IVINS CITY
FINAL PLAT REVIEW AUTHORITY
MINUTES
February 8, 2024
435-628-0606

1) WELCOME AND CALL TO ORDER

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 4:00 p.m. All present included Chairman Dave Robinson, Mike Haycock, and Tom Jorgensen.

Staff Attending: Dale Coulam-City Manager/Attorney and Sharon Allen-Deputy City Recorder.

Audience Attending: Sharon Gillespie, Lance Anderson and Patrick Manning.

A. Acknowledgement of Quorum

B. Disclosures-None.

2) REPORTS, PRESENTATIONS AND APPOINTMENTS-None.

3) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider approval of Mojave Flats Phase 1-C Final Plat, located at approximately Foxtail Way. AnA Enterprises-Owner. Lance Anderson-Applicant.

Mike Haycock stated that this is located off of Hwy 91 and the zone is R-1-7.5. TRC has reviewed this on January 30th and recommends approval.

MOTION: Mike Haycock moved to approve Mojave Flats Phase 1-C Final Plat, located at approximately Foxtail Way. AnA Enterprises-Owner. Lance Anderson-Applicant.

SECOND: Tom Jorgensen

VOTE: The motion carried unanimously.

Chairman Dave Robinson	AYE
Mike Haycock	AYE
Tom Jorgensen	AYE

B. Discuss and consider approval of Indigo Trails Phase 2-G Final Plat, located at approximately Filaree Circle. AnA Enterprise-Owner. Lance Anderson-Applicant.

Mike Haycock stated that this is one lot zoned RE-12.5 which is medium-density and located off Hwy 91 and Filaree Circle. TRC reviewed on February 6th and recommends approval.

MOTION: Tom Jorgensen moved to approve Indigo Trails Phase 2-G Final Plat, located at approximately Filaree Circle. AnA Enterprise-Owner. Lance Anderson-Applicant.

SECOND: Mike Haycock

VOTE: The motion carried unanimously.

Chairman Dave Robinson	AYE
Mike Haycock	AYE
Tom Jorgensen	AYE

C. Discuss and consider approval of Black Desert Resort Golf Village Phase 1-A, located at approximately 1500 E Black Desert Drive. Enlaw LLC-Owner. Stephenie Nast-Applicant.

Mike Haycock stated that this is the north portion of Black Desert Resort along Snow Canyon Parkway. There are 3 buildings and 32 units on approximately 7.13 acres and the zoning is Resort Commercial. There is a new entrance that will access both golf villages. Further to the

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north is where the single-family residential is. This is northwest of the main entrance roundabout. TRC reviewed on February 6th and recommends approval.

MOTION: Mike Haycock moved to approve Black Desert Resort Golf Village Phase 1-A, located at approximately 1500 E Black Desert Drive. Enlaw LLC-Owner. Stephenie Nast-Applicant.

SECOND: Tom Jorgensen

VOTE: The motion carried unanimously.

Chairman Dave Robinson	AYE
Mike Haycock	AYE
Tom Jorgensen	AYE

D. Discuss and consider approval of Black Desert Resort Golf Village Phase 1-B, located at approximately 1500 E Black Desert Drive. Enlaw LLC-Owner. Stephenie Nast-Applicant.

Mike Haycock stated that this is located in the same area. TRC reviewed on February 6th and recommends approval. This is 58 lots on 5.36 acres and is zoned Resort Commercial. This is the set of buildings southwest of what we just looked at. **Tom Jorgensen** stated that the final plat description now shows it closed. They have removed "Golf Village" and "Family Village" from these plats, so it is just the condominium phase numbers.

MOTION: Tom Jorgensen moved to approve Black Desert Resort Golf Village Phase 1-B, located at approximately 1500 E Black Desert Drive. Enlaw LLC-Owner. Stephenie Nast-Applicant.

SECOND: Mike Haycock

VOTE: The motion carried unanimously.

Chairman Dave Robinson	AYE
Mike Haycock	AYE
Tom Jorgensen	AYE

E. Discuss and consider approval of Black Desert Resort Golf Village Phase 1-C, located at approximately 1500 E Black Desert Drive. Enlaw LLC-Owner. Stephenie Nast-Applicant.

Mike Haycock stated that TRC reviewed the plat on February 6th and recommends approval. This is located in the same area of Golf Villages and has 3 buildings with 88 lots and is zoned Resort Commercial.

MOTION: Mike Haycock moved to approve Black Desert Resort Golf Village Phase 1-C, located at approximately 1500 E Black Desert Drive. Enlaw LLC-Owner. Stephenie Nast-Applicant.

SECOND: Tom Jorgensen

VOTE: The motion carried unanimously.

Chairman Dave Robinson	AYE
Mike Haycock	AYE
Tom Jorgensen	AYE

F. Discuss and consider approval of Black Desert Resort Family Village Phase 2-A, located at approximately 1500 E Black Desert Drive. Enlaw LLC-Owner. Stephenie Nast-Applicant.

Mike Haycock stated that this is near St George, the south section of the Family Villages that is southeast of the resort. TRC reviewed this on February 6th and recommends approval. This proposed property is 170 units on 13.32 acres and is zoned Resort Commercial. **Tom**

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Jorgensen stated to clarify, Golf Village is being called Phase 1. Family Village is being called Phase 2.

MOTION: Tom Jorgensen moved to approve Black Desert Resort Family Village Phase 2-A, located at approximately 1500 E Black Desert Drive. Enlaw LLC-Owner. Stephenie Nast-Applicant.

SECOND: Mike Haycock

VOTE: The motion carried unanimously.

Chairman Dave Robinson	AYE
Mike Haycock	AYE
Tom Jorgensen	AYE

G. Discuss and consider approval of Final Plat Review Authority Meeting Minutes for January 25, 2024.

MOTION: Mike Haycock moved to approve Final Plat Review Authority Meeting Minutes for January 25, 2024.

SECOND: Chairman Dave Robinson

VOTE: The motion carried unanimously.

Chairman Dave Robinson	AYE
Mike Haycock	AYE
Tom Jorgensen	AYE

5) REPORTS

A. Final Plat Review Authority

B. Chairman

C. Building and Zoning Administrator, Mike Haycock

D. City Manager/Attorney Dale Coulam

E. Items to be placed on future agendas.

6) ADJOURNMENT

MOTION: Tom Jorgensen moved to approve ADJOURNMENT

SECOND: Mike Haycock

VOTE: The motion carried unanimously.

Chairman Dave Robinson	AYE
Mike Haycock	AYE
Tom Jorgensen	AYE

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