# Ivins City Staff Report
# City Council Meeting 05/01/14

**Agenda Item:** Public Hearing on Planning Commission's recommendation on proposed amendments to Ivins City Code, Zoning Regulations Title 16, Chapter 18, Multi-Family Residential Design Guidelines and Standards, Section 16.18.105 Building Design and Chapter 19 Site Plan and Building Design Requirements, Section 16.19.102 Site Planning Requirements, and Section 16.19.103 Building Design Requirements. Ivins City, applicant

**Submitted by:** Kevin Rudd, Building & Zoning Administrator

**Recommended City Council Action:** See Findings and Anaylsis

**BACKGROUND:** The proposed amendments to Chapter 18, "Multi-Family Design Guidelines and Standards", comes as a result of the review of the first formal application to be reviewed with this Chapter. Staff and the Planning Commission found several sections, which if applied strictly, would place an unreasonable burden on the applicant. These sections require specific minimum off sets on walls and roofs (4' for every 40') and also the requirement that all walls have a similar level of finish. The amendment removes the set distances but still requires variations. The level of detail was amended to be consistent with the Commercial Guidelines, which allow for a lesser degree of detail on non-street facing walls.

One of the amendments to Chapter 19 "Site Plan and Building Design Requirements" is similar to the change in Chapter 18 to remove the minimum wall and roof offset distances required (4' for every 42').

The other proposed amendment to Chapter 19 is to establish setbacks on commercial zones. The zoning ordinance currently only requires strict commercial setbacks when adjacent to a residential zone which requires the same setbacks as the residential zone. This amendment requires a minimum setback from streets identified as providing significant views. The setback is based upon the building height and its distance from the street front property line. The Planning Commission assigned Jeff Loris to suggest a "View Line" which ultimately was determined to be 15 degrees (27 percent angle). Two Figures (details) are provided which show how setbacks are determined based on building height and their relation to the "Sight Line".

**Planning Commission Recommendation: During the public hearing a developer commented that if the setback amendment was adopted it could have a negative impact on future commercial development. Following the public hearing the Planning Commission made several changes to the ordinance and made a recommendation to approve the proposed amendments with a unanimous vote.**

**FINDINGS AND ANALYSIS:**

- The amendments to wall and roof offsets should be given serious consideration
- The Zoning Ordinance does need to be amended to establish more specific setbacks in commercial zones. If the City Council does not approve this setback amendment, Staff and the Planning Commission need direction on how to address this issue.

**SUPPORT MATERIALS:**

- Amendments to Zoning Regulations
- Planning Commission Minutes 4/15/14

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager