

City Council Agenda Report for 6/22/16: Preliminary Plat for Snow Canyon Estates Subdivision, phase 2 located at the NE corner of Lava Cove Drive and Little League Drive. Kent Frei, applicant.

Background: The applicant, Mr. Kent Frei, property owner, has decided to plat 6 single family lots at the NE corner of Lava Cove Drive and Little League Drive, rather than pursue townhome units as previously proposed. The property is zoned R-1-10 and all lots meet the 10,000 sq ft minimum lot size requirement.

Hillside Review Board Recommendation. The rear portion of the lots have an uphill slope and these lots were part of the Hillside Board consideration when the entire project was considered by the Board in 2015. **The developer, Mr Frei will need to provide a storm drainage solution similar to the phase 1 subdivision to prevent uphill lots from draining water onto the lower lots. This may require a retaining wall along the rear property line of the 6 lots in this proposed phase 2 (?).**

Storm Drainage: See the separate report on storm water drainage for the phase 1 area prepared by Todd Olsen, Bowen & Collins Engineers, and contract City Engineer.

Other Issues: To the east of Lot 1 along Little League Drive is small stretch of sloping property that will be difficult for any owner to use due to the slope. **It is recommended that the property (or at least a portion of it) be included in Lot #1 to the west since it seems more likely that the lot 1 owner will be more likely to utilize and maintain the property than the lot owner uphill.**

Also, the street improvements (curb, gutter,& sidewalk) must be made along the north side of Little League Drive to the city boundary with St George City.

PC Action: The PC recommends approval of the preliminary plat for the 6 lot subdivision with the recommendation that the remnant property (all or a portion) to the east of lot #1 be attached to lot #1 (rather than the uphill lot), and that the road improvements (curb, gutter & sidewalk) be installed along the north side of Little League Drive to the boundary with St George City.