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

Agenda Item: Palisades at Snow Canyon Phase 5 Partially Amended and Extended Final Plat, Lot 362, located at approximately 705 East Rock Creek Drive. Rock Creek 362, LLC-Owner. Travis Sanders-Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: Staff Recommends approval.

Palisades at Snow Canyon Phase 5 has (1) one lot on .45 acres requesting an amendment. The reason for the amendment is to adjust Lot 362 and the lot line common lot 363. The land use is Low Density Residential. The property is zoned RE-25 (Residential Estates, minimum lot size 25,000 sq ft), which is one of the zones allowed in Low Density Residential. The proposed density and use is consistent with the General Plan. The Amended and Extended Final Plat was reviewed by TRC on 2/21/23 and Staff recommends approval.

PURPOSE OF FINAL PLAT: A Final Plat is the final application in the subdivision process. Its purpose is to show Staff and the Planning Commission that the Final Plat application has been reviewed to make sure it conforms to the approved Preliminary Plan and to verify that it is ready for recording before preparing the final mylar for signature and recording.

FINDINGS AND ANALYSIS:

- The final plat amendment application is complete.
- The subdivision complies with City ordinances by obtaining and satisfying all department staff corrections and utility requirements requested at Preliminary Plan.
- TRC reviewed the plan on 2/21/23 and Staff recommends approval.
- The subdivision complies with the approved Preliminary Plan and is ready for mylar submittal for recording.

SUPPORT MATERIALS:

- Application
- County Map
- Final Plat/Vicinity map

Respectfully Submitted: _____
Mike Haycock, Building & Zoning Administrator

Content Review: _____
Dale Coulam, City Manager