Ivins City Staff Report
Planning Commission Meeting 7/18/23

Public Hearing on a Zone Amendment from RA-5 (Residential Agriculture District, minimum lot size 5 acres) to RE-37 (Residential Estates, minimum lot size, 37,000 sq ft) RE-20 (Residential Estates, minimum lot size 20,000 sq ft) and RE-15 (Residential Estates, minimum lot size 15,000 sq ft) with lot averaging overlay on approximately 55.126 acres. Located at approximately Kayenta Parkway and Hwy 91. 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-37 (Residential Estates, minimum lot size, 37,000 sq ft) RE-20 (Residential Estates, minimum lot size 20,000 sq ft) and RE-15 (Residential Estates, minimum lot size 15,000 sq ft) with lot averaging overlay on approximately 55.126 acres. Located at approximately Kayenta Parkway and Hwy 91. All zone requests are consistent with all associated land use designations.

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