Ivins City Staff Report
Planning Commission Meeting 3/21/23

Agenda Item: Concept Plan Report for Retreat at Snow Canyon, located at approximately Puerto Drive and 400 South. SITLA-Owner. Jerry Miyahara/EWD, LLC—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 Retreat at Snow Canyon subdivision consists of a total of 457 lots on 113 acres. The land use is RMU. The property is zoned RE-37 (Residential Estates, minimum lot size 37,000 sq ft), R-1-10, (Single Family Residential, minimum lot size 10,000 sq ft), R-1-7.5 (Single Family Residential, minimum lot size 7,500 sq ft), R-M (Residential Multi-Family) and 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, sensitive lands, and The Conditional Use Permit. TRC reviewed the application on 3/14/23 and identified items to be detailed in future applications. 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