Ivins City Staff Report
Planning Commission Meeting 08/18/15

Agenda Item: Concept Plan Report for Silver Sage Subdivision located on the south side of Center Street at approximately 495 W. and Center. Ivins. Development Solutions-Applicant.

Submitted by: Kevin Rudd, Building & Zoning Administrator

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

BACKGROUND: The Silver Sage Subdivision consists of 25 lots on a total acreage of 11.19 acres. The zoning of this property is RE-15 (Single Family Residential, minimum 15,000 sq ft). This is a conventional subdivision with a 'Lot Averaging Overlay." The proposed improvements and lots appear to be in compliance with city ordinances and the 'Lot Averaging Overlay' requirements.

The TRC reviewed this plan on August 13, 2015.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed lots and improvements appear to be in compliance with City Ordinances.

SUPPORT MATERIALS:

- Application
- Concept Plan/Vicinity map

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager