Ivins City Staff Report
City Council Meeting 5/18/23

Public Hearing on Planning Commission's recommendation on a Zone Amendment from RA-5 (Residential Agriculture District, minimum lot size 5 acres) to RE-15 (Resort Estates, minimum lot size, 15,000 sq ft) on approximately 33.864 acres. Located at approximately Kayenta Parkway and 450 North. Kayenta Development, Inc-Owner. Lance Anderson-Applicant.

Submitted by: Mike Haycock-Building and Zoning Administrator

Recommended Action: Staff does not make recommendations on Zone or Land Use Amendments. Background: The applicant is proposing a Zone Amendment from RA-5 (Residential Agriculture District, minimum lot size 5 acres) to RE-15 (Resort Estates, minimum lot size, 15,000 sq ft) with lot averaging on approximately 33.864 acres. Located approximately Kayenta Parkway and 450 North. RE-15 is consistent with the LDR (Low-Density Residential) land use designation. Planning Commission held a Public Hearing on 5/4/23 and recommends approval of the zone change, without lot averaging.

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