Ivins City Staff Report
Planning Commission Meeting 17 May 2022

Agenda Item: Public Hearing on a proposed Zone Amendment from R-1-10 (Residential 10,000 sq ft lots) to R-1-7.5 Residential 7,500 sq ft lots); and a Zone Amendment from RA-5 (Residential Agricultural, minimum lot size 5 acres) to RC (Resort Commercial), on approximately 113 acres. Located at approximately Puerto Drive and 400 south. School Trust Lands Administration-owner. Jerry Miyahara-Applicant

Submitted by: Mike Haycock-Building and Zoning Administrator

Recommended Action: The applicant is proposing a Land Use Amendment from **R-1-10 (Residential 10,000 sq ft lots) to R-1-7.5 Residential 7,500 sq ft lots); and a Zone Amendment from RA-5 (Residential Agricultural, minimum lot size 5 acres) to RC (Resort Commercial), on approximately 113 acres.** Staff does not make recommendations on Zone Changes or Land Use Amendments.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed zone changes are in compliance with City Ordinances.

SUPPORT MATERIALS:

- Application
- Vicinity Map
- Development Goals and Objectives
- Existing zoning map
- Proposed Zoning Map

Respectfully submitted:

Mike Haycock, Building and Zoning Administrator

Content Review:

Dale Coulam, City Manager