Ivins City Staff Report
Planning Commission Meeting 8/30/22

Final Plat Report for Black Desert Villages Phase 1-A Final Plat, located at approximately Snow Canyon Parkway and Hamblin Parkway. Enlaw, LLC-Owner. Patrick Manning-Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: Staff Recommends approval.

DISCUSSION: Black Desert Villages Phase 1-A consists of 2 buildings on 2.45 acres. The land use is RMU and the property is zoned RC. 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 8/23/22 and recommends approval.
- Sensitive land reviewed on 7/12/22.
- Parking is sufficient for the project and the golf course.
- Development agreement to be amended as necessary.

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