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

Agenda Item: Preliminary Plan Report for Black Desert North Estates Village Subdivision, located at approximately Snow Canyon Parkway and Splitrock Drive. Enlaw, LLC-Owner. Jared Madsen-Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: Staff Recommends approval.

DISCUSSION: As previously reported, Black Desert North Estates Village Subdivision consists of a total of 33 lots on 35.2 acres. The land use is low density residential. The property is zoned RE-20 and RE-37 (Single Family Residential, minimum 20,000 sq ft.) and RE-37(Single Family Residential, minimum 37,000 sq ft), which is one of the zones allowed for low density residential. The proposed density and use is consistent with the General Plan. The Preliminary Plan was reviewed on 3/1/22 and staff recommends approval.

PURPOSE OF THE PRELIMINARY PLAN: A Preliminary Plan application is the second step in the subdivision process. Its purpose is to show Staff and the Planning Commission that the application has been reviewed to make sure it conforms to the zoning, and subdivision code requirements and to verify utilities and grading before preparing the final mylar for signature and recording. Property address, certified legal description prepared by a Utah licensed surveyor, acreage, dimensions and tax identification number were reviewed, as well as:

Existing streets with right of way widths, buildings, culverts, bridges, waterways, irrigation ditches and systems, wells, springs, utilities, fencing, easements, rights of way, flood boundary, surface watercourse features, geologic hazards, parks, trails, open space, storm drain and sanitary sewer systems, topography (contours at maximum 2 foot intervals), survey monuments, section lines, other features and infrastructure on or adjacent to the property or as requested by the city manager, city engineer or other appropriate city staff member;

Proposed subdivision boundary and dimensions, streets (with names and widths), lot layout, lot sizes and dimensions, phasing, gross lot density, curbs, gutters, park strips and landscaping, waterways, demolition, sidewalks, fencing, easements, parks, trails, open space, public land dedications, storm and subsurface drainage systems, detention areas and potential flood boundary, sanitary sewer system, utilities, soil erosion and sedimentation control plan and any other infrastructure or improvements on or adjacent to the property and any other information requested by the city manager, city engineer or other appropriate city staff member;

"Preliminary grading plan", as defined in chapter 2 definitions of title 15, Subdivision Regulations, and in accordance with the standard specifications;

Designation of common areas and amenities available for use of residents, commercial area customers and the general public;

Preliminary landscaping plan; Preliminary lighting plan; The acreage and legal description of the area to be subdivided; and

All property lines of adjacent properties within one hundred fifty feet (150') of the boundary of the proposed subdivision with the names of the owners and the parcel tax identification numbers.

FINDINGS AND ANALYSIS:

- The Preliminary Plan application is complete.
- The subdivision complies with City ordinances by obtaining and satisfying any documentation requested by city engineer or other appropriate city staff member regarding agreements with adjacent owners, agreements for the provisions of utilities and easements, encumbrances, traffic impacts, and compliance with federal, State and local requirements.
- TRC reviewed the plan on 3/1/22 and recommends approval.
    1. The RE-37 zone is a buffer to the Padre Canyon estates to the east.
    2. The original concept plan application was for 35 lots. This request would have required lot averaging so the plat presented is lot size complying with only 33 lots.
    3. A turn around was added for the second keyed gate that complies with Fire Code and development requirements.
    4. The RE-37 zone is a required buffer to Padre Canyon.
    5. The roads behind keyed areas are private and non-keyed roads will be public.
    6. Landscaped areas will be maintained privately.

SUPPORT MATERIALS:

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

Respectfully Submitted:

Mike Haycock, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager