Ivins City Staff Report
City Council Meeting 11/16/23

Public Hearing on a Zone Text Amendment and Sensitive Lands Map Amendment. Ivins City-Applicant.

Submitted by: Mike Haycock-Building and Zoning Administrator

Recommended Action: Staff does not make recommendations on Zone or Land Use Amendments.

Background: Based on guidance provided by the City Council, the Sensitive Lands Committee was asked to make further revisions to the code and referenced map regarding ridgeline protections. The committee has reviewed the code and map and has made several additional edits. The revised ordinance can be summarized as follows:

- Additional clarifications to the purpose section of the ordinance (Section 16.08.201).
- Additional clarifications to the definitions of Class B and Class C ridgelines to help identify other areas in the City that might meet the definitions but possibly may not be included on the map.
- Clarified the definitions of lava fields and rock outcroppings.
- Added a new class of rock outcroppings identified as Significant Rock Outcroppings with a list of the names of these outcroppings and the locations identified on the map.
- Added an optional pre-application meeting and site visit to aid applicants in inventorying the potential sensitive lands.
- Added the procedures for a Sensitive Lands Survey and Site Visit which are required as part of the application process.
- Modified the map to show which properties will require investigations for sensitive lands.
- Added landscaping requirements that if berming or filling is allowed on a Class B ridgeline, then the new fill slope must be landscaped in a manner to obscure the development.

FINDINGS AND ANALYSIS:

- Planning Commission held a Public Hearing on 11/14/23 and recommended approval.

SUPPORT MATERIALS:

- Draft Ordinance

Respectfully submitted:

Mike Haycock, Building and Zoning Administrator

Content Review:

Dale Coulam, City Manager