Ivins City Staff Report
Planning Commission Meeting 5/18/21

Agenda Item: Public Hearing on a proposed Temporary Class IV Conditional Use Permit Amendment for Black Desert Resort at Entrada. Enlaw, LLC-Owner. Patrick manning-Applicant.

Submitted by: Cody Mitchell, 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 a Temporary Class IV CUP placing three temporary modular offices being used as a construction office, project information office and a storage facility along with an improved temporary parking area. In addition, the applicant has added a temporary site built structure to house a golf simulator and secured parking for the side-by-side off road vehicle that is used to travel on the unimproved site. The applicant is requesting an amendment to the existing Temporary Class IV Conditional Use Permit to add an additional 3000 square foot temporary structure. The proposed structure will house four model rooms to be used as a visual aid in coordinating size, fit and finish of the guestrooms proposed to be built in the future hotel. This structure will be completed with all of the electrical, plumbing, HVAC, furniture and finish decor to provide as-built guidance for the future hotel. The only utility provided to this structure will be power, no plumbing or waste lines will be connected, as this space is not built to be habitable. Along with this application the applicant would like to extend the length of the Temporary CUP to three years. 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 5/6/2021 and are in compliance with city ordinances.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed improvements appear to be in compliance with City Ordinances.
- TRC Reviewed 5/6/21

SUPPORT MATERIALS:

- Application
- Vicinity map

Respectfully Submitted:

Cody Mitchell, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager