Ivins City Staff Report
Planning Commission Meeting 12/5/23

Agenda Item: Final Plat Report for Indigo Trails Phase 1-I, located at approximately 510 South Kwavasa Drive. AnA Enterprises, LLC-Owner/Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: Staff Recommends approval.

DISCUSSION: Indigo Trails 1-I Subdivision consists of 1 lots on .464 acres. The property is zoned RE-15 (Residential Estates, minimum lot size 15,000 sq ft.), with an SEO, (Subdivision Enhancement Overlay), which is the zone allowed for Low-Density. The proposed density and use is consistent with the Land Use Map.

FINDINGS AND ANALYSIS:

- The Final Plat 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 the plan on 11/28/23 and recommends approval.

SUPPORT MATERIALS:

- Application
- Land Use Map
- County Map
- Final Plat/Vicinity map

Respectfully Submitted:

Mike Haycock, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager