Ivins City Staff Report
Planning Commission Meeting 10/18/22

Agenda Item: Final Plat Report for Black Desert Resort-North Village Subdivision, located at approximately Snow Canyon Parkway and Village Loop. Enlaw, LLC-Owner. Stephenie Nast-Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: Staff Recommends approval.

DISCUSSION: Black Desert Resort-North Village Subdivision consists of 33 lots on 31.5 acres. The land use is Low-Density Residential and Resort Mixed Use. The property is zoned RC (Resort Commercial) and RE-37 (Residential Estates, minimum lot size 37,000 sq ft) which is the zones allowed for Resort Mixed Use and Low-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 10/11/22 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