Ivins City Staff Report
Planning Commission Meeting 7/5/2022

Agenda Item: Public Hearing on a proposed Concurrent Land Use Amendment from LDR (Low Density Residential) to RC (Resort Commercial); and a Zone Amendment from RA-5 (Residential Agricultural, minimum lot size 5 acres) to RC (Resort Commercial), on approximately 8.444 acres. Located at approximately 1500 East Black Desert Drive. Enlaw, LLC—Owner. Stephenie Nast—Applicant.

Submitted by: Mike Haycock-Building and Zoning Administrator

Recommended Action: Staff does not make recommendations on Zone Changes or Land Use Amendments.

BACKGROUND: The applicant is proposing a Concurrent Land Use Amendment from LDR (Low Density Residential) to RC (Resort Commercial); and a Zone Amendment from RA-5 (Residential Agricultural, minimum lot size 5 acres) to RC (Resort Commercial), on approximately 8.444 acres.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed improvements are in compliance with City Ordinances.
- The proposed uses are accessory to the existing uses approved in the Black Desert conditional use permit

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully submitted:

Mike Haycock, Building and Zoning Administrator

Content Review:

Dale Coulam, City Manager