

City Council Agenda Report for 7/27/16: Final Plat for Snow Canyon Estates Subdivision, phase 2 with 6 lots 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: Per PC & CC recommendation, the remnant property along Little League Drive has been included in Lot #1.

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

PC Action: PC recommends approval of the Final Plat as presented.