Ivins City Staff Report
Planning Commission Meeting 7/522

Agenda Item: Continued discussion and consider recommendation regarding prior 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.
- Planning Commission held a public hearing on May 17, 2022 and discussion from the Commission was tabled.
- RMU (Resort Mixed Use) is also an allowed use with a project plan.
- The project plan adds additional buffers. The buffers are still zoned RMU (Resort Mixed Use) but assures the density for those area. The zoning ordinance does not require this assurance.

SUPPORT MATERIALS:

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

Respectfully submitted:

Mike Haycock, Building and Zoning Administrator

Content Review:

Dale Coulam, City Manager