Ivins City Staff Report
Planning Commission Meeting 7/19/2022

Agenda Item: Continued 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 at the southwest corner of Black Desert Resort that abuts the SITLA parcel. 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