Ivins City Staff Report
City Council Meeting 1/21/16

Agenda Item: A Public Hearing on the Planning Commission recommendation to approve the proposed Preliminary Plat for Encanto Resort, located on a 10.8 acre parcel at approximately 1380 East Snow Canyon Parkway, on the north side of Snow Canyon Parkway. Walter Plumb-Applicant. Plumb Holdings LLC-Owner.

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff recommends approval.

BACKGROUND: Encanto Resort consists of 30 lots on 10.8 acres. The Conditional Use Permit is for hotel/condo short term rentals. The TRC has reviewed the preliminary plan and found it in compliance with the approved CUP and recommends approval conditioned on approval of the Development Agreement by the City Council prior to final plat. As part of that development agreement, there will be the requirement that these are hotel/condos, and that all units will be part of a rental pool.

PLANNING COMMISSION RECOMMENDATION: Following the public hearing the Planning Commission unanimously voted the recommend approval finding that the preliminary plan was in compliance with Conditional Use Permit, with the condition of the Development Agreement being approved prior the final plat approval.

FINDINGS AND ANALYSIS:

- Application is complete.
- The TRC reviewed the plan on December 17, 2015 and recommends approval conditioned on the City Council approval of the Development Agreement prior to final plat. As part of that development agreement, there will be a conditional use that these are hotel/condos, and that all units will be part of a rental pool.
- The Planning Commission recommends approval as per TRC recommendation.

SUPPORT MATERIALS:

- Application
- Preliminary Plat

Respectfully Submitted: Ken Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager

IVINS CITY
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IVINS CITY PAID DEC 14 2015

Rec'd By:	JC.
Filing Fee:	$ 1127.00
Receipt #:	165454
Date:	12-14-15
Code: 403	

PRELIMINARY 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 + $20 per lot plus ($1,127.00)
Mailing Fee: $.75 per mailing label

Encanto Resort	Walter Plumb
Subdivision Name	Applicant/Agent
I-6-2-4-1402	801 243-3844
Tax ID	Phone Fax
Plumb Holdings LLC	10.8 30 Resort Comm
Property Owner	Acreage Lots Zone
90 S. 400 W. Ste 360, SLC, UT 84101	Snow Canyon Parkway & Red Mountain
Address of Property Owner	Address of subject property

