Ivins City Staff Report
Planning Commission Meeting 9/19/23

Agenda Item: Amended Concept Plan Report for Dry Wash West, located at approximately Kayenta Parkway and Hwy 91. Kayenta Development, Inc-Owner/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 Dry Wash West subdivision consists of a total of 143 lots on 106.08 acres. The land use is LDR (Low-Density Residential). The property is zoned RE-15 (Residential Estates Single Family minimum lot size 15,000 sq ft) and RE-37 (Residential Estates, minimum lot size 37,000 sq ft). 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 8/29/23 and identified detention, storm drains and LID standards, floodplain, and sewer will be fully addressed at Preliminary Plan. A Sensitive Lands review may need to be done at their next application. 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