Ivins City Staff Report
Planning Commission Meeting 09/16/14

Agenda Item: Public Hearing on proposed General Plan Amendment to change the Land Use Plan from Low Density Residential to Commercial Resort, located adjacent to and north of the Coyote Gulch Commercial Area in the Kayenta Development (Parcels I-7-1-25-3200, 3201, 3202 approximately 7.67 acres). R. T. Marten, owner, and Lance Anderson, applicant

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff does not make recommendations on Land Use Amendments

BACKGROUND: This Land Use Amendment proposes to change these properties from Low Density Residential to Commercial Resort. If approved, the only zone which meets the Land Use is Resort Commercial (RC). The Coyote Gulch Commercial Area is zoned Resort Commercial (RC).

Note: A portion of parcel 3200 and all of parcel 3201 is currently zoned RC (Resort Commercial) but the current Commercial Resort "Land Use Bubble" does not fully encompass these two parcels.

FINDINGS AND ANALYSIS:

- Application is complete
- TRC does not make recommendations on Land Use Amendments

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager