Ivins City Staff Report
City Council Meeting 2/16/17

Agenda Item: Public Hearing on the Planning Commission's recommendation of approval for Preliminary Plan for Red Desert Subdivision located at approximately 350 North to 600 East Ivins Roush Enterprises, LLC-Owner/Applicant.

Submitted by: Dale Coulam-City Manager/Attorney

Recommended City Council Action: Planning Commission and Staff recommend approval.

BACKGROUND: The Red Desert Subdivision consists of 18 lots on a total acreage of 9.67. The property is zoned 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.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed lots and improvements appear to be in compliance with City Ordinances.
- TRC Reviewed 1/19/16
- Planning Commission Public Hearing was held 1/31/17.

SUPPORT MATERIALS:

- Application
- Preliminary Plan/Vicinity map

Respectfully Submitted:

Dale Coulam-City Manager/Attorney

IVINS CITY
55 N. Main St. Ivins, UT 84738
Tel. 435-628-0606 Fax 435-674-5486
www.ivins.com

IVINS CITY DEC 28 2016 PAID

Rec'd By:	KBC
Filing Fee:	$
Receipt #:	208619
Date:	
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 x 18) = $860.00
Mailing Fee: $.75 per mailing label x 36 = $27.00
$887.00

RED DESERT
Subdivision Name

I-SB-18-C, I-SB-18-B-1 & I-SB-18-D-1
Tax ID

ROUSH ENTERPRISES, LLC
ROBERT ROUSH, MGR
Property Owner

PO BOX 492
BOUNTIFUL UT 84010
Address of Property Owner

RED EARTH DEVELOPMENT
ROBERT ROUSH, PRESIDENT
Applicant/Agent

801-201-8981
Phone ~~Fax~~

9.7 Acreage | 18 Lots | RE-15 Zone

APPROX 400 E TO 600 E & 350 N TO 400 N
Address of subject property

APPLICANT AFFIDAVIT

I, ROBERT ROUSH 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.

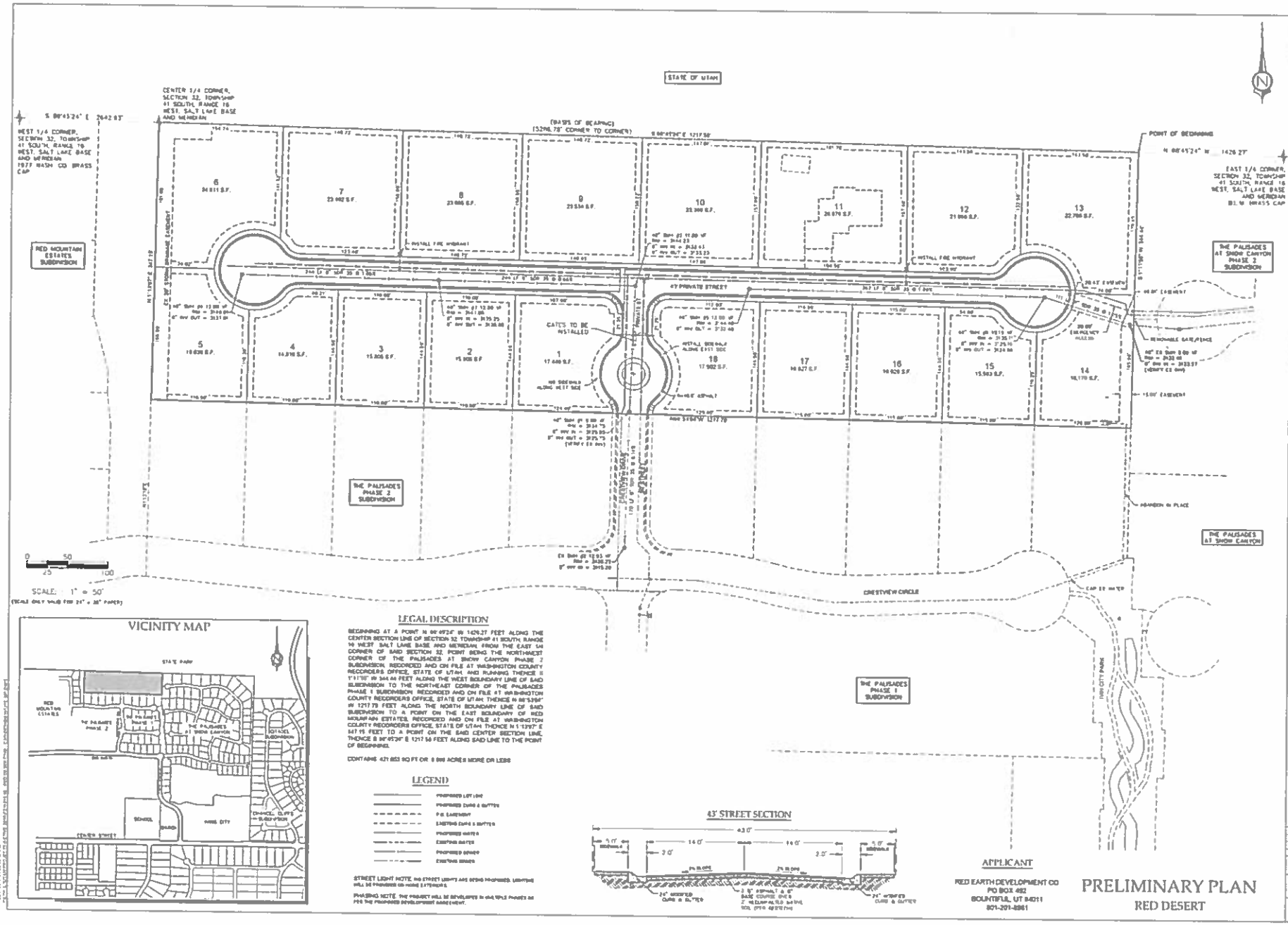
Robert Roush — 12/22/2016
Signature of applicant **Date**

