Ivins City Staff Report
City Council Meeting 12/04/14

Agenda Item: Public Hearing on the Planning Commission recommendation to approve a proposed amendment to Ivins City Code 16.33.103: Table 33-3, Summary of Development Standards for Primary Buildings in Residential Zones (Amend R-1-7.5 Zoning District front setback from 25' to 20'). Mike Stewart, applicant.

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff recommends approval.

BACKGROUND: The applicant is requesting that the front setback for the R-1-7.5 (single family residential, minimum lot size 7,500 square feet be change from 25 feet to 20 feet. The TRC is not opposed to this amendment. 20 feet provides sufficient driveway parking for regular length vehicles and would allow for a larger back yard area, which gives home owners more usable yard area on smaller lots.

Planning Commission Recommendation: Following the public hearing, the planning commission discussed the pros and cons of the reduced front setback. The negative being that a 20' driveway would not accommodate longer vehicles such as a double cab, full length bed, pickup truck. The positive being that a reduced front setback allows for a larger rear lot/back yard, which equates to more usable area for a homeowner on smaller lots. The consensus of the commission following the discussion was in favor of the reduced front setback for the R-1-7.5. The Planning Commission made a unanimous recommendation for approval.

FINDINGS AND ANALYSIS:

- Application is complete.
- The TRC is not opposed to this amendment.
- Provides for sufficient driveway and parking for regular length vehicles.
- Allows for larger rear yard which equals more useable area on a small lot.

SUPPORT MATERIALS:

- Application
- Revised Table 33-3
- Planning Commission minutes

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager