
**Ivins City Staff Report
City Council Meeting 3/7/24**

Public Hearing on the Planning Commission's recommendation to approve a Zone Amendment from RMU (Resort Mixed-Use) to RC (Resort Commercial), on approximately 4.813 acres. Located at approximately Guy Lane and Hwy 91. AnA Enterprises, LLC-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: All zone requests are consistent with all associated land use designations.

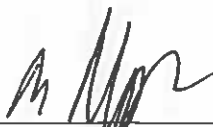
FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed zone/land use changes are in compliance with City Ordinances.
- Planning Commission held a Public Hearing on 2/13/24 and recommended approval based on which zone best fits the area based on leaving the parcel in it's current zone is a taking.
- The dimensions of the lot makes this parcel hard to develop. The RMU zone has been determined to be an unusable zone and changing the zone allows Ivins to remove the zoning from the land use and zoning maps. The RC zone will allow the property to be used without a taking from the owner.

SUPPORT MATERIALS:

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

Respectfully submitted:



Mike Haycock, Building and Zoning Administrator

Content Review:



Dale Coulam, City Manager