# Ivins City Staff Report
# City Council Meeting 05/15/14

**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 City Council 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-de-sac exceeds 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

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| Rec'd By: | KBC |
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# CONCEPT PLAN APPLICATION

**Please print clearly above the line.**
**If the application and checklist are not complete, the application will be returned to the applicant.**

**Fee: $500 + $12 per lot**

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|---|---|
| Posoui Subdivision Phase 3<br>Subdivision Name | Kayenta Community Development<br>Applicant/Agent |
| I-7-1-24-1201<br>Tax ID | 668-7420<br>Phone Fax |
| Kayenta Homesites / RT Marten<br>Property Owner | Near Uwan and Talatawi<br>Address of subject property |
| 900 N Kayenta Parkway<br>Address of Property Owner | 21.08 13 RE-43<br>Acreage Lots Zone |

## APPLICANT AFFIDAVIT

I, Lance Anderson, **do hereby say that I am the owner/agent of the subject property of this application. The statements, information, exhibits and any and all plans herein or attached or submitted present the intentions of the applicant and are in all respects true and correct to the best of my knowledge and belief. I do hereby agree to pay all adopted and customary fees of Ivins City relating to this application.**

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|---|---|
| **Signature of applicant** | **Date** 4-7-14 |
| **Signature of property owner** | **Date** 4-7-14 |
| **Date received:** | **Application complete:** |
| **Signature of Building and Zoning Administrator** | **Date** 4/28/14 |