Ivins City Staff Report
City Council Meeting 8/19/21

Agenda Item: Discuss and consider approval of a special exception to the 35' maximum height within the Resort Commercial (RC) Zone.

Submitted by: Cody Mitchell, Building & Zoning Administrator

Recommended Action: Staff does not make recommendations on zoning amendments. Planning Commission recommended approval with three ayes and a nay.

BACKGROUND: Black Desert Resort filed a special exception application to allow buildings in the proposed Resort Center to exceed the allowable commercial building height of 35' prescribed by 16.11.126 of the Zoning Ordinance. The ordinance as written requires the measurement to be taken from the natural or finished grade, whichever is lower, up to the highest point including screened roof mounted equipment, towers and/or stairways. Because the underground parking could be considered irrelevant, the applicant would like to only consider the height of the structures to be taken from natural grade. Measuring the exposed structural elements the project will exceed the maximum 35' height requirement in many areas. The highest point is proposed at 54' which is the measurement at the top of the elevator shaft. Please refer to the attachment submittal depicting the various heights of the resort center to clarify the request.

Staff has determined this meets the grounds to consider an application for a special exception as submitted. The elevations provided with the simulated drive by demonstration, the location and natural elevation of the proposed project site are also helpful.

FINDINGS AND ANALYSIS:

- Staff does not make recommendations on zoning amendments.
- Planning Commission recommended approval with three ayes and a nay.

SUPPORT MATERIALS:

- Exhibits

Respectfully Submitted: Cody Mitchell, Building & Zoning Administrator

Content Review: Dale Coulam, City Manager