Ivins City Staff Report
Planning Commission Meeting 2/28/23

Agenda Item: Concept Plan Report for Black Desert Resort Boardwalk Village, located at approximately Snow Canyon Parkway and East Black Desert Drive. Enlaw, LLC-Owner. Stephenie Nast-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: The Black Desert Resort Boardwalk Village subdivision consists of a total of 1 lot on 16.7 acres. The land use is RMU (Resort Mixed Use). The property is zoned RC (Resort Commercial). The Zoning Administrator determined that the application was complete and met the required zoning against the existing land use. Staff gave guidance on what is required for the Preliminary Plan. TRC reviewed the application on 2/21/23 and identified walls, trails landscaping, lighting, the bridge and bus turnouts, discussion on roundabout and restriping to have detailed on the Preliminary Plan. They recommended the developer refer to all aspects of the General Plan in their design process.

SUPPORT MATERIALS:

- Application
- County Map
- Concept Plan/Vicinity map

Respectfully Submitted:

Mike Haycock, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager