Ivins City Staff Report
Planning Commission Meeting 2/18/20

Agenda Item: Public Hearing to approve a Class IV Conditional Use Amendment for Black Desert Resort. Enlaw, LLC-Owner. Kent Bylund-Applicant.

Submitted by: Mike Rodriguez, Building & Zoning Administrator

Recommended Planning Commission Action: Staff has reviewed and recommends approval.

BACKGROUND: The Black Desert construction/project information office site is located on approximately ½ acre of the overall 70 acre site located along Snow Canyon Parkway just south of the horse roundabout across from the Reserve at Entrada subdivision. The applicant currently has an approved Class IV CUP to place three temporary modular offices being used as a construction office, project information office and a storage facility along with an improved temporary parking area. The applicant is requesting an amendment to the existing Class IV Conditional Use Permit to add additional road base and parking along with a temporary site built structure to house a golf simulator of the proposed golf course and secured parking for the side-by-side off road vehicle that is used to travel on the unimproved site. 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. The applicant has stated that additional development applications will be submitted in the near future for proposed resort commercial uses on the remainder of the site. The proposed improvements on this application have been reviewed by the TRC on 2/6/2020 and are 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 2/6/20

SUPPORT MATERIALS:

- Application
- Vicinity map

Respectfully Submitted:

Mike Rodriguez, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager