Ivins City Staff Report
Final Plat Review Authority Meeting 4/16/24

Agenda Item: Final Plat Report for Serenity Estates, located at approximately 600 South Main. Corner The Market, LLC-Owner. Brecken Anderson-Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: Staff Recommends approval.

DISCUSSION: Serenity Estates Subdivision consists of 17 lots on 6.18 acres. The property is zoned R-1-10 (Residential Estates, minimum lot size 10,000 sq ft.), which is the zone allowed for Medium-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 4/2/24 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