

## STAFF REPORT

**Planning Commission Meeting: September 8, 2025**

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|-------------------------|---------------------------------------------------------------------|
| <b>Application:</b>     | <b>VAC25-0002: Request for Vacation of Public Utility Easements</b> |
| <b>Location:</b>        | 14904 W. 119 <sup>th</sup> Street                                   |
| <b>Owner/Applicant:</b> | Tara Limbach, QuikTrip Corporation                                  |
| <b>Engineer:</b>        | Darla Holman; Midwest Design Group                                  |
| <b>Staff Contact:</b>   | Andrea Morgan, AICP; Planner II                                     |

### 1. Introduction

This is a request to vacate several public utility easements, including five (5) drainage easements and one (1) utility easement, located at 14904 W. 119<sup>th</sup> Street. This vacation will accommodate the construction of a new QuikTrip Gas station (PR24-0023) which was approved by the Planning Commission on February 10, 2025.



*Aerial view of easements to be vacated outlined in green.*

### 2. Public Notice

Unified Development Ordinance (UDO) 18.40.190 requires the vacation of a public utility easement to be approved by the Planning Commission and City Council following mailed notification and a public hearing. Public notification letters were mailed to surrounding

properties within 200-feet per UDO requirements. Staff received one (1) inquiry and the applicant received two (2) inquiries from the public regarding this vacation and all questions were answered.

### **3. Utilities**

According to UDO 18.30.080, utility easements must be provided where a public or private utility is required. The existing stormwater infrastructure located within the 20-foot utility easement to be vacated will be relocated to a new drainage easement dedicated by separate instrument. The drainage easements to be vacated are no longer needed because of additional stormwater improvements.

The applicant provided letters from all utility providers that serve this property consenting to the vacation request. City Engineering staff has also reviewed the request to vacate the utility and drainage easements and recommends approval.

### **4. Staff Recommendation**

- A. Staff recommends approval of this request to vacate public utility easements (VAC25-0002) as described in the attached exhibit with the no stipulations.

# EASEMENT RELEASE EXHIBIT