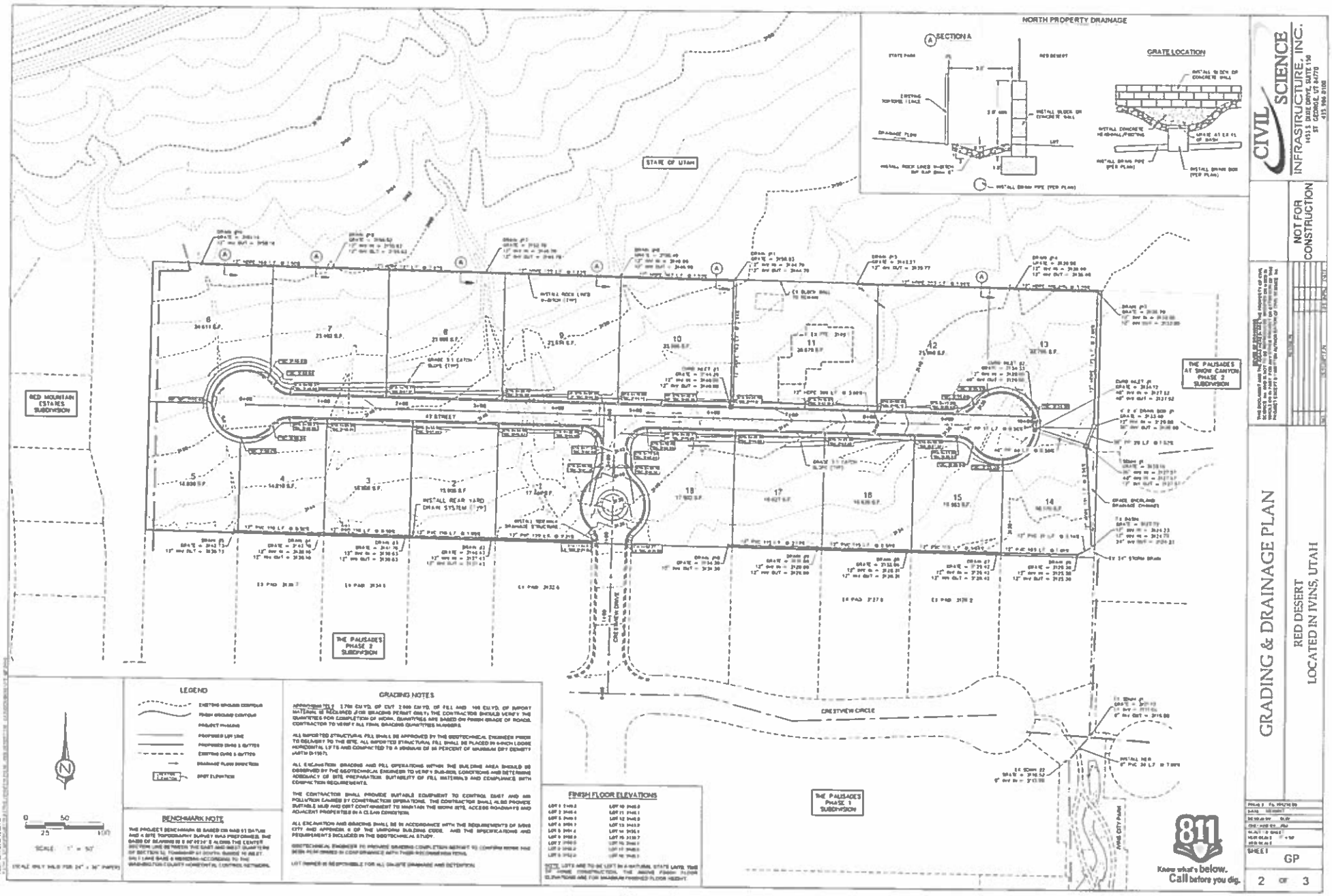
Robert Roush — 12/22/2016
Signature of property owner **Date**

