Ivins City Staff Report
Planning Commission Meeting 9/14/21

Agenda Item: Public Hearing on a proposed Amended Class IV Conditional Use Permit for Sentierre Development and Construction Offices, located at approximately 800 North Tuacahn Drive. Padre Canyon Resort, LC-Owner. David Case-Applicant.

Submitted by: Cody Mitchell, Building & Zoning Administrator

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

BACKGROUND: The Sentierre development and construction office site located on approximately ½ acre of the overall 41.97 acres project site. The applicant is requesting the approval to allow for the continued use of three temporary office trailers which were previously permitted under a Temporary Class IV Use Permit. The applicant has re-evaluated the previously submitted project and has modified and amended the development agreement, preliminary plan, phasing, and means to finance the project to initiate a plan to move forward with the proposed development.

The proposed amendment has been reviewed by the TRC on 8/26/21. After the review of all the modified project information, TRC makes a recommendation to approve the application extending the temporary use one year.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed lots and improvements appear to be in compliance with City Ordinances.
- TRC Reviewed 8/26/21

SUPPORT MATERIALS:

- Application
- Vicinity map

Respectfully Submitted:

Cody Mitchell, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager