Ivins City Staff Report
City Council Meeting 8/04/2022

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 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.

The area of the proposed concurrent Land Use & Zone Change amendments would be the new home for Utah Tech's Men and Women's Golf Team practice facility. The lava rises from the roundabout in elevation quite high and then drops down closer to the west side of the property. The west side would be the short-range game and locker rooms, training and fitness facility. Further east, closer to the roundabout is the golf maintenance area and Black Desert's delivery and distribution center where they will bring 18 wheelers up Red Mountain Drive and drop off there rather than coming up Snow Canyon Parkway and through the roundabout.

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.
- Planning Commission recommended approval on 7/22/22 after a continued Public Hearing.

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully submitted:

Mike Haycock, Building and Zoning Administrator

Content Review:

Dale Coulam, City Manager