Ivins City Staff Report
Planning Commission Meeting 12/19/23

Agenda Item: Preliminary Plan Report for The Retreat at Snow Canyon-west of West, located at approximately Puerto Drive and 400 South. SITLA-Owner. EWD, LLC/Jerry Miyahara-Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: TRC and Sensitive Lands Committee has reviewed, and Staff recommends approval.

DISCUSSION: The Retreat at Snow Canyon-West of West (Phases 5 through 7) consists of a total of 98 lots on approximately 30.5 acres. The land use is medium density and low density residential. The property is zoned RE-37 (Residential Estates, minimum lot size 37,000 sq ft.), R-1-10 (Single Family Residential, minimum 10,000 sq ft.), R-1-7.5 (Singe Family Residential, minimum lot size 7,500 sq ft) and RM (Residential Multi-Family District). All zones are allowed for RMU, Medium-Density and Low-Density Residential land uses. The proposed density and use is consistent with the land use and zoning. Staff gave guidance on what is required for the Preliminary Plan. TRC reviewed on 12/5/23. TRC addressed a roundabout, open space, trench drain and retaining walls. The Sensitive Lands met on 11/29/23. Phase 1-7 have been recommended for approval by Sensitive Lands.

PURPOSE OF THE PRELIMINARY PLAN: A Preliminary Plan application is the second step in the subdivision process. Its purpose is to show Staff and the Planning Commission that the application has been reviewed to make sure it conforms to the zoning, and subdivision code requirements and to verify utilities and grading before preparing the final mylar for signature and recording. Property address, certified legal description prepared by a Utah licensed surveyor, acreage, dimensions and tax identification number were reviewed, as well as;

Existing streets (with names) and right of way widths, buildings, culverts, bridges, waterways, irrigation ditches and systems, wells, springs, utilities, fencing, easements, rights of way, flood boundary, surface watercourse features, geologic hazards, parks, trails, open space, storm drain and sanitary sewer systems, topography (contours at maximum 2 foot intervals), survey monuments, section lines, other features and infrastructure on or adjacent to the property or as requested by the city manager, city engineer or other appropriate city staff member;

Proposed subdivision boundary and dimensions, streets (with names and widths), lot layout, lot sizes and dimensions, phasing, gross lot density, curbs, gutters, park strips and landscaping, waterways, demolition, sidewalks, fencing, easements, parks, trails, open space, public land dedications, storm and subsurface drainage systems, detention areas and potential flood boundary, sanitary sewer system, utilities, soil erosion and sedimentation control plan and any other infrastructure or improvements on or adjacent to the property and any other information requested by the city manager, city engineer or other appropriate city staff member;

"Preliminary grading plan", as defined in chapter 2 definitions of title 15, Subdivision Regulations, and in accordance with the standard specifications;

Preliminary landscaping plan; Preliminary lighting plan; The acreage and legal description of the area to be subdivided; and

All property lines of adjacent properties within one hundred fifty feet (150') of the boundary of the proposed subdivision with the names of the owners and the parcel tax identification numbers. (Ord. 2016-02, 2016) as well as a draft Development Agreement.

FINDINGS AND ANALYSIS:

- The preliminary plan application is complete.
- The subdivision complies with City ordinances by obtaining and satisfying any documentation requested by city engineer or other appropriate city staff member regarding agreements with adjacent owners, agreements for the provisions of utilities and easements, encumbrances, traffic impacts, and compliance with federal, state and local requirements.
- TRC reviewed on 12/5/23 and recommends approval. They identified and addressed a roundabout, open space, trench drain and retaining walls.
- Sensitive Land Committee met on 11/29/23 and provided their list of recommendations to Planning Commission and City Council:
    - No disturbance within 20' offset areas of the Class C Ridgeline. Portions of the lots may overlap the no disturbance zone if appropriately labeled on the plat and an additional 10 foot setback is established.
    - Retaining walls adjacent to the ridgeline should be made of stacked rock, matching the color of native rock.
    - Fill slopes should be covered with gravel mulch, matching native soils.
    - Flop access driveway of lots 97 through 99 to east side of lots to line up with the driveway of lots 146 and 147.
    - Where the new road cuts through the east end of the Class C ridgeline, minimize disturbance and use a stacked rock wall if necessary.

SUPPORT MATERIALS:

- Application
- Land Use Map
- County Map
- Preliminary Plan/Vicinity map

Respectfully Submitted: _____

Mike Haycock, Building & Zoning Administrator

Content Review: _____

Dale Coulam, City Manager