



Legislation Details (With Text)

File #: 18-396 **Version:** 1 **Name:**
Type: Resolution **Status:** Agenda Ready
File created: 10/16/2018 **In control:** Town Council
On agenda: 10/25/2018 **Final action:**
Title: Adoption of Resolution Number 2018-25; Modification of Drainage Easement located at 6055 N. Nauni Valley Drive (Assessor's Parcel Number 169-44-040)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Application, 2. Vicinity & Aerial, 3. Narrative, 4. Resolution 2018-25, 5. Nauni Valley Ranch 7 Replat, 6. Drainage Report, 7. Drainage Easement Agreement

Date	Ver.	Action By	Action	Result
10/25/2018	1	Town Council	Adopted	Pass

TO: Mayor Collins and Town Council Members

FROM: Brian Dalke, Interim Town Manager
Dawn-Marie Buckland, Deputy Town Manager
Jeremy Knapp, Community Development Director
George Burton, Planner

DATE: October 25, 2018

DEPARTMENT: Community Development

AGENDA TITLE:

Adoption of Resolution Number 2018-25; Modification of Drainage Easement located at 6055 N. Nauni Valley Drive (Assessor's Parcel Number 169-44-040)

Town Value(s):

- ☒ Primarily one-acre, residential community
- ☐ Limited government
- ☐ Creating a sense of community
- ☐ Partnerships with existing schools and resorts to enhance recreational opportunities
- ☐ Improving aesthetics/creating a brand
- ☐ Preserving natural open space

The proposed improvements are consistent with Section 2.1.3 of the Town's General Plan which promotes development in the Town that is in harmony with the natural and built environments at both the community and neighborhood levels.

RECOMMENDATION:

Adopt Resolution 2018-25.

REQUEST:

The applicant is requesting a replat in order to modify the existing drainage easement.

BACKGROUND:

History and Scope of Request

6055 N. Nauni Valley Drive was created via a lot split on June 20, 2018. The existing parcel was subdivided into two properties and platted as Nauni Valley Ranch 6. During that lot split process, a drainage easement was recorded in accordance with the requirements of the Town Code relating to maintaining drainage channels. However, due to modifications made to the Town's Storm Drainage Design Manual the owner desires to modify the drainage channel in order to have greater development opportunities for the lots. The drainage easement changes requested by the owner are shown in attachments hereto. In addition to modifying the existing Drainage Easement Maintenance Agreement for the lots, the applicant will also need to file a replace to reflect the changes in the drainage easement area.

The new plat, Nauni Valley Ranch 7, illustrates the location and boundaries of the existing and proposed drainage easements. The applicant also provided a drainage report identifying the drainage patterns and calculations for the property. The proposed drainage easement meets the Town Code and Town's Storm Drainage Design Manual requirements.

Since easements are a permanent interest in land, only the Town Council can approve the abandonment or modification of such permanent interests. As a result, Resolution 2018-25 will authorize the modification of the drainage easement (essentially abandoning the existing drainage easement and replacing it with a new drainage easement).

ATTACHMENT(S):

1. Application
2. Vicinity Map & Aerial Photo
3. Narrative
4. Resolution 2018-25
5. Nauni Valley Ranch 7 Plat
6. Drainage Report
7. Drainage Easement Maintenance Agreement