Ivins City Staff Report
City Council Meeting 11/06/14

Agenda Item: Public Hearing on the Planning Commission recommendation to approve a Proposed Zone Change from RE-20 (Residential Estates District – Minimum lot size 20,000 sq. ft.) to RE-15 (Residential Estates – minimum lot size 15,000 sq. ft.) located on the south side of Highway 91 at approximately 700 West. Property Description: Tax ID #I-SB-52-A-1, I-SB-53, I-SB-48-A, I-SB-54, E, F, I-SB-54-D-1 containing 40.23 acres. Cowichan LLC & Canadian Capital, owners, and Lance Anderson, applicant.

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended City Council Action: Staff does not make recommendations on zone changes.

BACKGROUND: This property is shown on the Land Use Plan as 'Low Density Residential'. The current zoning is RE-20 (Residential Estates minimum 20,000 sq ft lots). This property is the former 'Villas of Bellagio' subdivision.

Planning Commission Recommendation: Following the close of the public hearing the Planning Commission held a brief discussion with a consensus that they were in favor of making a recommendation of approval.

FINDINGS AND ANALYSIS:

- Application is complete

SUPPORT MATERIALS:

- Application
- Vicinity Map
- Site Plan
- Planning Commission Minutes

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review: Lori Timmerman for

Dale Coulam, City Manager

IVINS CITY
55 N. Main St. Ivins, UT 84738
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www.ivins.com

IVINS CITY SEP 10 2014 PAID

Rec'd By:	KC
Filing Fee:	$ 1,033.00
Receipt #:	115998
Date:	9/10/14
Code: 401	

ZONE CHANGE APPLICATION

Zone Change Fee: $1,000 I-SB-54-D-1
Fee: $.75 per mailing label I-SB-52-A-1
I-SB-53; I-SB-48-A; I-SB-54-E,F
Tax ID

Approx 600 W HIGHWAY 91
Address of proposed Zone Change

COWICHAN LLC; CANADIAN CAPITAL
Property Owner

800 N KAYENTA PARKWAY
Address of Property Owner

LANCE ANDERSON
Applicant / Agent

40.232 AC
Acres

435-668-7420
Phone Fax

landerson@kayenta.net
Email Address

RE-20
Current Zone

RE 15
Proposed Zone / Subdivision Name

✓ A complete legal description of the property to be considered. The legal description must be prepared by a licensed land surveyor, State of Utah, and must include the official stamp of said surveyor.

✓ Vicinity map attached.

___ Two sets of address labels of property owners within 300 ft. of proposed Zone Amendment.

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.

_____ 9/10/14
Signature of applicant Date

_____
Signature of property owner

Kevin Ruesch 9/10/14
Signature of Building and Zoning Administrator Date