Ivins City Staff Report
Planning Commission Meeting 11/1/22

Agenda Item: Preliminary Plan Report for Desert Cliffs Subdivision, located at approximately Kwavasa Drive between Center Street and 450 North. Kayenta Development, Inc.—Owner/Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: TRC has reviewed and Staff recommends approval.

DISCUSSION: Desert Cliffs Subdivision consists of a total of 67 lots on 36.98 acres. The land use is medium density and low density residential. The property is zoned RE-12.5 (Single Family Residential, minimum 12,500 sq ft.), and RE-15 (Single Family Residential, minimum 15,000 sq ft.) All with the lot averaging overlay and zones allowed for medium density and low density residential. The proposed density and use is consistent with the land use and zoning. Staff gave guidance on what is required for the Preliminary Plan. TRC reviewed on 10/25/22. TRC looked at future developments and discussed accesses, storm water drainage, and whether sidewalks and right-hand turn pocket would be required. Sensitive Lands met on 11/1/22.

PURPOSE OF THE PRELIMINARY PLAN: A Preliminary Plan application is the second step in the subdivision process. Its purpose is to show Staff and the Planning Commission that the application has been reviewed to make sure it conforms to the zoning, and subdivision code requirements and to verify utilities and grading before preparing the final mylar for signature and recording. Property address, certified legal description prepared by a Utah licensed surveyor, acreage, dimensions and tax identification number were reviewed, as well as;

Existing streets (with names) and right of way widths, buildings, culverts, bridges, waterways, irrigation ditches and systems, wells, springs, utilities, fencing, easements, rights of way, flood boundary, surface watercourse features, geologic hazards, parks, trails, open space, storm drain and sanitary sewer systems, topography (contours at maximum 2 foot intervals), survey monuments, section lines, other features and infrastructure on or adjacent to the property or as requested by the city manager, city engineer or other appropriate city staff member;

Proposed subdivision boundary and dimensions, streets (with names and widths), lot layout, lot sizes and dimensions, phasing, gross lot density, curbs, gutters, park strips and landscaping, waterways, demolition, sidewalks, fencing, easements, parks, trails, open space, public land dedications, storm and subsurface drainage systems, detention areas and potential flood boundary, sanitary sewer system, utilities, soil erosion and sedimentation control plan and any other infrastructure or improvements on or adjacent to the property and any other information requested by the city manager, city engineer or other appropriate city staff member;

"Preliminary grading plan", as defined in chapter 2 definitions of title 15, Subdivision Regulations, and in accordance with the standard specifications;

Preliminary landscaping plan; Preliminary lighting plan; The acreage and legal description of the area to be subdivided; and

All property lines of adjacent properties within one hundred fifty feet (150') of the boundary of the proposed subdivision with the names of the owners and the parcel tax identification numbers. (Ord. 2016-02, 2016) as well as a draft Development Agreement.

FINDINGS AND ANALYSIS:

- The preliminary plan 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 on 10/25/22 and recommends approval. They identified and addressed landscaping, irrigation and street improvements.
- Sensitive Land Committee met on 11/1/22

SUPPORT MATERIALS:

- Application
- Land Use Map
- County Map
- Preliminary Plan/Vicinity map

Respectfully Submitted: _____
Mike Haycook, Building & Zoning Administrator

Content Review: _____
Dale Coulam, City Manager