Ivins City Staff Report
City Council Meeting 4/1/2021

Agenda Item: Public Hearing on Planning Commission's recommendation of a proposed Zone Change from RA-1(Residential Agricultural, minimum lot size 1 acre) to R-1-10 (Single Family Residential, minimum lot size 10,000 sq ft), and R-1-10 (Residential Single Family, minimum lot size 10,000 sq ft), with SLA (Lot Averaging) on 10.23 acres. Located at approximately 400 South and 200 West. Burton Creation, LLC-Owner. Tony Allen-Applicant.

Submitted by: Cody Mitchell-Building and Zoning Administrator

Recommended Action: The applicant is proposing a Zone Change from RA-1(Residential Agricultural, minimum lot size 1 acre) to R-1-10 (Single Family Residential, minimum lot size 10,000 sq ft), and R-1-10 (Residential Single Family, minimum lot size 10,000 sq ft), with SLA (Lot Averaging) on 10.23 acres. The SLA (Lot Averaging) overlay requires the total combined average square footage of all lots to be equal or greater than the base zone minimum lot size. A maximum of 25% of the total lots may be less than the minimum allowed lot size, and no lot shall be less than 75% of the lot size of the base zone.
The neighboring parcels east and west are zoned R-1-10, the parcel directly north is Unity Park (skate park), and the south parcel is undeveloped.
Staff does not make recommendations on Zone Changes or Land Use Amendments.

BACKGROUND:

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed improvements are in compliance with City Ordinances.
- Planning Commission held a Public Hearing and recommended approval on 3/16/21.

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully submitted:

Cody Mitchell, Building and Zoning Administrator

Content Review:

Dale Coulam, City Manager

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IVINS CITY

IVINS CITY
FEB 24 2021
PAID

Rec'd By:	
Filing Fee:	$ 1000.00
Receipt #:	
Date:	2/24/21
Code: 401	CK 0056

55 N Main St. Ivins, UT 84738
Tel 435-628-0628 Fax 435-674-9486
www.ivins.com

ZONE CHANGE APPLICATION

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

1-SB-60-B
Tax ID

BURTON CREATION LLC
Property Owner

45 E. 100 S., Ivins, UT 84738
Address of Property Owner

Tony Allen
Applicant / Agent

(435) 680-5811
Phone

Fax

RA-1
Current Zone

Subdivision: ST GEO & SANTA CLARA BICS BLK 21
(I) Lot: 7 S: 6 T: 42S R: 16W
Address of proposed Zone Change

10.23
Acres

tony.allen2009@hotmail.com
Email Address

R-1-10, R-1-10 (SLA)
Proposed Zone / Subdivision Name

✓ 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, Tony Allen, **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.**

Tony Allen
Signature of applicant

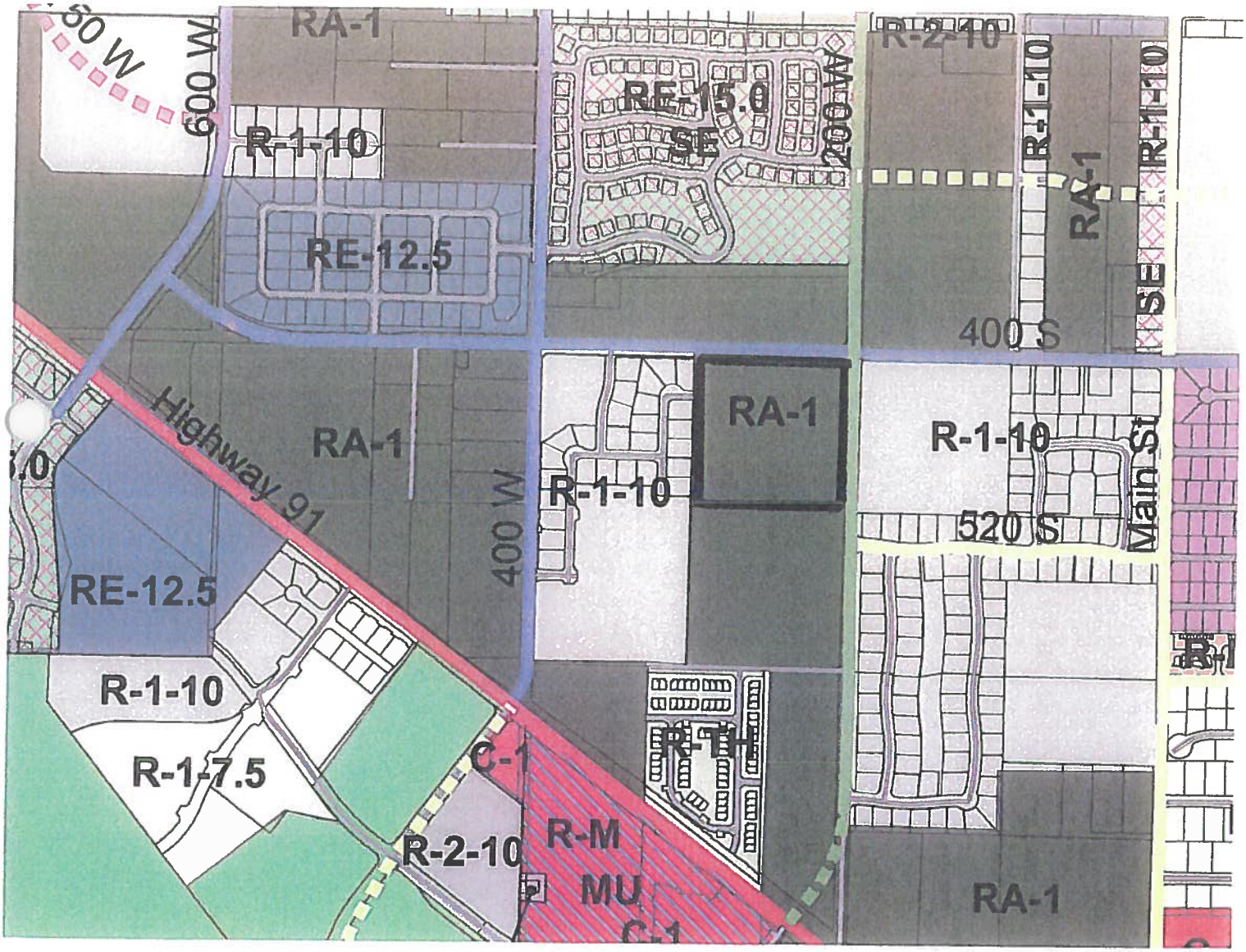
2/24/2021
Date

Rebecca Ritz
Signature of property owner

2/23/2021 | 9:09 AM PST
Date

Signature of Building and Zoning Administrator

2/24/2021
Date



Existing zone RA-1
Proposed zone
R-1-10, R-1-10
with SLA