Ivins City Staff Report
Planning Commission Meeting 6/4/19

Agenda Item: Concept Plan Report for the Black Desert construction/project information office, located at approximately Snow Canon Parkway and the Horse Roundabout across from the entrance to The Reserve at Entrada subdivision. Enlaw, LLC—Owner. Patrick Manning—Applicant.

Submitted by: Mike Rodriguez, Building & Zoning Administrator

Recommended Action: No action is required for concept plans

BACKGROUND: The Black Desert construction/project information office site is located on approximately ½ acre of the overall 70 acre site just south of the Horse Roundabout across from the Reserve at Entrada subdivision. The applicant is requesting to place three temporary modular offices to be used as a construction office, project information office and a storage facility. Construction permits have been issued for the construction of the Ranch Road north of Pioneer Parkway in Santa Clara and for the construction of a new water line into the site from St. George City. There will be a Class IV Conditional Use Permit submitted for consideration by the Planning Commission at a future public hearing. The proposed improvements have been reviewed by the TRC on May 30th 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 5/30//19.

SUPPORT MATERIALS:

- Application
- Concept Plan/Vicinity map

Respectfully Submitted:

Mike Rodriguez, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager