



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE:

November 4, 2020

DEPARTMENT:

Engineering

DIVISION:

- ☐ Motion
- ☐ Resolution
- ☐ Ordinance - Introduction
- ☒ Ordinance - Adoption
- ☐ Public Hearing

TITLE:

Partial Easement Vacation: Yuma RV & Boat Storage

SUMMARY RECOMMENDATION:

Authorize the vacation of the south 249.74 feet (described in detail in the Quit Claim Deed) of the existing sanitary sewer easement to allow future private development of the parcel. (Engineering) (Jeffrey A. Kramer)

REPORT:

The D&M Holdings Subdivision, dated 11/27/2007, FEE # 2007-39801, recorded in Book 24 of Plats, Pages 8 & 9 Yuma County Records (YCR) was originally designed for septic tank use, because the available City sewer was uphill on Gila Ridge Road.

Subsequently, the hotels developed on the north side of I-8 built a sanitary sewer lift station to pump their wastewater up to Gila Ridge Road. The improvements used portions of the D&M Holdings subdivision, and a small portion of the property adjacent to and directly east of the D&M Holdings subdivision, also owned by the D&M Holdings LLC, a California limited liability company, as right-of-way for the sewer force main.

The D&M Holdings owners later developed the property west of the D&M Holdings subdivision into Gila Ridge Industrial Park, which also needed sewer. The owners installed a gravity sewer that flowed north from the adjacent property east of the D&M Holdings subdivision, under I-8, and into the sewer lift station. Through multiple party discussions, the lift station was dedicated to the City of Yuma. A sanitary sewer easement, dated 7/13/2007, recorded in FEE # 2007-25208, YCR was granted to the City of Yuma for a portion of the sewer line that was needed for the Gila Ridge Industrial Park. The gravity sewer line was also able to serve some or all of the properties in the D&M Holdings subdivision.

The D&M Holdings owners built a portion of the gravity sewer line due to a hotel needing sewer service purchasing lots 3 & 4 and a portion of Lot 2 of the D&M Subdivision. The Value Place Lot Tie / Lot Split, dated 3/12/2008, FEE # 2008-07341, recorded in Book 24 of Plats, Page 43, YCR, granted a 20 foot sewer easement across the south side of what was Lot 4 of D&M Holdings subdivision, providing

future sewer access for the remaining lots in the D&M Holdings subdivision. As of this date the hotel has not been developed, and the proposed Gila Ridge Industrial Park was not developed due to the downturn in the economy.

The Yuma RV & Boat Storage Lot Tie/Lot Split, dated 9/13/2019, FEE # 2019-23407, Recorded in Book 31 of Plats, Page 8, YCR, was submitted under the names of the former partners of D&M Holdings, LLC. The sanitary sewer easement lays in Lot 1 of the Yuma RV & Boat Storage Lot Tie/Lot Split, owned by Mike Snyder. Mr. Snyder has construction plans showing the construction of a RV & Boat storage facility that would sit on top of the unused portion of the Sanitary sewer easement granted to the City of Yuma in FEE # 2007-25208.

The attached location map shows the unused portion of the existing sanitary sewer easement, which the attached proposed ordinance will vacate.

FISCAL REQUIREMENTS	CITY FUNDS:	\$0.00	BUDGETED:	\$0.00
	STATE FUNDS:	\$0.00	AVAILABLE TO TRANSFER:	\$0.00
	FEDERAL FUNDS:	\$0.00	IN CONTINGENCY:	\$0.00
	OTHER SOURCES:	\$0.00 \$0.00 \$0.00	FUNDING FOR THIS ITEM IS FOUND IN THE FOLLOWING ACCOUNT / FUND / CIP:	
	TOTAL:	\$0.00		
	FISCAL IMPACT STATEMENT:			
ADDITIONAL INFORMATION	SUPPORTING INFORMATION NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT IS ON FILE IN THE OFFICE OF THE CITY CLERK:			
	1. 2. 3. 4. 5. IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL? <input type="radio"/> Department <input checked="" type="radio"/> City Clerk's Office <input checked="" type="checkbox"/> Document to be recorded <input type="checkbox"/> Document to be codified			
SIGNATURES	CITY ADMINISTRATOR:		DATE:	
	Philip A. Rodriguez		10/14/2020	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard W. Files		10/13/2020	
	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
Jeffrey A. Kramer		9/23/2020		
WRITTEN/SUBMITTED BY:		DATE:		
Andrew T. McGarvie		9/15/2020		