
Ivins City Staff Report
Planning Commission Meeting 8/31/21

Agenda Item: Staff Report for Black Desert Drive Final Plat, located at approximately 600 South and Cordero Drive. SITLA (School and Institutional Trust Land Administration-Owner. Patrick Manning-Applicant.

Submitted by: Cody Mitchell, Building & Zoning Administrator

Recommended Planning Commission Action: This final plat application is filed to reserve the right-of-way for a future roadway through the southeast corner of the SITLA property located on the east side of Cordero Drive at approximately 600 S. Dedicating the right-of-way reserves the route for future utilities and more immediate, the extension of the irrigation line required to serve the golf course. Aligning the irrigation line in the roadway is desirable to avoid possible relocation in the future, as well as ease of maintenance.

Staff has reviewed this application and recommends approval.

BACKGROUND: The proposed improvements appear to be in compliance with city ordinances.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed lots and improvements appear to be in compliance with City Ordinances.
- TRC reviewed on 8/26/21.

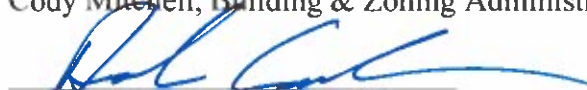
SUPPORT MATERIALS:

- Application
- Final Plat/Vicinity map

Respectfully Submitted:


Cody Mitchell, Building & Zoning Administrator

Content Review:


Dale Coulam, City Manager