# Ivins City Staff Report
# Planning Commission Meeting 7/18/17

**Agenda Item:** Public Hearing for Preliminary Plan for Fremont at Snow Canyon located at approximately 100 West Center Street RDM Land and Development-Applicant. Fremont at Snow Canyon, LLC-Owner.

**Submitted by:** Mike Rodriguez-Building and Zoning Administrator

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

**BACKGROUND:** The Fremont at Snow Canyon Townhouse project is located on Center Street and 100 West consisting of 30 townhome units in 8 separate buildings on a total of 2.41 acres. The property is zoned MF (Multi-Family). The proposed improvements in the Preliminary Plan have been reviewed by staff and 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 7/6/17

**SUPPORT MATERIALS:**

- Application
- Preliminary Plan/Vicinity map

Respectfully Submitted:

Mike Rodriguez-Building and Zoning Administrator

Content Review:

Dale Coulam-City Manager/Attorney