Ivins City Staff Report
City Council Meeting 2/20/2020

Agenda Item: Public Hearing on the Planning Commission's recommendation to approve a Concurrent Land Use/Zoning Amendment from HDR (High Density Residential) to MDR (Medium Density Residential) and Zone Change from RA-1 (Residential Agriculture, minimum lot size 1 acre) to R-1-10 (Residential Single Family, minimum lot size 10,000 sq. ft.) on 10.91 acres. Located at approximately 350 S and Kwavasa Drive. RT Marten Utah LLC-Owner. Kayenta Development Inc-Applicant.

Submitted by: Mike Rodriguez-Building and Zoning Administrator

Recommended Planning Commission Action: Staff does not make recommendations on Zone Changes or Land Use Amendments.

BACKGROUND: The property owner is requesting a Concurrent Land Use/Zoning Amendment from HDR (High Density Residential) to MDR (Medium Density Residential) and a zone change from RA-1 (Residential Agriculture, minimum lot size 1 acre) to R-1-10 (Residential Single Family, minimum lot size 10,000 sq. ft.) on a 10.91 acre parcel. TRC reviewed this application on 1/30/2020. Planning Commission reviewed on 2/4/2020 and recommends approval.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed lots and improvements are in compliance with City Ordinances.
- TRC Reviewed 1/30/2020
- Planning Commission recommended approval on 2/4/2020.

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully submitted:

Mike Rodriguez, Building and Zoning Administrator

Content Review:

Dale Coulam, City Manager

IVINS CITY
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IVINS CITY JAN 15 2020 PAID

Rec'd By:	
Filing Fee:	$ 1022.50
Receipt #:	
Date:	1/15/2020
Code:	401

CONCURRENT LAND USE/ZONING AMENDMENT APPLICATION

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

1-SA-46
Tax ID

RT Marten Utah LLC
Property Owner

932 B Art Village Way
Address of Property Owner

Kayenta Development Inc Lance Anderson
Applicant / Agent

435 668-7910
Phone Fax

HDR / R-1A
Current Land Use/Zone

Kayenta Way 1900 South
Address of proposed Zone Change

Anasazi Vista
Subdivision Name

10.94
Acres

Lance
Email Address

MDR / R-1-10
Proposed Land Use/Zone

✓ 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 Land Use/Zoning Amendment.

APPLICANT AFFIDAVIT

I, Lance Anderson, **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 1-15-2020

Signature of property owner — Date 1-15-2020

Signature of Building and Zoning Administrator — Date 1-15-2020