Ivins City Staff Report
Planning Commission Meeting 11/14/23

Agenda Item: Concept Plan Report for Red Mountain Six Subdivision, located at approximately 65 East 200 South. Red Mountain Six, LLC-Owner. Brent Ence-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: Red Mountain Six Subdivision consists of a total of 4 lots on 2 acres. The land use is MDR (Medium-Density Residential). The property is zoned RE-12.5 (Residential Estates, minimum lot size 12,500 sq ft). The zone is consistent with the MDR land use. The Zoning Administrator determined that the application was complete and met the required zoning. Staff gave guidance on what is required for the Preliminary Plan. TRC reviewed the application on 11/7/23 and identified irrigation, overhead power lines, hydrants, and detention. They recommended the developer refer to the General Plan in their design process.

SUPPORT MATERIALS:

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

Respectfully Submitted:

Mike Haycock, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager