IVINS CITY PLANNING COMMISSION STAFF REPORT

TO:	**Ivins City Planning Commission**
SUBMITTED BY:	**Rob Dalley-Building and Zoning Administrator**
DATE:	**April 29, 2025**
AGENDA ITEM:	**Proposed Concurrent Land Use and Zoning Amendment–Parcels I-7-2-1-143; I-7-2-1-150; and I-7-2-1-120.**

Notice: This staff report is for the use of Ivins City (the "City") Staff, Planning Commission and City Council only and is not intended to be comprehensive. No applicant or member of the public should rely on it or its contents for any purpose. Neither this report nor its contents vest any rights of any kind with any applicant or member of the public.

EXECUTIVE SUMMARY

This report presents a proposed concurrent land use and zoning map amendment for the property located at approximately 800 West and Old Hwy 91. The owner, Louis Carnesale, RT Marten, and applicant, American Consulting and Engineering, seek to rezone the parcel(s) from LDR (Low-Density Residential) and HDR (High-Density Residential) to an HDR land use, and RA-5 (Residential Agricultural, minimum lot size 5 acres) and R-1-5 (Residential Single Family, minimum lot size 5,000 sq ft) zone to RE-2-10 (Residential Two-Family District, minimum lot size 10,000 sq ft) on approximately 10.69 acres. The Building Official has reviewed this application request on 4-7-25 and found it to be a complete application as shown in the attachments, and in compliance with City Code as well as the land use plan. As this is a legislative decision, Staff does not make recommendations for zone or land use changes. The Planning Commission is to determine and recommend to City Council whether this land use and zone amendment works well overall for the City.

BACKGROUND

- **Owner/Applicant:** Louis Carnesale and RT Marten/American Consulting and Engineering.
- **Property Location:** Approximately 800 West Old Hwy 91.
- **Current Zoning:** RA-5 and R-1-5
- **Proposed Zoning:** RE-2-10
- **Current Land Use:** LDR and HDR
- **Proposed Land Use:** HDR
- **Parcel Size:** approximately 10.69 acres
- **General Plan Designation:** The land use in the General Plan is intended to be a guide for new development and redevelopment. The Plan establishes a vision for future development that, if achieved, will preserve the unique character of Ivins. It should be used to ensure

that new development and redevelopment are consistent with the Land Use Plan. Additionally, the Plan should help developers understand what type of developments are appropriate for differing properties. By referencing the Plan in development discussions, the City can help ensure that a consistent and community-supported pattern of growth is achieved.

The applicant proposes this concurrent land use and zoning change to accommodate a specific development type. All land use and zone requests are consistent with the associated land use designations listed below:

This land use request is located in part, as an LDR use, which holds the A-20, RA-5, RA-1, RE-75 RE-43, RE-37, RE-25, RE17.5 and RE-15 density uses. This land use request is also located in the HDR use, which holds the R-1-5, R-26, R-2-10, RM and RM-TH density uses. The applicant has selected the HDR land use overall to allow for an R-2-10 zone amendment.

This zone request is located in the RA-5, which also holds the A-20, RA-1, RE-75 RE-43, RE-37, RE-25, RE17.5 and RE-15 low-density zones. This zone request is also located in the R-1-5 zone, which holds the same high-density zones listed above. The applicant selected the R-2-10 zone because it is the most dense zone for that land use without going to multi-family.

ANALYSIS

A. Applicable Review Process and Standards—See ICC16.05.114 Figure 5-4 Attached.

B. Zoning Districts Purpose and Compatibility

According to Ivins City Code 16.06.102, zoning districts are established to achieve the purposes of the General Plan and land use ordinances. The proposed Preliminary Plan aligns with the City's goals by its development potential and existing development rights under the current land use ordinance. Using zoning and land use regulations strategically ensure that new development's style and intensity does not detract from the City's unique character. The Ivins City General Plan supports neighborhoods that provide a variety of housing options designed to meet the financial and aesthetic needs of a broad range of residents.

C. TRC Discussion and Recommendation. TRC does not discuss zone or land use recommendations and has no key considerations to recommend.

D. Sensitive Lands Ordinance

Ivins City has a Sensitive Lands Ordinance to provide clear guidelines on protected lands, including ridgelines and rock outcroppings. The proposed development site may be affected by this ordinance. If applicable, the development will address sensitive lands considerations during the development process.

RECOMMENDATION

Based on the analysis and findings listed in this report, it is recommended that the Planning Commission recommend to City Council approval or denial on the proposed zoning amendment for this property.

ALTERNATIVE ACTIONS

As alternatives to recommending that the Planning Commission approve this concurrent zone and land use amendment, the Planning Commission has the discretion to:

- approve with alterations and/or amendments that comply with existing law;
- deny this application based on specified findings consistent with City Code; or
- table consideration of this matter for further discussion.

ATTACHMENTS

1. Application
2. Aerial map of the property
3. Vicinity map
4. Existing Zoning map and Land Use map
5. Proposed Zoning map and Land Use map
6. ICC 16.05.114 Figure 5-4 Application Procedure

Respectfully submitted: Rob Dalley

Rob Dalley, Building and Zoning Administrator

ICC 16.05.114 FIGURE 5-4

COMBINED LAND USE PLAN AND ZONING DISTRICTS MAP

AMENDMENT APPLICATION PROCEDURES

(Except PD, SE, And MU Applications)

Application filed with Zoning Administrator		
	Application reviewed by Zoning Administrator for application completeness (chapter 13)	
Zoning Administrator/Commission Secretary schedules public hearing with commission, providing a minimum of 10 days notice (chapter 10)		
	Commission conducts and closes public hearing on the application	
Commission considers application and all other relevant information received. Commission formulates recommendation. Commission approves recommendation and transmits to Council by motion		
City Recorder schedules public hearing with Council on commission recommendation, providing a minimum of 10 days notice (chapter 10)		
	Council conducts and closes public hearing on commission recommendation	
Council considers commission recommendation, application, and all relevant information received. All land use ordinance, Zoning Districts Map, or Official Map amendment applications approved by Council by ordinance		