Ivins City Staff Report
City Council Meeting 10/16/14

Agenda Item: Public Hearing on the Planning Commission's recommendation to approve 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 as modified to 4.2 acres rather than the requested 7.67 acres). R. T. Marten, owner, and Lance Anderson, applicant

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended City Council 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).

Planning Commission Recommendation: Following the Public Hearing the Planning Commission discussed the proposal at length and determined that the expansion to 4.2 acres rather than the requested 7.6 acres made sense and unanimously recommended approval (see minutes for details).

FINDINGS AND ANALYSIS:

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

SUPPORT MATERIALS:

- Application
- Vicinity Map
- Planning Commission's Minutes 9/16/30 and 9/30/14

Respectfully Submitted: Ke Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager

IVINS CITY
55 N. Main St. Ivins, UT 84738
Tel. 435-628-0606 Fax 435-674-5486
www.ivins.com

IVINS CITY SEP - 4 2014 PAID

Rec'd By: KBC
Filing Fee: $ 1051 —
Receipt #: 115562
Date:
Code: 401

GENERAL PLAN AMENDMENT APPLICATION

Fee: $1,000
Mailing Fee: $.75 per mailing label

Anderson@Kayentarnet
Email Address:

435-668-7420
Phone Fax

☒ **Figure 1 – Land Use**
☐ **Figure 3 – Roadway**

I-7-1-25-3200 ; ~~I-7-1~~
I-7-1-25-3201 and 3202
Tax ID

Existing: Low Density Residen
Proposed: Commercial Reser

RT Moulton
Property Owner

800 N Kayenta Parkway
Address of Property Owner

NORTH OF ART VILLAGE WAY
Address of subject property

Lance Anderson
Applicant/Agent

APPLICANT AFFIDAVIT

I, _____, **do hereby say that I am the owner/agent of the subject property of this application. The statements, information, exhibits and any and all plans herein or attached or submitted present the intentions of the applicant and are in all respects true and correct to the best of my knowledge and belief. I do hereby agree to pay all adopted and customary fees of Ivins City relating to this application.**

Signature of applicant — **Date** 9-4-14

Signature of property owner — **Date** 9-4-14

Date received: — **Application complete:**

Ken Rudd — 9/4/14
Signature of Building and Zoning Administrator — **Date**

Ivins City
55 N. Main Street
Ivins, UT 84738
(435) 628-0606
www.ivins.com
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Mayor Chris Hart
City Council Members:
Ron Densley
George E. Elwell, Jr.
Cheyne McDonald
Lesley Mendenhall
Steven Roberts

City Manager:
Dale Coulam

October 2, 2014

TO WHOM IT MAY CONCERN:

Interested citizens are invited to attend the meeting or present their views in writing at the following scheduled Public Hearing:

Meeting Schedule:	Thursday, October 16, 2014
Time:	5:30 p.m.
Location:	Council Chambers, 55 N. Main, Ivins, UT
Purpose:	**"Public Hearing on the Planning Commission's recommendation to approve a 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) as modified to approximately 4.2 acres rather than the 7.67 acres requested"**

The purpose of the Public Hearing is to hear public comment on the Planning Commission's recommendation to approve a 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) as modified to approximately 4.2 acres rather than the 7.67 requested. R. T. Marten, owner, and Lance Anderson, applicant

For additional information contact Kevin Rudd at Ivins City (435) 634-9753.

City Council
Ivins City

(See Attached)

* Location Map of Proposed Land Use Amendment

