ORDINANCE NO. 2015-07

AN ORDINANCE OF IVINS CITY, UTAH, REGARDING A ZONE CHANGE FROM CN (NEIGHBORHOOD COMMERCIAL) TO RE-12.5 (RESIDENTIAL ESTATES – MINIMUM LOT SIZE 12,500 SQ. FT.) LOCATED AT APPROXIMATELY 180 WEST CENTER

WHEREAS the Ivins City Planning Commission held a Public Hearing on April 14, 2015, regarding the applicant's proposed zone change from CN to RE-12.5 for property located at approximately 180 West Center Street, on the northeast corner of Center Street and 200 West (the "Property"); and

WHEREAS the Ivins City Planning Commission voted unanimously on April 14, 2015, to recommend approval of the proposed zone change; and

WHEREAS the Ivins City Council held a Public Hearing on May 7, 2015, to consider the Planning Commission's recommendation to change the zoning district from CN to RE-12.5; and

WHEREAS on May 7, 2015, the Ivins City Council considered public comment and the Planning Commission's recommendation for the proposed zone change; after discussion, the Ivins City Council found that the proposed zoning district of RE-12.5 was compatible with the area, particularly since all in the Johnson & Joines Subdivision, where the Property is located, is all zoned RE-12.5 and since the Property was originally zoned as RE-12.5;

NOW, THEREFORE, BE IT ORDAINED BY THE IVINS CITY COUNCIL that the zoning district for the property located at approximately 180 West Center Street, on the northeast corner of Center Street and 200 West be amended from CN to RE-12.5.

Effective Date: This Ordinance shall become effective immediately upon passage and publication.

PASSED AND ADOPTED BY THE IVINS CITY COUNCIL, STATE OF UTAH, ON THIS _____ DAY OF MAY, 2015 BY THE FOLLOWING VOTE:

	AYE	NAY	ABSTAIN	ABSENT
George E. Elwell, Jr.	_____	_____	_____	_____
Cheyne McDonald	_____	_____	_____	_____
Lesley Mendenhall	_____	_____	_____	_____
Steven Roberts	_____	_____	_____	_____
Ron Densley	_____	_____	_____	_____

_____
Chris Hart, Mayor

ATTEST:

_____
Kari Jimenez, City Recorder