Ivins City Staff Report
City Council Meeting 8/3/23

Public Hearing on Planning Commission's recommendation on a Zone Amendment from RA-5 (Residential Agriculture District, minimum lot size 5 acres) to RE-37 (Residential Estates, minimum lot size, 37,000 sq ft) RE-20 (Residential Estates, minimum lot size 20,000 sq ft) with lot averaging, and RE-15 (Residential Estates, minimum lot size, 15,000 sq ft) without lot averaging 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: Planning Commission held a Public Hearing on 7/18/23. The applicant proposed 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 (Resort Estates, minimum lot size, 15,000 sq ft) with lot averaging. The Planning Commission recommended approval of the zone change, with the exception of removing lot averaging from RE-15 Parcel 5. 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.
- Planning Commission held a Public Hearing on 7/18/23 and recommends approval of the zone amendment, with the exception of the RE-15 zone and removal of the lot averaging overlay on Parcel 5 of the identifying map.

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