Ivins City Staff Report
Planning Commission Meeting 12/14/21

Agenda Item: Preliminary Plan Report for Black Desert Resort Phase 1. Enlaw, LLC—Owner. Patrick Manning—Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Planning Commission Action: Staff recommends approval.

BACKGROUND: Black Desert Resort Phase 1 Subdivision consists of 324 lots on a total acreage of 17.07. The property is zoned RC (Resort Commercial). The development agreement was approved by the Ivins City Council on 21st of October 2021. A special height exception was also passed by the Ivins City Council on the 7th of October 2021. The proposed improvements are in compliance with city ordinances. The Condominium sub division will occur at a future date.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed lots and improvements are in compliance with City Ordinances.
- TRC reviewed on 12/9/21.

SUPPORT MATERIALS:

- Application
- Preliminary Plan/Vicinity map

Respectfully Submitted:

Mike Haycock, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager