Ivins City Staff Report
City Council Meeting 2/17/22

Agenda Item: Concept Plan Report for Vista Subdivision, located at approximately 145 West and 100 South. Sally Jensen-Owner/Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: No action is required for concept plans.

FINDINGS OF FACT: Vista Subdivision consists of a total of 3 lots on acreage of .94. The land use is medium density. The property is zoned R-1-10 (Single Family Residential, minimum 10,000 sq ft.), which is one of the zones allowed for medium density so the proposed density is consistent with the General Plan.

FINDINGS AND ANALYSIS:

- Application is complete.
- TRC reviewed the plan and identified utility, fire access and setback concerns that will be addressed on the Preliminary plan.
- Planning Commission reported on this Concept Plan on 2/15/22.

SUPPORT MATERIALS:

- Application
- Concept Plan/Vicinity map/aerial photo

Respectfully Submitted:

Mike Haycock, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager