Ivins City Staff Report
Planning Commission Meeting 8/18/15

Agenda Item: A Public Hearing on a proposed amendment to the Conditional Use Permit for "Encanto Resort", located on north side of Snow Canyon Parkway at approximately 1380 E. Walt Plumb-Applicant.

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff recommends approval

BACKGROUND: This amendment proposes to change the buildings from two story eight unit condominiums to single story two unit buildings. The total number of units have been reduced from 80 units to 60 units. The layout of the development is the same as the condo layout. These units have a larger main living area and a smaller attached casita. Both units are provided with an enclosed garage. These units will provide more flexibility and rental options. This amendment will significantly reduce the visual impact along Snow Canyon Park Way.

FINDINGS AND ANALYSIS:

- Application is complete.
- TRC has reviewed the application and recommends approval.

MATERIALS:

- Application
- Site Plan
- Building elevations
- Floor plan

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager