Ivins City Staff Report
City Council Meeting 09/18/14

Agenda Item: Public Hearing on the Planning Commission's recommendation to approve a Proposed Class V. Conditional Use Permit for a Resort Hotel located approximately 1000 Tuacahn Drive, Parkway Partners, LC, owner, and Stanley R. Castleton, agent

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended City Council Action: Staff recommends approval.

BACKGROUND: The Sentierre Resort property is zoned RC (Resort Commercial). All the proposed uses are allowed as per the definition of a 'Resort' as listed in 16.33.102-Table of Uses, Non Residential Uses.

The "Conditional Use Permit List of Conditions" (see attached copy), has been prepared to ensure that "Sentierre Resort" complies with all applicable Land Use Ordinances and regulations, as well as substantially complying with the applicants presentation materials. This list of conditions represents the TRC's recommendation to the Planning Commission and City Council.

The Sensitive Lands Committee review (see attached copy) includes comments from Utah State Geologist, Bill Lund, regarding the rock fall. This report should provide the Planning Commission and City Council with the necessary information needed to make an informed decision on the proposed "Rock Fall Mitigation Plan."

Planning Commission Recommendation: Following its Public Hearing, the Planning Commission made some minor changes to the proposed 'List of Conditions' and then made a unanimous recommendation for approval.

FINDINGS AND ANALYSIS:

- Application is complete

SUPPORT MATERIALS:

- Application
- Vicinity Map
- Neighborhood Notice
- Site Plan
- Sensitive Lands Committee Report
- Conditional Use Permit List of Conditions
- Planning Commission's Minutes 9/2/14

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager