Ivins City Staff Report
City Council 7/6/17

Agenda Item: Discuss and consider Planning Commission's recommendation regarding Land Use Amendment and Zone Change from LDR (Low Density Residential) to MDR (Medium Density Residential) and on a proposed Zoning District Change from RA-1 (Residential minimum lot size 1 acre) to R-1-10 (Residential minimum lot size 10,000 sq ft) on 20.47 acres. Alpha Engineering-Applicant. Seth Foster-Owner.

Submitted by: Mike Rodriguez-Building and Zoning Administrator

Planning Commission Action: Planning Commission unanimously recommended approval.

BACKGROUND: The property owner is requesting a Land Use Amendment from LDR (Low Density Residential) to MDR (Medium Density Residential), as well as a Zone Change from RA-1 to R-1-10.

FINDINGS AND ANALYSIS:

- Application is complete.

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully submitted:

Mike Rodriguez, Building and 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 MAY 25 2017 PAID

Rec'd By: KBX
Filing Fee: $ 500.25
Receipt #: 226004
Date:
Code: 401

GENERAL PLAN AMENDMENT APPLICATION

Fee: ~~$1,000~~ 500.00
Mailing Fee: $.75 per mailing label 22

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

I-SB-59
Tax ID

Seth Foster
Property Owner

PO Box 669, Washington, Utah 84780
Address of Property Owner

Jared Madsen, Alpha Engineering
Applicant/Agent

jaredmadsen@alphaengineering.com
Email Address:

(435) 628-6500
Phone Fax

Existing: MDR/LDR

Proposed: MDR

Approximately 400 West 400 South
Address of subject property

THE HAVEN AT HERITAGE ACRES

APPLICANT AFFIDAVIT

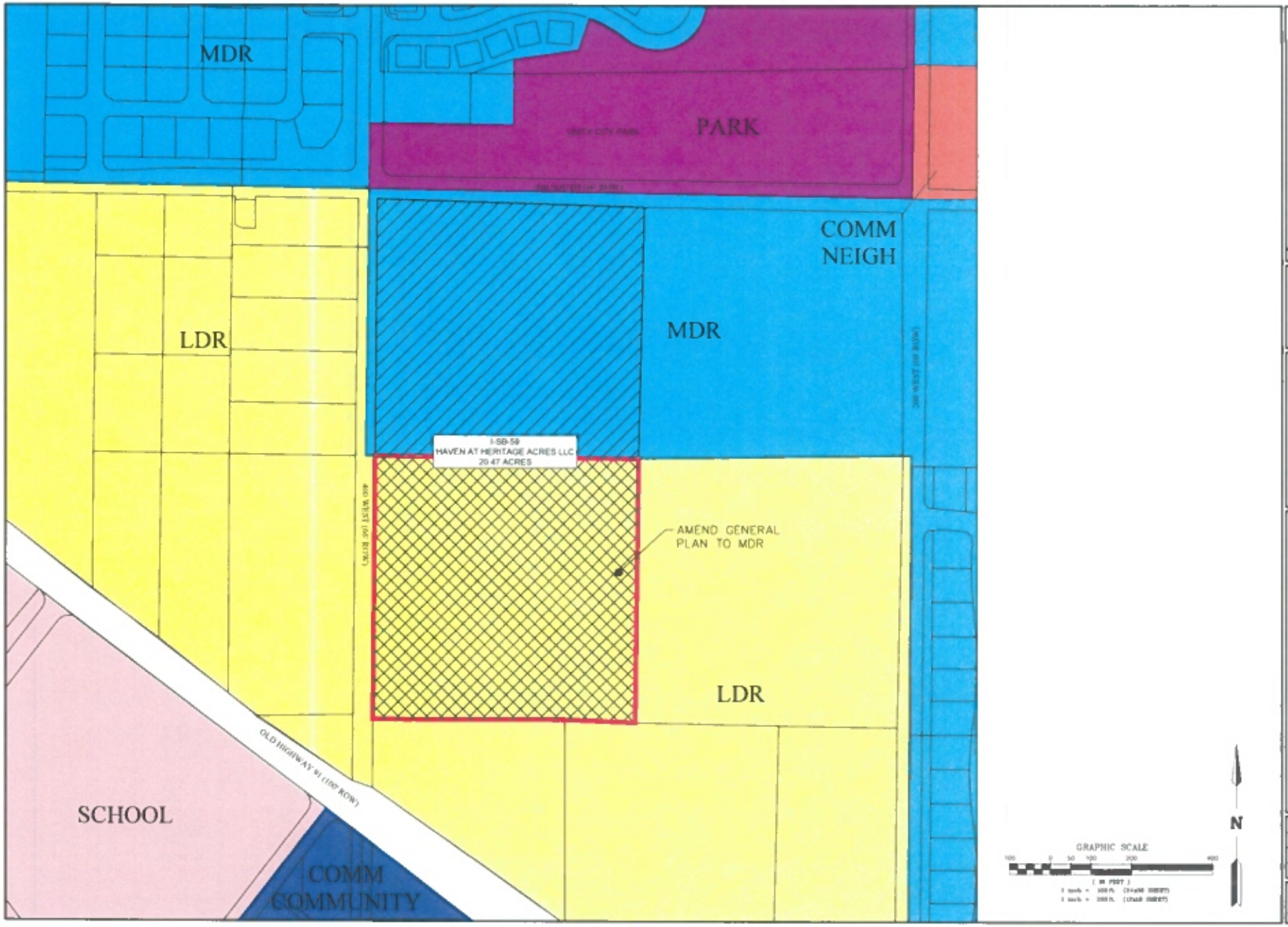
I, Seth R Foster, **do hereby say that I am the owner/agent of the subject property of this application. The statements, information, exhibits and any and all plans herein or attached or submitted present the intentions of the applicant and are in all respects true and correct to the best of my knowledge and belief. I do hereby agree to pay all adopted and customary fees of Ivins City relating to this application.**

