Ivins City Staff Report
Planning Commission Meeting 8/3/2021

Agenda Item: Public Hearing on a proposed Zone Change from RA-5 (Residential Agricultural, minimum lot size 5 acres) and RA-1 (Residential Agricultural, minimum lot size 1 acre) to RE-15 (Residential Estates District, minimum lot size 15,000 sq ft), with an SLA (lot averaging), and R-1-5 (Residential Single Family, minimum lot size 5,000 sq ft), on 18.495 acres. Located at approximately 600 West to 800 West and Hwy 91. Kayenta Development and Red Mountain Ranch, LLC-Owner/Applicant.

Submitted by: Cody Mitchell-Building and Zoning Administrator

Recommended Action: The applicant is proposing a Zone Change from RA-5 (Residential Agricultural, minimum lot size 5 acres) and RA-1 (Residential Agricultural, minimum lot size 1 acre) to RE-15 (Residential Estates District, minimum lot size 15,000 sq ft), with an SLA (lot averaging), and R-1-5 (Residential Single Family, minimum lot size 5,000 sq ft), on 18.495 acres. Located at approximately 600 West to 800 West and Hwy 91. 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.

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully submitted:

Cody Mitchell, Building and Zoning Administrator

Content Review:

Dale Coulam, City Manager