Ivins City Staff Report
Planning Commission Meeting 1/31/23

Agenda Item: Preliminary Plan Report for Mojave Village Subdivision, located at approximately Fitness Way and Guy Lane. AnA Enterprises—Owner. Lance Anderson Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: TRC has reviewed and Staff recommends approval.

DISCUSSION: Mojave Village Subdivision consists of a total of 95 units on 9.46 acres. The land use is RMU (Resort Mixed use). The property is zoned RC (Resort Commercial) and is allowed for Resort Mixed Use. The proposed density and use is consistent with the land use and zoning. Staff gave guidance on what is required for the Preliminary Plan. This development will have pickleball, a clubhouse, hot tub and a parking lot. TRC reviewed on 12/27/22 and looked at lighting, traffic, ADA compliance, dumpsters, offsets in wall, landscape and xeriscape, detention basin and drainage.

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 the City engineer or other appropriate City staff members 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 12/27/22 and recommends approval. They identified and addressed lighting, traffic, ADA compliance, dumpsters, offsets in wall, landscape and xeriscape, detention basin and drainage and recommended the developer refer to elements of the General Plan in their design process.
- TRC specifically noted the following: the Plan needed to show landscaping in the buffer on the west side of the project; the drainage study needs to show water flow amounts before and after development; certain lots would require pumping sewer and that needs to be reflected as a note on the plan; there should also be a not on the plan stating that a street lighting plan was not required because the streets are using the rural cross-section; and the traffic study did not require left/right turn lanes.

SUPPORT MATERIALS:

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

Respectfully Submitted: _____
Mike Haycock, Building & Zoning Administrator

Content Review: _____
Dale Coulam, City Manager