# Ivins City Staff Report
# Planning Commission Meeting 8/16/22

**Agenda Item:** Final Plat Report for Falcon Park Subdivision, located at approximately 225 East 800 South. Kevin Petersen and Jared and Megan Bringhurst-Owner/Applicant.

**Submitted by:** Mike Haycock, Building & Zoning Administrator

**Recommended Action:** Staff Recommends approval.

**DISCUSSION:** Falcon Park consists of 2 lots on 1.01 acres. The land use is Medium Density Residential. The property is zoned R-1-7.5, which is one of the zones allowed for Medium Density Residential. The proposed density and use is consistent with the Land Use Map and City ordinances.

**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 8/2/22 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