12/28/16
Date received:

Application complete:

Signature of Building and Zoning Administrator 12/28/16 **Date**


STATE OF UTAH
CENTER 1/4 CORNER, SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN
WEST 1/4 CORNER, SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN 1977 WASH CO BRASS CAP
POINT OF BEGINNING
EAST 1/4 CORNER, SECTION 32, TOWNSHIP 41 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN BEARS N 89°45'24" W 1426.27' BRASS CAP
RED MOUNTAIN ESTATES SUBDIVISION
THE PALISADES AT SNOW CANYON PHASE 2 SUBDIVISION
THE PALISADES PHASE 2 SUBDIVISION
THE PALISADES PHASE 1 SUBDIVISION
47' PRIVATE STREET
GATES TO BE INSTALLED
CRESTVIEW CIRCLE
MEADOW LN PLACE
SCALE: 1" = 50'
VICINITY MAP
LEGAL DESCRIPTION
BEGINNING AT A POINT N 89°45'24" W 1426.27 FEET ALONG THE CENTER SECTION LINE OF SECTION 32 TOWNSHIP 41 SOUTH RANGE 16 WEST SALT LAKE BASE AND MERIDIAN FROM THE EAST 1/4 CORNER OF SAID SECTION 32, POINT BEING THE NORTHWEST CORNER OF THE PALISADES AT SNOW CANYON PHASE 2 SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH, AND RUNNING THENCE S 1°11'36" W 344.44 FEET ALONG THE WEST BOUNDARY LINE OF SAID SUBDIVISION TO THE NORTHEAST CORNER OF THE PALISADES PHASE 1 SUBDIVISION RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE N 88°53'06" W 1217.79 FEET ALONG THE NORTH BOUNDARY LINE OF SAID SUBDIVISION TO A POINT ON THE EAST BOUNDARY OF RED MOUNTAIN ESTATES, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE N 1°13'57" E 347.15 FEET TO A POINT ON THE SAID CENTER SECTION LINE; THENCE S 89°45'24" E 1217.56 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.
CONTAINS 421,853 SQ FT OR 9.686 ACRES MORE OR LESS
LEGEND
43' STREET SECTION
APPLICANT
RED EARTH DEVELOPMENT CO
PO BOX 462
BOUNTIFUL, UT 84011
801-201-8861
PRELIMINARY PLAN
RED DESERT
CIVIL SCIENCE
INFRASTRUCTURE, INC.
NOT FOR CONSTRUCTION
PRELIMINARY PLAN
RED DESERT
LOCATED IN IVINS, UTAH
SHEET
PREPLAN
1 OF 3



