Ivins City Staff Report
City Council Meeting 3/19/15

Agenda Item: Public Hearing on the Planning Commission recommendation to approve a proposed General Plan Amendment to the Land Use Plan from Neighborhood Commercial to Medium Density Residential –on a .40 acre parcel located at the corner of 200 West and Center Street. Tax ID I-JJS-4. Ben Johnson-Applicant. J2 Construction LC-Owner.

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff does not make recommendations on General Plan / Land Use Changes

BACKGROUND: This property is lot 4 of the Johnson & Joines Subdivision which was recorded on 2005. Just prior to the final plat being approved the owner submitted a zone change application from RE-12.5 to Neighborhood Commercial. At the time the owner felt this would be a good location for Neighborhood Commercial. The Planning Commission agreed that this was a good location for future commercial and recommended approval. The zone change was approved unanimously by the City Council.
Ten years later (2015), the owner feels the need for commercial use has not happened as he had hoped and is now requesting that the property be returned back to RE.12.5 which requires a Land Use Amendment prior to receiving a Zone change.

Planning Commission Recommendation: Following the Public Hearing the Planning Commission unanimously agreed to recommend approval.

FINDINGS AND ANALYSIS:

- Application is complete
- TRC does not make recommendations on General Plan/Land Use amendments.
- The same owner who requested the Neighborhood Commercial Zone Change in 2005 is now requesting it be changed back to Medium Density Residential (RE-12.5)

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully Submitted: Kevin 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 FEB 11 2015 PAID

Rec'd By:	KBC
Filing Fee:	$ 1000 -
Receipt #:	132186
Date:	
Code: 401	

GENERAL PLAN AMENDMENT APPLICATION

Fee: $1,000

zdd1999@gmail.com
Email Address:

801-791-8591
Phone Fax

x **Figure 1 – Land Use**
Figure 3 – Roadway

I-JJS-4
Tax ID

Existing: Neighborhood Commercial

Proposed: Residential - Medium Density

J2 Construction LC
Property Owner

180 W Center St., Ivins, UT 84738
Address of subject property

P.O. Box 150802, Ogden, UT 84415
Address of Property Owner

Ben Johnson
Applicant/Agent

APPLICANT AFFIDAVIT

I, Ben Johnson, **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.**

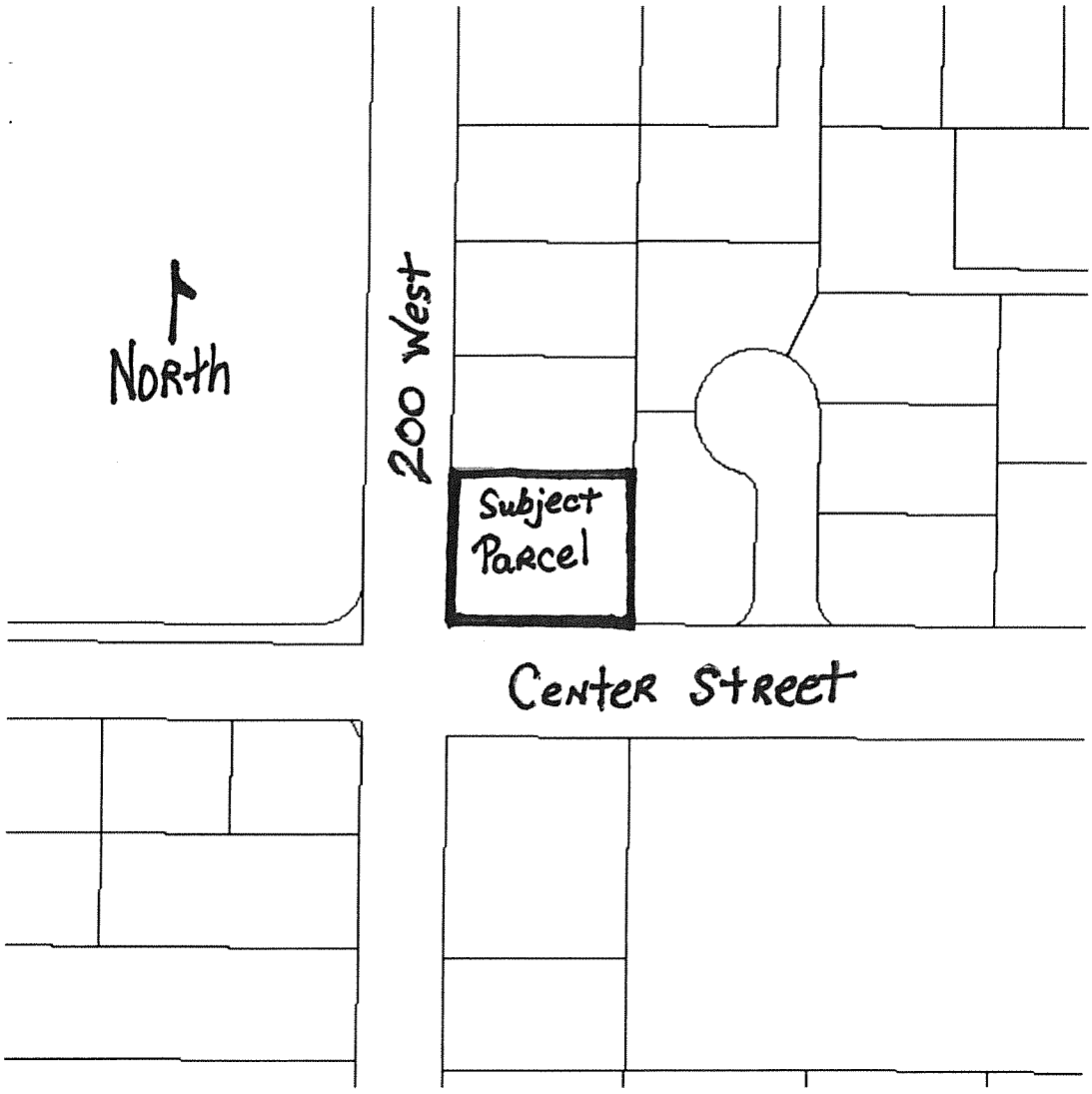
Ben Johnson — 2/09/15
Signature of applicant **Date**

Ben Johnson — 2/09/15
Signature of property owner **Date**

Date received: **Application complete:**

Kevin Rudd — 2/11/15
Signature of Building and Zoning Administrator **Date**

Vicinity Map Proposed Land Use Amendment



Address: 180 W Center St

Tax ID: I-JJS-4

Johnson + Joines Subdivison Lot #4

.40 acres / 17,424 Sq. Ft.