

## MEMORANDUM



**DATE:** SEPTEMBER 18, 2014  
**TO:** MAYOR & COUNCIL MEMBERS  
**FROM:** CRYSTAL PRENTICE, CITY MANAGER  
**SUBJECT:** CITY COUNCIL WORKSESSION - N. NAVAJO DRIVE

On November 8, 1978, the City Council authorized staff to seek a variance to build a fence 8 feet tall at North Navajo Drive, and directed staff to build the fence "upon agreement with the property owners that they would build a retaining wall as required to protect the fence."

In addition to the 44' of city-owned property from the centerline of the street, we also have an additional 16' of public utility easement. The properties sit about four feet higher than the sidewalk and slope to the street. After the fence was built, rather than build a retaining wall to protect the fence, many of adjacent property owners added fill and extended their backyard to the fence. These changes have made accessing the utilities difficult.

The thirty four year old wall is dilapidated and needs to be removed or replaced. We must also be able to access the utilities in that are located in our utility easements. Staff is seeking City Council direction on which alternatives to pursue.

- *Improvements:* Should we remove the fence and replace with a combination of landscaping and hardscaping improvements or just replace with another 8" fence or a short retaining wall? Some of the backyards have unsightly outside storage.
- *Utility Access:* Currently it is very difficult to access the utilities located in the backyards (in public utility easement) because of the grade difference. Last time we needed to access the utilities, Public Works removed a portion of the fence and built a "ramp" with fill that extended into the middle of North Navajo Drive just to get equipment to the utilities. Each property with a manhole, transformer or cable box should be easily accessible. There appears to be a phone and cable boxes near the property line.
- *Encroachment:* Some of the property owners have encroached on City property, and extended their backyards, some have storage buildings near the fence line. Should property owners be allowed to encroach on City property, or should we move the fence line/retaining wall back to the property line?
- *Funding the project:* Should the property owners own and share in the costs of the improvements or should the City own and maintain the improvements?
- *Community Outreach:* How would you like to include the property owners in the decision making process?