Signature of applicant — **Date** 5/25/17

Seth R Foster
Signature of property owner — **Date** 5-25-17

Date received: — **Application complete:**

Signature of Building and Zoning Administrator — **Date** 5-25-17



REVISIONS

ALPHA ENGINEERING

GENERAL PLAN AMENDMENT
EXHIBIT

THE HAVEN AT HERITAGE FIELDS
IVINS, UTAH

1274-01
JTM
MAY 24 2017
AS NOTED
1

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IVINS CITY MAY 25 2017 PAID

Rec'd By:	KBC
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ZONE CHANGE APPLICATION

Zone Change Fee: ~~**$1,000**~~ 500.00
Fee: $.75 per mailing label 22

I-SB-59 Tax ID	Approximately 400 South 400 West Address of proposed Zone Change
Seth Foster Property Owner	
PO Box 669, Washington, UT 84780 Address of Property Owner	
Jared Madsen, Alpha Engineering Applicant / Agent	20.47 acres Acres
(435) 628-6500 Phone Fax	jaredmadsen@alphaengineering.com Email Address
RA-1 Current Zone	R-1-10 / The Haven at Heritage ~~Fields~~ Acres 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.

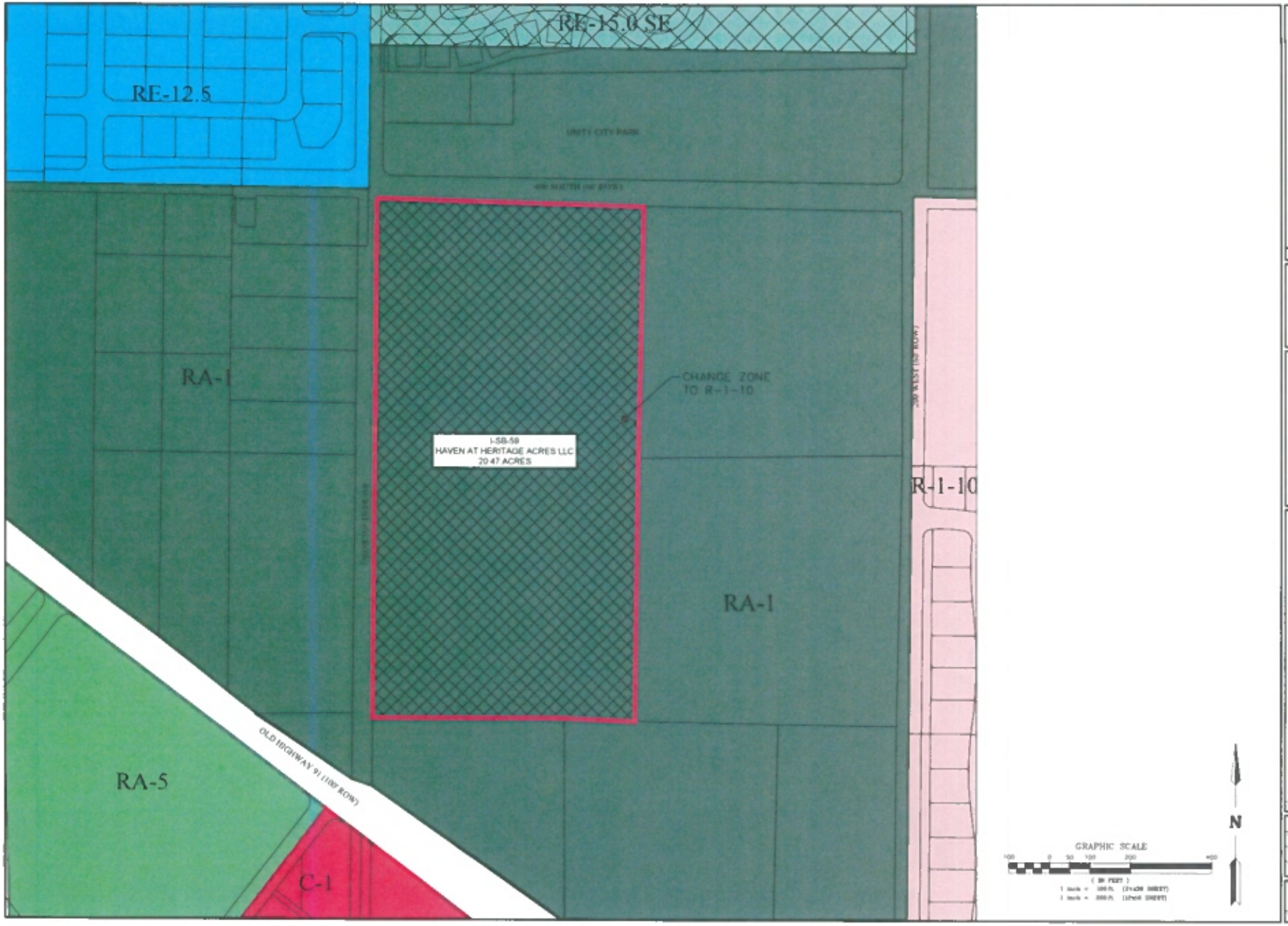
x Vicinity map attached.

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

APPLICANT AFFIDAVIT

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Signature of applicant	5/25/17 Date
Signature of property owner	5-25-17
Signature of Building and Zoning Administrator	5-25-17 Date



REVISIONS

ALPHA ENGINEERING

ZONE CHANGE EXHIBIT

THE HAVEN AT HERITAGE FIELDS

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1774-01

JTM

MAY 24, 2017

AS NOTED

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