Ivins City Staff Report
Planning Commission Meeting 5/31/22

Agenda Item: Palisades at Snow Canyon Phase 6 Amended Final Plat, Lot 226, located at approximately Desert Lane and Red Wash Circle. Wynter Equity LLC-Owner. Travis Sanders-Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: Staff Recommends approval.

Palisades at Snow Canyon Phase 6 has (1) one lot on .47 acres requesting an amendment. The reason for the amendment is to adjust Lot 226 and the lot line common lot 20. The land use is Medium Density Residential. The property is zoned R-1-7.5 (Single Family Residential 7,500 sqft lots), which is one of the zones allowed for in Medium Density Residential. The proposed density and use is consistent with the General Plan. The Amended Final Plat was reviewed on 5/17/22 and Staff recommends approval.

PURPOSE OF FINAL PLAT: A Final Plat is the final application in the subdivision process. Its purpose is to show Staff and the Planning Commission that the Final Plat application has been reviewed to make sure it conforms to the approved Preliminary Plan and to verify that it is ready for recording before preparing the final mylar for signature and recording.

FINDINGS AND ANALYSIS:

- The final plat amendment application is complete.
- The subdivision complies with City ordinances by obtaining and satisfying all department staff corrections and utility requirements requested at Preliminary Plan.
- TRC reviewed the plan on 5/17/22 and Staff recommends approval.
- The subdivision complies with the approved Preliminary Plan and is ready for mylar submittal for recording.

SUPPORT MATERIALS:

- Application
- Land Use Map
- County Map
- Final Plat/Vicinity map

Respectfully Submitted: _____
Mike Haycock, Building & Zoning Administrator

Content Review: _____
Dale Coulam, City Manager