Ivins City Staff Report
City Council Meeting 12/16/21

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 10/21/21. A special height exception was also passed by the Ivins City Council on 10/7/21. The proposed improvements are in compliance with City ordinances. The condominium subdivision 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.
- Planning Commission held a public hearing and recommended approval on 12/14/21.

SUPPORT MATERIALS:

- Application
- Preliminary Plan/Vicinity map

Respectfully Submitted: _____
Mike Haycock, Building & Zoning Administrator

Content Review: _____
Dale Coulam, City Manager