

# City Council Item

May 18, 2026



<b>Item</b>	Approve an Encroachment Agreement between the City of Chanhasen and the property owner at 1773 Valley Ridge Trail South (Lot 8, Block 3, Bluff Creek Estates 1st Addition)	
<b>File No.</b>	N/A	<b>Item No:</b> D.7
<b>Agenda Section</b>	<b><u>CONSENT AGENDA</u></b>	
<b>Prepared By</b>	Stacy Osen, Administrative Support Specialist	
<b>Reviewed By</b>	Charlie Howley	

<b><u>SUGGESTED ACTION</u></b>	
"The Chanhasen City Council approves an Encroachment Agreement identifying encroachments upon an existing public drainage and utility easement located on Lot 8, Block 3, Bluff Creek Estates 1st Addition."	
<b>Motion Type</b>	Simple Majority Vote of members present
<b>Strategic Priority</b>	Asset Management

## **SUMMARY**

N/A

## **BACKGROUND**

The property owners of 1773 Valley Ridge Trail South, (Daniel J. O'Connell and Jennifer L. King) desire to construct a fence located within an existing public drainage and utility easement. The property is legally described as Lot 8, Block 3, Bluff Creek Estates 1st Addition. Since the improvements encroach within the easement that covers an active public utility, an Encroachment Agreement (EA) is needed to document that the property owner is fully responsible for any replacement of improvements due to city maintenance activities.

**DISCUSSION**

The attached EA was drafted by the City Attorney's office and is signed by the property owner. Upon city approval and execution, the EA will be recorded against the property.

**BUDGET**

N/A

**RECOMMENDATION**

Staff recommends City Council approve the Encroachment Agreement.

**ATTACHMENTS**

[1773 Valley Ridge Trail S Encroachment Agreement](#)