# Ivins City Staff Report
# City Council Meeting 11/5/15

**Agenda Item:** Discuss and Consider Approval for Silver Sage Subdivision Preliminary Plan with a Lot Averaging Overlay, located on the south side of Center Street at approximately 495 W., Ivins. Development Solutions-Applicant. LeGrand Hafen and Douglas Hafen-Owner

**Submitted by:** Kevin Rudd, Building & Zoning Administrator

**Recommended Planning Commission Action:** Staff recommends approval.

**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 are in compliance with city ordinances and the 'Lot Averaging Overlay' requirements.

The TRC reviewed this plan on September 17, 2015.
Planning Commission held their Public Hearing and recommended to the City Council on October 13, 2015.

**FINDINGS AND ANALYSIS:**

- Application is complete.
- The proposed lots and improvements are in compliance with City Ordinances.

**SUPPORT MATERIALS:**

- Application
- Preliminary Plan/Vicinity map
- Lot Averaging Summary

Respectfully Submitted: Kevin Rudd
Kevin Rudd, Building & Zoning Administrator

Content Review:
Dale Coulam, City Manager