Ivins City Staff Report
City Council Meeting 9/29/22

Discuss and consider Planning Commission's recommendation regarding a Public Hearing on a proposed Concurrent Land Use Amendment from LDR (Low Density Residential), MDR (Medium Density Residential), HDR (High Density Residential) and CN (Neighborhood Commercial) to HDR (High Density Residential; and a Zone Amendment from RE-20 (Residential Estates, minimum 20,000 sq ft lots) RE-15 (Residential Estates, minimum 15,000 sq ft lots), RE-12.5 (Residential Estates, minimum 12,500 sq ft lots) and RA-5 (Residential Agriculture, minimum lot size 5 acres) to RE-20 (Residential Estates, minimum 20,000 sq ft lots) RE-15 (Residential Estates, minimum 15,000 sq ft lots), RE-12.5 (Residential Estates, minimum 12,500 sq ft lots) and lot averaging overlay on approximately 15 acres located at approximately Kwavasa (600 West) to 800 West. Kayenta Development, Inc and RT Marten, Utah LLC-Owners. Lance Anderson-Applicant.

Submitted by: Mike Haycock-Building and Zoning Administrator

Recommended Action: Staff does not make recommendations on Zone or Land Use Amendments. Planning Commission held a Public Hearing on 8/30/22 and recommended approval.

FINDINGS AND ANALYSIS:

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

SUPPORT MATERIALS:

- Application
- Vicinity Map
- Existing zoning map
- Proposed Zoning Map

Respectfully submitted:

Mike Haycock, Building and Zoning Administrator

Content Review:

Dale Coulam, City Manager