Ivins City Staff Report
Planning Commission Meeting 05/13/14

Agenda Item: Concept Plan Report for Posovi Subdivision Phase 3 located near Uwan and Talatawi roads. Kayenta Homesites/RT Marten, owner, and Lance Anderson, applicant

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: No action is required for concept plans

BACKGROUND: The Posovi Subdivision Phase 3 consists of 13 lots on a total acreage of 21.08. The property is zoned RE-43 (Residential Estates, minimum 43,000 sq ft).
The TRC reviewed this plan on May 8, 2014 and provides the following comments:
1. The plan exceeds maximum distances for dead end /cul-de-sac (exceeds 750').
2. The concept plans includes a slope analysis and it appears that nine (9) lots are in sensitive lands.
3. The Sensitive Lands Committee will be reviewing this plan on May 13, 2014 and a verbal report will be given at the Planning Commission and City Council Meetings.
4. The Preliminary Plan will require Lot Averaging Overlay to allow lot 560 (less than 43,000 sq ft)

FINDINGS AND ANALYSIS:

- Application is complete
- Cul-dc-sac exceed maximum allowed
- Will require review by Sensitive Lands Committee
- Preliminary Plan will require Lot Averaging Overlay

SUPPORT MATERIALS:

- Application
- Concept Plan/Vicinity map

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager