Ivins City Staff Report
Planning Commission Meeting 4/1/25

Agenda Item: Public Hearing to approve a Class IV Conditional Use Amendment for Black Desert Resort Construction Trailers. Enlaw, LLC-Owner. Patrick Manning-Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Planning Commission Action: Staff has reviewed and recommends approval.

BACKGROUND: The Black Desert construction/project information office site is located on approximately ½ acre of the overall 70 acre site just south of the Horse Roundabout across from the Reserve at Entrada subdivision. The applicant in 2019 and 2021 requested among other items, to place three temporary modular offices to be used as a construction office, project information office and a storage facility. Construction permits have been issued for the construction of the Ranch Road north of Pioneer Parkway in Santa Clara and for the construction of a new water line into the site from St. George City. Those proposed improvements have been reviewed by the TRC and were found to be in compliance with city ordinances. Presently, the applicant is requesting an amendment to those previous Class IV CUP to include (see attached Narrative):

- Relocate the two primary construction management trailers to a location just East of their current location in The Cove to the Southwest corner of where the underground garage pit is currently located as shown in property map Diagram A and in Diagram B (see attached). The construction trailer that was temporarily located near the roundabout will be moved on 3/31/25 to address nearby residents' concerns as shown in Diagram C (see attached). This location is immediately South of the pit and is critical to be placed at this location because it must have access to water, electricity and internet which have are now accessible at this location. It will be mostly shielded from view from Snow Canyon Parkway by the rock fence being installed along Snow Canyon Parkway and the topography of this location.
- Relocate and repurpose the old golf pro-shop trailer to the West side of the Brine Building just North of the Hotel entrance as shown on Diagram B (see attached) where it will be used for administrative offices for the LPGA and PGA golf championships. It will be shielded from view from Snow Canyon Parkway by the Brine Building and topography of the site. This location is needed because it has access to water, electricity and internet.
- Relocate and repurpose the sales trailer to North Village at Lot 17 as shown in property map Diagram A and Diagram D (see attached) where it will be used by the Black Desert HOA team to coordinate with and supervise builders constructing homes in North Village. This Lot is owned by ENLAW and is needed because it has access to water, electricity and internet. It will be mostly shielded from view from Snow Canyon Parkway by the existing rock wall which is still under construction and anticipated landscaping along the West side of Snow Canyon Parkway.
- Removal of various constructions trailers from The Cove location has already occurred and additional construction trailers will be removed by 7/30/25 as shown in Diagram B.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed improvements appear to be in compliance with City Ordinances.
- TRC Reviewed on 3/25/25.

SUPPORT MATERIALS:

- Application
- Vicinity map
- Narrative and Exhibits

Respectfully Submitted:

Mike Haycock-Building & Zoning Administrator