Ivins City Staff Report
Planning Commission Meeting 7/5/22

Agenda Item: Final Plat for Vista Subdivision, located at approximately 145 West and 100 South. Sally Jensen-Owner/Applicant

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: Staff Recommends approval.

DISCUSSION: Vista is a 3 lot subdivision on .94 acre parcel. The land use is Medium Density Residential. The zoning is R-1-10 (Residential 10,000 sqft lots) The proposed density and use is consistent with the Land Use Map. The Preliminary Plan was reviewed by TRC 6/14/22 and Staff recommends approval.

FINDINGS AND ANALYSIS:

- The Final Plat 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 6/14/22 and recommends approval.

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