Ivins City Staff Report
City Council 12/17/20

Agenda Item: Planning Commission's recommendation to approve a proposed Class V Conditional Use Permit Amendment Application for Black Desert Resort at Entrada. Located at approximately 1630 E 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.

BACKGROUND: Construction activities for the Black Desert Resort project will be taking place in both Ivins City and Santa Clara City. Santa Clara City expressed concern that construction traffic for the Ivins City portion of the Black Desert Resort site would be traveling north from Pioneer Parkway and prefers that the truck traffic for Ivins City come an access point located in Ivins City. Black Desert Resort at Entrada is asking that all traffic for the purpose of construction activities taking place within the boundaries of each respective city will be serviced via roadways of that same city. Specific to Ivins City the construction entrance will be at the existing cut-out along Snow Canyon Parkway on the Ivins side west of the horse roundabout. This entry is best suited as to not damage the roundabout trying to make turns with large trucks into Black Desert.
The proposed improvements on this application have been reviewed by the TRC on 11/19/2020 and are in compliance with city ordinances. The Planning Commission held a public hearing on 12/1/20 and recommends that traffic come only off of Snow Canyon Parkway and not along Ivins City residential streets.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed lots and improvements appear to be in compliance with City Ordinances.
- TRC Reviewed 11/19/20
- Planning Commission held a Public Hearing and recommends approval with traffic coming only off of Snow Canyon Parkway and no residential streets.

SUPPORT MATERIALS:

- Application
- Vicinity map
- Narrative

Respectfully Submitted:

Mike Rodriguez, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager