Ivins City Staff Report
Planning Commission Meeting 17 May 2022

Agenda Item: Amended Conditional Use Report for Black Desert Temporary Golf Buildings, located at approximately Snow Canyon Parkway and Weiskopf Way. Enlaw, LLC-Owner. Jared Madsen-Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: Staff Recommends approval.

DISCUSSION: The Black Desert Resort originally requested a Conditional use Permit for (4) four temporary buildings. They will be located on approximately 1 acre of the overall 70 acre site located along Snow Canyon Parkway and the future Weiskopf Way. This is a new application. The existing approved conditional use permits will remain as needed. (1) The 20 x 60 foot Building will be a temporary Pro Shop. (2) The 35 x 55 foot building is a mock-up building (The contractor uses this space to make sure the owner is satisfied with the location of the fixtures and the final presentation of the hotel rooms at the resort before they are built). (3) The 30 x 200 foot building will be a golf cart storage building without maintenance. (4) 14 x 8.5 foot restroom.

The amended request is to move an already approved sales structure from the sales office conditional use area and move it to the golf village. We would keep the parking requirements intact and add parking as per the original Conditional Use Permit.

The request is consistent with the previously approved conditional uses for the resort. It is consistent with the uses allowed in the Resort Commercial zone. This area has been reviewed by the Sensitive Lands Committee and designated as an area that can be disturbed.

The Purpose of the Conditional use specific to Class IV: Establish conditions for the project that meets the Zoning Ordinance requirements. The Planning Commission is the decision-making body for Class IV Conditional Use Permits. This is an administrative decision.

FINDINGS AND ANALYSIS:

- The Conditional Use application is complete.
- TRC reviewed the original plan on 3/1/22 and Staff recommends approval.
- The sensitive land study was previously completed.
- Fencing was considered previously on the Class V Conditional Use Permit
- Temporary roads and access points meet the fire code. Engineering approved locations of access between the pro-shop and mock-up building.
- Design guidelines have been stated on the Class V Conditional Use Permit

SUPPORT MATERIALS:

- Application
- Land Use Map
- County Map
- Site plan
- Class V conditional use permit

Respectfully Submitted: _____

Mike Haycock, Building & Zoning Administrator

Content Review: _____

Dale Coulam, City Manager