Ivins City Staff Report
City Council Meeting 8/19/2021

Agenda Item: Discuss and consider Planning Commission's recommendation to approve 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: Staff does not make recommendations on Zone Changes or Land Use Amendments. 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. Planning Commission held a Public Hearing on 8/3/21 and recommends approval.

BACKGROUND:

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed improvements are in compliance with City Ordinances.
- Planning Commission held a Public Hearing on 8/3/21 and recommends approval.
- Staff does not make recommendations on Zone Changes or Land Use Amendments.

SUPPORT MATERIALS:

- Application
- Vicinity Map

Respectfully submitted:

Cody Mitchell, Building and Zoning Administrator

Content Review:

Dale Coulam, City Manager