Ivins City Staff Report
Planning Commission Meeting 3/15/22

Agenda Item: Concept Plan Report for Kwavasa Phase 2 Subdivision, located at approximately Evening Star Way. Kayenta Development-Owner/Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: No action is required for concept plans. This is an informational report only.

PURPOSE OF THE CONCEPT PLAN: A Concept Plan is the initial application to begin the subdivision process. Its purpose is to show Staff, the Planning Commission and City Council where the subject property is located and what the owner/developer is proposing. This is an opportunity for Staff to give some initial feedback to the owner/developer before they incur the costs of submitting a more detailed plan that is required for a Preliminary Plan application.

DISCUSSION: Kwavasa Phase 2 Subdivision Concept Plan consists of a total of 3 lots on 3.43 acres. The land use is low density residential. The property is zoned RE-43 with lot averaging (Single Family Residential estate, minimum 43000 sq ft.), which is one of the zones allowed for low density residential. The Zoning administrator determined that the application was complete and met the required zoning. Staff gave guidance on what is required for the Preliminary Plan. TRC reviewed the application on 3/1/22 and staff will report to City Council on 3/24/22. TRC identified drainage as a concern on the property and will need to be addressed. TRC also discussed the developer's intention on where the sewer was going to connect. Lot averaging is not required on these lots.

SUPPORT MATERIALS:

- Application
- Land Use Map
- County Map
- Concept Plan/Vicinity map

Respectfully Submitted: _____
Mike Haycock, Building & Zoning Administrator

Content Review: _____
Dale Coulam, City Manager