Ivins City Staff Report
City Council Meeting 5/7/15

Agenda Item: Public Hearing on Planning Commission's recommendation of a proposed Zone Change from CN (Neighborhood Commercial) to RE-12.5 (Residential Estates minimum lot size 12, 500 sf) on a .40 acre parcel. Located at approximately 180 W. Center St. (Northeast corner of Center St. and 20 W.) Tax ID I-JJS-4 (Johnson and Joines Subdivision Lot 4) Ben Johnson-Applicant. J2Construction LC-Owner.

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff does not make recommendations on Zone 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 receiving a Zone change.

Planning Commission Recommendation: Following the Public Hearing the Planning Commission unanamously voted to recommend approval of the RE-12.5 zone change.

FINDINGS AND ANALYSIS:

- Application is complete
- TRC does not make recommendations on Zone Changes

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager

IVINS CITY
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MAR 25 2015

Rec'd By:	Claire
Filing Fee:	$1000 —
Receipt #:	137683
Date:	3/25/2015
Code:	401

ZONE CHANGE APPLICATION

Zone Change Fee: $1,000

I-JJS-4	180 W. Center St., Ivins, UT 84738
Tax ID	Address of proposed Zone Change
J2 Construction LC	
Property Owner	
P.O. Box 150802, Ogden, UT 84415	
Address of Property Owner	
Ben Johnson	.40
Applicant / Agent	Acres
801-791-8591	zdd1999@gmail.com
Phone Fax	Email Address
Neighborhood Commercial	RE-12.5
Current Zone	Proposed Zone / Subdivision Name

X 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.

X Vicinity map attached.

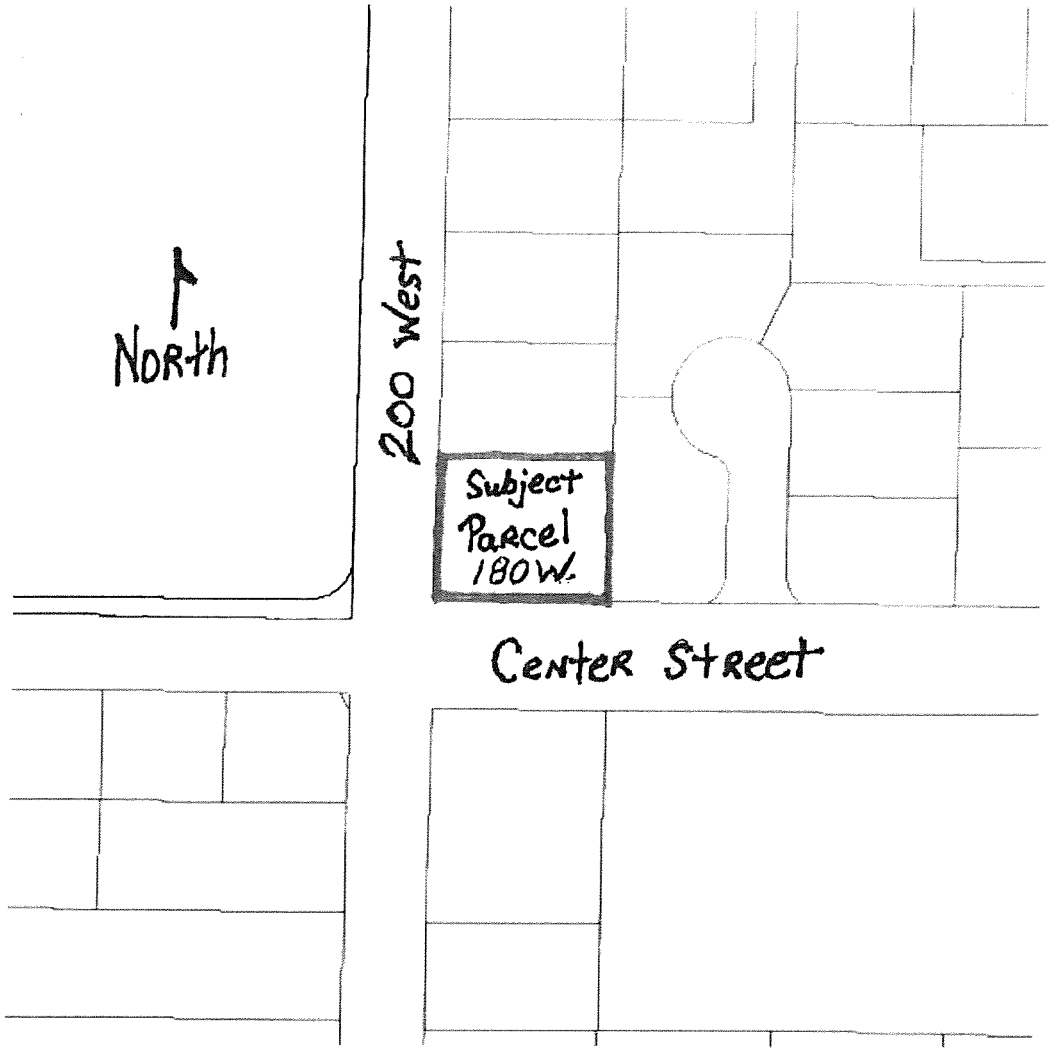
X Two sets of address labels of property owners within 300 ft. of proposed Zone Amendment.

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	
Signature of property owner	
Kevin Rudd	3/25/15
Signature of Building and Zoning Administrator	Date

Vicinity Map Proposed Zoning District Amendment



Address: 180 W Center St

Tax ID: I-JJS-4

Johnson + Joines Subdivison Lot #4

.40 acres / 17,424 Sq. Ft.