# Ivins City Staff Report
# City Council Meeting 9/29/22

**Agenda Item:** Concept Plan Report for Black Desert Resort Maintenance Facility/Warehouse, located at approximately 1500 East Black Desert Drive. Enlaw, LLC-Owner. Stephenie Nast-Applicant.

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

**Recommended Action:** No action is required for concept plans. This is an informational report only.

**PURPOSE OF THE CONCEPT PLAN:** A Concept Plan is the initial application to begin the subdivision process. Its purpose is to show Staff, the Planning Commission and City Council where the subject property is located and what the owner/developer is proposing. This is an opportunity for Staff to give some initial feedback to the owner/developer before they incur the costs of submitting a more detailed plan that is required for a Preliminary Plan application. The Commission will need to determine that the subdivision is in compliance with current City zoning and subdivision ordinances. Once the Commission makes a recommendation to City Council regarding the proposed subdivision plat at Preliminary Plat, the proposal may then be approved by the Planning Commission for final plat approval.

**DISCUSSION:** Black Desert Resort Maintenance Facility/Warehouse Concept Plan consists of a total of 19.65 acres. The land use is RC (Resort Commercial) which is one of the zones allowed for (RMU (Resort Mixed Used). The Zoning administrator determined that the application was complete and met the required zoning. Staff gave guidance on what is required for the Preliminary Plan. TRC reviewed the application on 9/20/22 and staff reported to the Planning Commission on 9/27/22.

**SUPPORT MATERIALS:**

- Application
- Concept Plan/Vicinity map

Respectfully Submitted:

Mike Haycock, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager