Ivins City Staff Report
City Council Meeting 3/17/16

Agenda Item: Discuss and consider approval of Planning Commission's recommendation regarding a proposed Zone Change from "C-1 (Community Commercial)" to "RM (Multiple Residential) and R-1-7.5 (Single Family Minimum lot size 7,500 sq ft)" on a 5.2 acre parcel (tax ID I-6-2-6-3211) on Guy Lane (Approximately 411 W. Hwy 91) on the east side of street and south of Rider's Mountain View Tire Inc. Current Christensen-Applicant. Tizzinuf LLC-Owner.

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff does not make recommendations on Zone Changes

BACKGROUND: This property is currently shown on the Land Use Plan as HDR (high density residential) and MDR (medium density residential) and is Zoned C-1 (community commercial). The property owner is requesting a zone change to RM (Multiple Residential) and R-1-7.5 (single family residential minimum lot size 7500 sq ft). This requested zoning amendment is in compliance with the Land Use Plan.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission did not receive any public comment at their public hearing. The Planning Commission voted unanimously to recommend approval of the requested zone change

FINDINGS AND ANALYSIS:

- Application is complete.
- TRC has reviewed the Zone Change Application on 2-18-16.
- The requested zone change complies with the current Land Use Plan.
- Planning Commission Recommends approval.

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager

IVINS CITY
FEB 16 2016
PAID

Rec'd By:	C Raine
Filing Fee:	$ 1000.00
Receipt #:	172449
Date:	2/16/16
Code:	401

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

ZONE CHANGE APPLICATION

Zone Change Fee: $1,000
Fee: $.75 per mailing label

1-6-2-6-3211
Tax ID

411 W HIGHWAY 91 / Gym Lane
Address of subject property

TIZZ INVF LLC.
Property Owner

1958 COCHISE WAY IVINS
Address of Property Owner

Curren Christenson / Bob Hermandson 5.2 +/-
Applicant (Agent) Acres

435-627-6752 678-321-6325 currenc@maintahsouth.com
Phone Fax Email Address

C-1 (Community Commercial) RM (Multi Family) & R-1-7.5 (Single Family min. lot 7500 sq ft)
Existing Proposed

✓ 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, Curren Christensen, **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 — 12/4/15 Date

TIZZ INVF LLC — Jonathan Mgr.
Signature of property owner

Kevin Rudd — 2/4/16
Signature of Building and Zoning Administrator — Date



Vicinity Map

NAI Utah South

www.naiutahsouth.com
243 East St. George Boulevard
St. George, Utah 84770
435.628.1609

The information portrayed on this map, while not guaranteed, has been secured from sources deemed reliable. Consult a surveyor for precise boundaries. Map printed 12/2/2015.

Feet
0 150 300 600 900 1,200 1,500