Ivins City Staff Report
Planning Commission Meeting 12/13/22

Agenda Item: Concept Plan Report for Horsehead Subdivision, located at approximately 130 South and 800 West. Kayenta Development, Inc-Owner. Lance Anderson-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.

DISCUSSION: Horsehead Subdivision consists of a total of 10 lots on 5.26 acres. The land use is LDR (Low Density Residential). The property is zoned RE-15 (Single Family Residential estate, minimum 15000 sq ft.), which is one of the zones allowed for this land use. 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 11/22/22 and identified where a detention basin may need to go, water, sewer and storm drain areas, geotechnical studies and a trailhead off Hwy 91. They recommended the developer refer to the General Plan in their design process. The ridgeline on the interior bluff will need to be reviewed by the Sensitive Lands Committee in conjunction with the Preliminary Plan, as well as a development agreement and possible Conditional Use Permit.

SUPPORT MATERIALS:

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

Respectfully Submitted:

Mike Haycock, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager