Ivins City Staff Report
City Council Meeting 7/16/20

Agenda Item: Discuss and consider a proposed Class V Conditional Use Permit Application for Black Desert Resort at Entrada, located at approximately Snow Canyon Parkway south of the horse roundabout. Enlaw, LLC-Owner. Patrick Manning-Applicant.

Submitted by: Mike Rodriguez, Building & Zoning Administrator

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

BACKGROUND: The Black Desert Resort at Entrada site is located on approximately an overall 247 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 buildings being used as a construction office, project information office and a shed with a golf simulator along with an improved temporary parking area on approximately ½ acre. The applicant is requesting a Class V Conditional Use Permit to develop a proposed resort hotel, golf course and related resort commercial uses on the remainder of the site. The proposed improvements on this application have been reviewed by the TRC on 6/25/2020 and staff has included recommended conditions for the project.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed lots and improvements appear to be in compliance with City Ordinances.
- TRC Reviewed 6/25/20
- Sensitive Lands Reviewed 6/16/20
- Planning Commission Recommendation to approve on 6/30/20

SUPPORT MATERIALS:

- Application
- Vicinity map
- List of Conditions

Respectfully Submitted:

Mike Rodriguez, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager