Ivins City Staff Report
City Council Meeting 5/1/25

Public Hearing on the Planning Commission's recommendation to approve a Zone Amendment from RA-1 (Residential Agriculture District, minimum lot size 1 acre, to RE-15 (Residential, minimum lot size 15,000 sq ft) on approximately 9.52 acres. Located at approximately 755 West Center. Louis Carnesale-Owner. American Consulting and Engineering-Applicant.

Submitted by: Rob Dalley-Building and Zoning Administrator

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

Background: All zone requests are consistent with all associated land use designations.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed zone/land use changes are in compliance with our procedural City Ordinances.
- The Land Use Plan in this General Plan (Appendix A) 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 types of development are appropriate for different properties. By referencing the Plan in development discussions, the City can help ensure that a consistent and community-supported pattern of growth is achieved.
- This zone request is located in the Low Density Zone, which also holds the RA-5, RA-1, RE-75, RE-43, RE-37, RE-25, RE-20, RE-17.5 density zones. The reason for the applicant selecting RE-15 is it is the least dense in the low-density zone and does not require a land use change.
- Planning Commission held their public hearing on 4/15/25 and recommends approval.

SUPPORT MATERIALS:

- Application
- Vicinity map
- Existing zoning/land use maps
- Proposed zoning/land use maps

Respectfully submitted:

Rob Dalley, Building and Zoning Administrator