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

Agenda Item: Preliminary Plan Report for The Retreat at Snow Canyon-West, located at approximately Puerto Drive and 400 South. SITLA-Owner. EWD, LLC/Jerry Miyahara-Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: TRC has reviewed and Staff recommends approval.

DISCUSSION: The Retreat at Snow Canyon-West consists of a total of 81 units of the full project's 210 lots for the entire west side on approximately 73 acres. The land use is medium density, low density residential and RMU (Resort Mixed-Use). The property is zoned RE-37 (Residential Estates, minimum lot size 37,000 sq ft.), R-1-10 (Single Family Residential, minimum 10,000 sq ft.) and RM (Residential Multi-Family District). The proposed density and use is consistent with the land use and zoning. Staff gave guidance on what is required for the Preliminary Plan. TRC reviewed on 9/12/23. TRC looked at future developments and discussed accesses and storm water drainage. The Sensitive Lands Committee met on 6/27/23 and are ongoing for other phases. Phase 1-4 have been recommended for approval by Sensitive Lands.

PURPOSE OF THE PRELIMINARY PLAN: A Preliminary Plan application is the second step in the subdivision process. Its purpose is to show Staff and the Planning Commission that the application has been reviewed to make sure it conforms to the zoning, and subdivision code requirements and to verify utilities and grading before preparing the final mylar for signature and recording. Property address, certified legal description prepared by a Utah licensed surveyor, acreage, dimensions and tax identification number were reviewed, as well as;

Existing streets (with names) and right of way widths, buildings, culverts, bridges, waterways, irrigation ditches and systems, wells, springs, utilities, fencing, easements, rights of way, flood boundary, surface watercourse features, geologic hazards, parks, trails, open space, storm drain and sanitary sewer systems, topography (contours at maximum 2 foot intervals), survey monuments, section lines, other features and infrastructure on or adjacent to the property or as requested by the city manager, city engineer or other appropriate city staff member;

Proposed subdivision boundary and dimensions, streets (with names and widths), lot layout, lot sizes and dimensions, phasing, gross lot density, curbs, gutters, park strips and landscaping, waterways, demolition, sidewalks, fencing, easements, parks, trails, open space, public land dedications, storm and subsurface drainage systems, detention areas and potential flood boundary, sanitary sewer system, utilities, soil erosion and sedimentation control plan and any other infrastructure or improvements on or adjacent to the property and any other information requested by the city manager, city engineer or other appropriate city staff member;

"Preliminary grading plan", as defined in chapter 2 definitions of title 15, Subdivision Regulations, and in accordance with the standard specifications;

Preliminary landscaping plan; Preliminary lighting plan; The acreage and legal description of the area to be subdivided; and

All property lines of adjacent properties within one hundred fifty feet (150') of the boundary of the proposed subdivision with the names of the owners and the parcel tax identification numbers. (Ord. 2016-02, 2016) as well as a draft Development Agreement.

FINDINGS AND ANALYSIS:

- The preliminary plan 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 on 9/12/23 and recommends approval. They identified and addressed landscaping, irrigation and street improvements.
- Sensitive Land Committee met on 6/27/23.

SUPPORT MATERIALS:

- Application
- Land Use Map
- County Map
- Preliminary Plan/Vicinity map

Respectfully Submitted: _____

Mike Haycock, Building & Zoning Administrator

Content Review: _____

Dale Coulam, City Manager