
Ivins City Staff Report
Planning Commission Meeting 6/14/22

Agenda Item: Final Plat for Desert Cove Subdivision, located at approximately 200 North and 600 West. RT Marten, Utah, LLC/Terry Marten-Owner. Ryan Button-Applicant

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: Staff Recommends approval.

DISCUSSION: Desert Cove Subdivision is a 28 lot subdivision on 10.27 acres. The Land Use is High Density Residential. The Zone is R-12.5. The proposed density and use is consistent with the Land Use Plan. The Final Plat was reviewed by TRC on June 7, 2022 and staff recommends approval.

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 members 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 June 7, 2022 and recommends approval.
 - The reservoir is a regional basin to collect water from the subdivision and the surrounding tributaries.
 - The landscaping and sidewalk was extended along Kwavasa to the southern border of the subdivision.

SUPPORT MATERIALS:

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

Respectfully Submitted:


Mike Haycock, Building & Zoning Administrator

Content Review:

for: 
Dale Coulam, City Manager