1 Castle Rock Factory Shops.

## **Proposed Motion**

I move to approve the ordinance as introduced by title, second reading.

## **Attachments**

Attachment A: Ordinance  
Exhibit 1: Legal Description  
Exhibit 2: Quitclaim Deed