From: Truth Seeker
Sent: Monday, March 9, 2026 1:36 PM
To: Sharon Allen <SAllen@ivinsutah.gov>
Subject: Proposed zoning change at 320 North Main

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Sharon,

Please share this during the public hearing to be held March 17 at 5:30pm. My name is Mitchell Eiting. My wife Annett and I own a vacant building lot located at 277 North Main Street in Ivins. We were unable to attend the meeting in person due to prior commitments, but wanted our voices heard.

We are both very strongly opposed to the proposed zoning change being requested by the property owner at 320 North, Main Street. Single family residence properties on large lots are a huge part of what makes Ivins such a desirable place to live. Uncongested streets, quiet and safe neighborhoods, and appreciating real estate values are all major benefits we all enjoy.

When you start rezoning, you open the door to increased traffic, more noise, more stress on the city infrastructure, disrupted scenic views, lowering property values, and a degradation in quality of life. Once you start making these kinds of changes, the pressure ramps up to do it again and again. At the end of the day, you end up with a city that is no different from anywhere else in Washington county.

I currently live in Bountiful Utah and have watched this very thing play out here over the past 25 years. You lose too much that can never be replaced. Please vote no on rezoning.

Respectfully,

Mitchell and Annett Eiting

From: Diana Grow
Sent: Tuesday, March 10, 2026 1:36 PM
To: Sharon Allen <SAllen@ivinsutah.gov>
Subject: Zoning Amendment

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Sent from my iPad

To whom it may concern:

This letter is to express my concern about the zoning change on the property at 320 N. Main St. It is my concern that the new owner of the property would like to build apartments, duplexes or whatever he would like to go on that piece of property. Being the property owner adjacent to that piece of property it is my concern that multiple dwellings on that piece will interfere with my way of life in this nice and quiet little neighborhood that I chose to live in! It is one thing to live in a neighborhood with single dwelling residences, but to have high density residential right next-door to me is my concern and I do not care for the zone change that Justin Bennett is petitioning for! If you could please relay this letter to the scheduled meeting regarding the current land-use amendment I would appreciate it. Thank you sincerely, Richard Grow

Dear Members of the Planning Commission,

We are writing to express our opposition to the proposed zoning change from medium-density to high-density in this area.

The existing medium-density designation reflects the established character of the neighborhood. There needs to be some trust, that the established zoning doesn't get cherry picked lot by lot and rezoned one lot at a time. Thoughtful planning should respect the existing character of neighborhoods while accommodating growth in a way that is appropriate and sustainable. In this case, the proposed increase in density does not align with those principles.

We respectfully urge the Commission to deny the requested zoning change and preserve the integrity of this community.

Thank you for your time and consideration.

Sincerely,

M. Ryan Cain Jennifer Cain

M. Ryan Cain Jennifer Cain

March 17th, 2026
Ivins City Planning & Zoning Commission
85 N Main Street
Ivins, UT 84738

Re: Opposition to Proposed Zone Change at Approximately 320 North Main Street

Dear Members of the Planning & Zoning Commission,

I am writing as a nearby resident to respectfully express my opposition to the proposed zone change at approximately 320 North Main Street, from R-1-10 (Single-Family Residential) to R-2-10 (Two-Family Residential) and the associated land-use amendment from MDR to HDR.

My concerns are based on the following points:

1. The request conflicts with Ivins City's established zoning plans. The current R-1-10 zoning was intentionally placed to maintain the character, density, and traffic patterns of this part of the city. A shift to multifamily zoning represents a meaningful departure from the adopted land-use plan and would introduce a density level inconsistent with the surrounding neighborhood.

2. This same request was reviewed and denied by Ivins City. Nothing material has changed in the area since that previous decision—no new infrastructure, no updated master plan, and no demonstrated need that would justify reversing a recent ruling. Consistency in land-use decisions is essential for maintaining public trust.

3. Approval would likely trigger additional multifamily requests on adjacent lots. There are two empty lots directly next to this parcel. If this application is approved, it is reasonable to expect that the owners of those lots will pursue the same zoning change. This would result in three multifamily structures clustered in a very small area, creating a density level far beyond what the neighborhood was designed to support.

4. Spot zoning concerns. Approving a higher-density designation for a single small parcel—surrounded by single-family zoning—could be viewed as spot zoning, which is generally discouraged because it creates inconsistency and disrupts cohesive planning.

5. No demonstration of community benefit. A zone change should only be approved when it clearly serves the broader public interest. In this case, the primary benefit appears to be to the applicant, while the potential negative impacts fall on the surrounding residents.

For these reasons, I respectfully request that the Planning & Zoning Commission deny the proposed zone and land-use amendment and uphold the city's existing zoning plan and last year's decision.

Thank you for your time, your service, and your commitment to thoughtful planning for Ivins City.

Sincerely,
Randon Lessing



Tristan Lessing