CIVIL SCIENCE
INFRASTRUCTURE, INC.
1431 S DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.8100

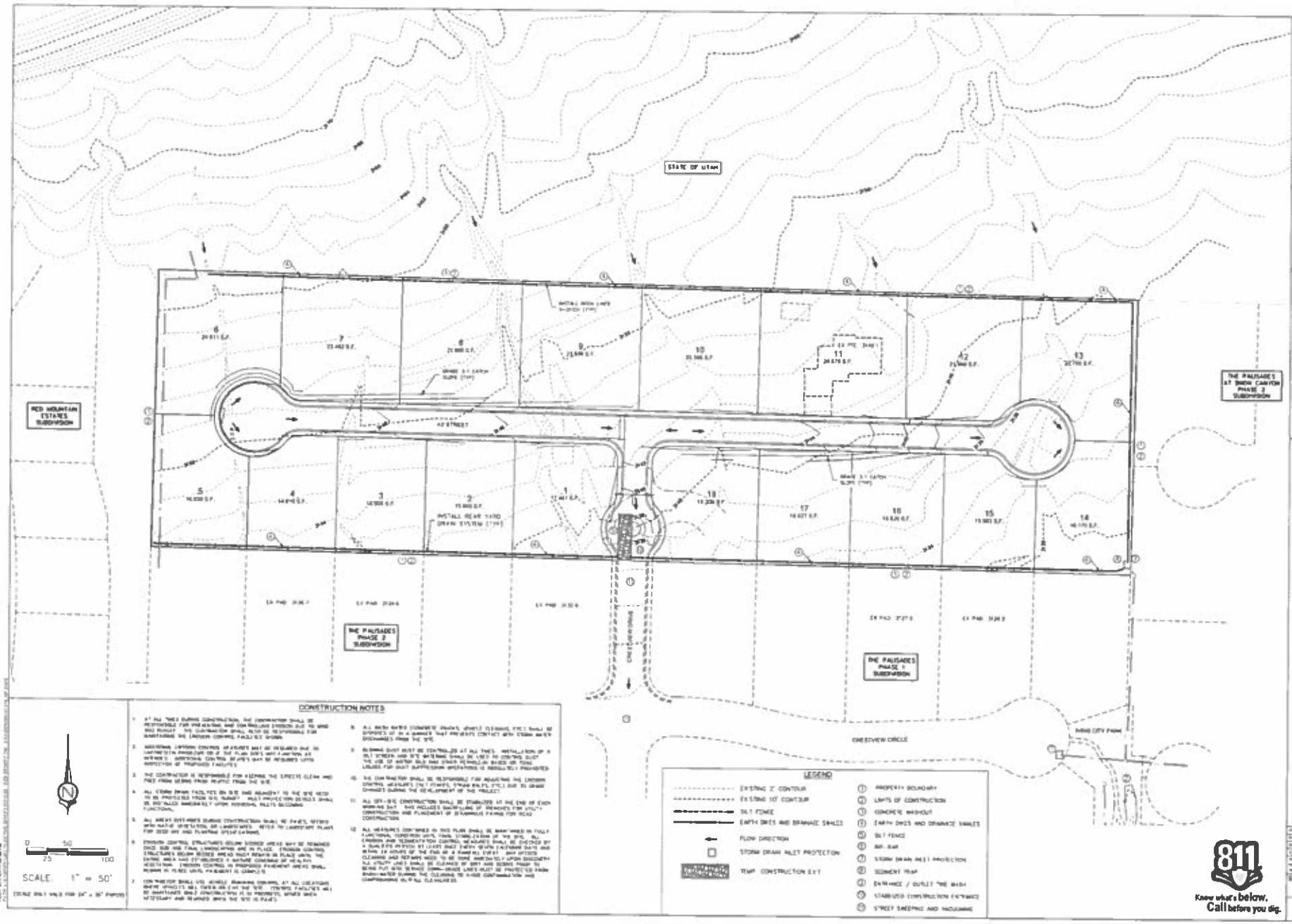
NOT FOR CONSTRUCTION

GRADING & DRAINAGE PLAN

RED DESERT
LOCATED IN IVINS, UTAH

SHEET
GP
2 OF 3

811
Know what's below.
Call before you dig.



CONSTRUCTION NOTES

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN CIRCUMSTANCES SUCH AS DURING PLAN REVIEW AND/OR AS DIRECTED BY THE CITY INSPECTOR. ADDITIONAL CONTROL MEASURES MAY BE REQUIRED UPON INSPECTION OF PROPOSED FACILITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS FROM TRAFFIC FROM THE SITE.
4. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SILT RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON REMOVAL INLETS BECOMING FUNCTIONAL.
5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX AND PLANTING SPECIFICATIONS.
6. EROSION CONTROL STRUCTURES SHOWN SHOULD AREAS MAY BE REMOVED ONCE SIDE HAS BEEN FINAL LANDSCAPED AND IN PLACE. EROSION CONTROL STRUCTURES SHOWN SHOULD AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERAGE OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
7. CONTRACTOR SHALL USE ADVISED SWPPP DRAWINGS AT ALL LOCATIONS WHERE UPDATES WILL OVERRIDE (BUT NOT SUPERSEDE) CONTROL FACILITIES WILL BE MAINTAINED SHALL CONSTRUCTION PLAN PROVIDERS, WHERE SUCH NOTES EXIST AND REQUIRED DURING THE SITE IS PLATTED.
8. ALL WASH WATER (CONCRETE WASHOUT, DRUM CLEANING, ETC.) SHALL BE DISPOSED OF IN A DESIGNATED SWPPP PROPERTY CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.
9. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT SCREEN AND SITE WATERING SHALL BE USED TO CONTROL DUST. THE USE OF WATER TRUCK AND STREET SWEEPING AS NEEDED OR TOTAL LIQUIDS FOR DUST SUPPRESSION APPLICATIONS IS STRICTLY PROHIBITED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
11. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF ROADWAY FILL FOR ROAD CONSTRUCTION.
12. ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY A QUALIFIED PERSON AT LEAST ONCE EVERY FOURTEEN (14) DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY SEDIMENT CLEANING AND REPAIRS NEED TO BE DONE IMMEDIATELY UPON DISCOVERY. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT INTO SERVICE (STORM DRAIN LINES MUST BE PROTECTED FROM ENDANGERING WATER DURING THE CLEANING TO AVOID CONTAMINATION AND CONSEQUENCE OF FULL CLEANLINESS).

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- SILT FENCE
- EARTH DIKES AND DRAINAGE SWALES
- FLOW DIRECTION
- STORM DRAIN INLET PROTECTION
- TEMP. CONSTRUCTION EXIT

1. PROPERTY BOUNDARY
2. LIMITS OF CONSTRUCTION
3. CONCRETE WASHOUT
4. EARTH DIKES AND DRAINAGE SWALES
5. SILT FENCE
6. INLET BOX
7. STORM DRAIN INLET PROTECTION
8. SEDIMENT TRAP
9. ENTRANCE / OUTLET TIRE WASH
10. STABILIZED CONSTRUCTION ENTRANCE
11. STREET SWEEPING AND VACUUMING

SCALE: 1" = 50'

Know what's below. Call before you dig. 811

CIVIL SCIENCE INFRASTRUCTURE, INC.
1413 S 1040 DRIVE, SUITE 150
ST. GEORGE, UT 84770
435 986 0100

NOT FOR CONSTRUCTION

EROSION & DUST CONTROL PLAN

RED DESERT
LOCATED IN IVINS, UTAH

SHEET
EC
3 OF 3