IVINS CITY

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55 N. Main St. Ivins, UT 84738
Tel 435-628-0606 Fax 435-674-5486
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JUL - 7 2020
PAID

Rec'd By: SH.
Filing Fee: $ 1101.25
Receipt #: 364128
Date: 07/07/20
Code: 401 Check #1039

ZONING CHANGE APPLICATION
To Establish a Planned Development (PD), Subdivision Enhancement (SE), or Mixed Use (MU) Overlay District

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

SITLA
Owner of Record
675 E. 500 S. Suite 500
Address
Salt Lake City, UT 84102
City, State, Zip
435-319-4381
Phone Fax

Intersection of Aborto Dr
Address of proposed Zone Change 4400S.

RA-5
Current Zone

patrick@splitrockinc.com
Email Address
Patrick Manning
Applicant
1439 Cobblestone Lane
Address
St. George, UT 84790
City, State, Zip
330-565-4420
Phone – Fax

113 acres
Acres / size of proposed Zone Change

RE-37/R-1-7.5/MF/C/RMU
Proposed Zone

A proposed amendment to any Land Use Ordinance, Zoning Districts Maps, or Official Maps may be initiated by any property owner, any resident, any business owner, the Council, Commission, BOA, Sensitive Lands Committee, Zoning Administrator, of other City Staff by filing a Land Use Ordinance, Zoning Districts Map, or Official Map Amendment Application. A Land Use Ordinance, Zoning Districts Map, or Official Map Amendment Application shall be filed with the City by presenting the applicable application to the Zoning Administrator.

The procedures for the review and consideration of a Zoning Districts Map Amendment Application to establish a Planned Development (PD), Subdivision Enhancement (SE), or Mixed Use (MU) Overlay District are identified by Figure 5-3 herein.

1. **Determination of Application Completeness.** An application for a Zoning Districts Map Amendment Application to establish a Planned Development (PD), Subdivision Enhancement

(SE), or Mixed Use (MU) Overlay District shall be considered by the Zoning Administrator for a determination of application completeness, as provided by Chapter 13 herein. A Zoning Districts Map Amendment Application to establish a Planned Development (PD), Subdivision Enhancement (SE), or Mixed Use (MU) Overlay District shall not require an application fee.

2. **Concurrent Subdivision or other Development Application and Review Required.** An application to establish a Planned Development (PD), Subdivision Enhancement (SE), or Mixed Use (MU) Overlay District shall be considered by the Commission and Council concurrently with a Subdivision Application or other applicable Land Use Application.

3. **Commission Public Hearing Required.** Prior to recommending a Zoning Districts Map Amendment Application to establish a Planned Development (PD), Subdivision Enhancement (SE), or Mixed Use (MU) Overlay District to the Council, the Commission shall consider the Application at a public hearing by providing a minimum of ten (10) days notice of such hearing, as required by the Act, and Chapter 10 herein.

4. **Commission Recommendation.** At the meeting when the public hearing is held, or a subsequent meeting(s), the Commission shall formulate a recommendation on the Zoning Districts Map Amendment Application to establish a Planned Development (PD), Subdivision Enhancement (SE), or Mixed Use (MU) Overlay District to the Council.

5. **Commission Recommendation Transmitted to Council.** After the Commission has conducted a public hearing, reviewed the application, and made its recommendation, the Commission shall transmit to the Council a copy of the Commission's recommendation and the meeting minutes, and all other relevant materials of the proceedings before the Commission. Following receipt of a copy of the Zoning Districts Map Amendment recommendation from the Commission, and all other materials, the City Recorder shall schedule the Zoning Districts Map Amendment recommendation of the Commission with the Council for review and action.

6. **Council Action.** Concurrent with the review and consideration of a Subdivision Application or other applicable Land Use Application, the Council may approve the Zoning Districts Map Amendment Application, as presented, revise the proposed Amendment and approve the proposed amendment as revised, or deny the proposed Application. If the Council approves the proposed amendment as submitted or as revised, the Council shall adopt the Zoning Districts Map Amendment by Ordinance.

Signature of applicant — 6-27-20 Date

Signature of property owner — 6-27-20 Date

STAFF CHECK LIST:

☑ **Date received** 7-7-2020

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Signature of Building and Zoning Administrator

7-7-2020
Date