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

Agenda Item: Final Plat Report for Indigo Trails Phase 2-D, located at approximately 593 South Wild Indigo Way. ANA Enterprises, LLC-Owner/Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: Staff Recommends approval.

DISCUSSION: Indigo Trails Phase 2-D Subdivision consists of 1 lot on .616 acre. The land use is Low-Density Residential. The property is zoned RE-15 (Residential Estates, minimum lot size15,000 sq ft.), with SEO (Subdivision Enhancement Overlay), which is one of the zones allowed for 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 1/24/23 and recommends approval.

SUPPORT MATERIALS:

- Application
- Land Use Map
- County Map
- Final Plat/Vicinity map

Respectfully Submitted: _____
Mike Haydock, Building & Zoning Administrator

Content Review: _____
Dale Coulam, City Manager