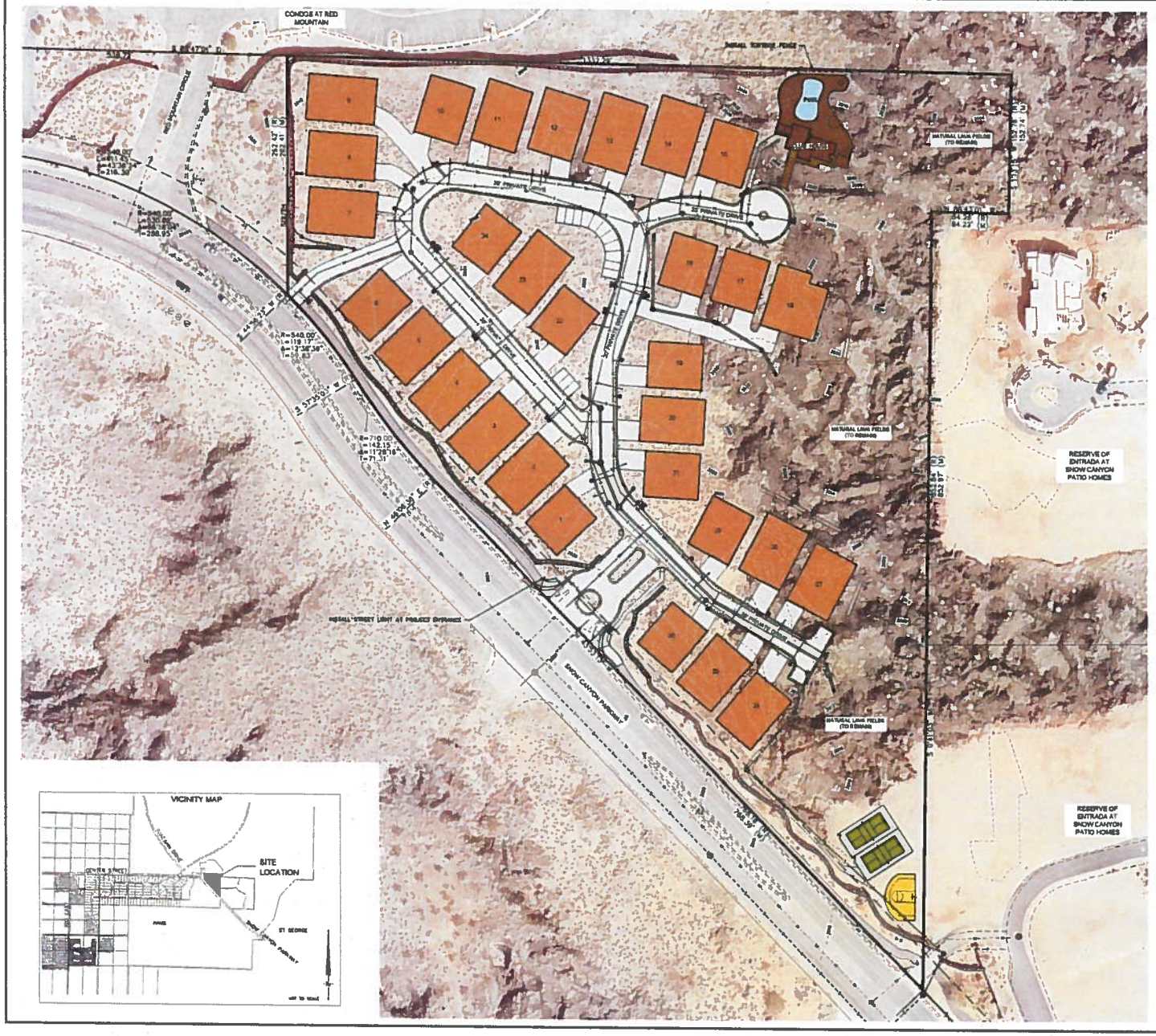
APPLICANT AFFIDAVIT

I, Walter Plumb, **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.**

Walter J Plumb Walter Plumb 12/08/15
Signature of applicant **Date**

Walter J Plumb 12/08/15
Signature of property owner **Date**

Date received: Kevin Rudd **Application complete:** 12/14/15
Signature of Building and Zoning Administrator **Date**



GRAPHIC SCALE

LEGEND

- PROJECT BOUNDARY
- PROPOSED DRIVE ACCESS
- EXISTING 30' WIDE EASEMENT
- EXISTING WATER LINE
- PROPOSED 8" WATER LINE
- EXISTING SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING STREET LIGHT
- EXISTING POWER / UTILITY LOCATION

TYPICAL UNIT

30'

60' OR 70'

UNITS HAVE 30'x20' DRIVEWAYS TYPICAL

LEGAL DESCRIPTION
14-3-4-1402

BEGINNING AT A POINT WHICH LIES SOUTH 89°49'01" EAST 132.91 FEET ALONG THE SECTION LINE AND NORTH 38.79 FEET FROM THE NORTH QUARTER (NQR) CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 41°57'31" WEST 112.83 FEET; THENCE SOUTH 89°49'01" EAST 1332.39 FEET; THENCE SOUTH 1°13'49" WEST 152.24 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 4; THENCE NORTH 89°49'01" WEST 84.28 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SECTIONAL LOT 1 OF SAID SECTION 4; THENCE SOUTH 0°41'29" WEST 852.84 FEET ALONG THE EAST LINE OF SAID LOT 1 TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SNOW CANYON PARKWAY; THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING FOUR COURSES: NORTH 45°39'13" WEST 765.16 FEET TO THE POINT OF A 710.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°29'46", A DISTANCE OF 142.15 FEET TO THE POINT OF A REVERSE CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 37°50'33" WEST 548.00 FEET DISTANT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°19'04", A DISTANCE OF 336.92 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°49'01" WEST 167.39 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF PROPERTY LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY OF SNOW CANYON PARKWAY A BEARING ON THE OFFICIAL PLAT THEREOF BASE POINT BEING LOCATED SOUTH 89°49'01" EAST ALONG THE SECTION LINE 1652.69 FEET AND NORTH 38.79 FEET FROM THE NORTH QUARTER CORNER OF SECTION 4, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 84°52'14" WEST 113.80 FEET; THENCE SOUTH 89°49'01" EAST 328.72 FEET; THENCE SOUTH 38.43 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SAID SNOW CANYON PARKWAY, SAID POINT BEING ON A 548.00 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 44°39'30" WEST 548.00 FEET DISTANT; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY 111.46 FEET; THENCE NORTH 89°49'01" WEST ALONG SAID RIGHT OF WAY 167.34 FEET TO THE POINT OF BEGINNING.

PROJECT INFO
PROJECT THEME: SINGLE HOME RENTAL PROJECT
ZONING: RESORT COMMERCIAL
TOTAL AREA: 13.8 ACRES
TOTAL UNITS: 30
DENSITY: 2.8 DU/AC
PRIVATE DRIVES
PARKING
PROVIDED: 30 GARAGES + 30 DRIVEWAYS
14 STALLS

OWNER
GP NINE HOMES & LAND LC
WALTER PLUMB
90 SOUTH 400 WEST, SUITE 360
SALT LAKE CITY, UT 84101
801-466-4140

ENCANTO RESORT

BUSH & GUDGELL, INC.
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www.bushandgudgell.com

ENCANTO RESORT
PRELIMINARY PLAN
LOCATED IN IVINS, UT

SHEET 1 OF SHEETS