Ivins City Staff Report
Planning Commission Meeting 9/27/22

Agenda Item: Final Plat Report for Vista Estates Subdivision, located at approximately 220 West and Red Vista Drive. Sunshine Seven, LLC-Bench Seven Series-Owner. Jared Madsen-Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: Staff Recommends approval.

DISCUSSION: Vista Estates Subdivision consists of 24 lots on 7.16 acres. The land use is Medium Density Residential. The property is zoned R-1-7.5 (Single Family Residential, minimum 75000 sq ft.), which is one of the zones allowed for Medium Density Residential. The proposed density and use is consistent with the Land Use Map.

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 9/6/22 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