Ivins City Staff Report
City Council Meeting 9/20/18

Agenda Item: Concept Plan Report for Snow Canyon Resort, 113.12 acres located at approximately the intersection of Puerto Drive and 400 South. SITLA-Owner. EWD, LLC-Applicant.

Submitted by: Mike Rodriguez, Building & Zoning Administrator

Recommended Action: No action is required for concept plans.

BACKGROUND: The proposed concept plan for the Snow Canyon Resort includes a total of 104 buildings consisting of 71 townhouse/condominiums, 24 multi-estate homes, 2 hotel buildings with 2 parking structures and 5 resort commercial buildings on a total acreage of 113.12 acres. The total number of available resort guest units in this concept plan is 1,035. The zoning of this property is currently RA-5 (Low Density Residential Agricultural – 5 Acre minimum) and the applicants will be applying for a concurrent land use and zone change.

The TRC reviewed this plan on 8/16/18.

FINDINGS AND ANALYSIS:

- Application is complete.
- TRC reviewed plan on 8/16/18.
- Planning Commission gave Concept Report on 9/4/18.

SUPPORT MATERIALS:

- Application
- Concept Plan/Vicinity map

Respectfully Submitted:

Mike Rodriguez, Building & Zoning Administrator

Content Review:

~~Dale Coulam, City Manager~~
Acting City Manager