# ORDINANCE NO. 2016-08

## AN ORDINANCE OF IVINS CITY, UTAH, REGARDING A ZONE CHANGE ON PROPERTY LOCATED ON THE SOUTHEAST CORNER OF 800 SOUTH AND MAIN STREET FROM R-1-7.5 (SINGLE FAMILY RESIDENTIAL, MINIMUM LOT SIZE 7,500 SQ. FT.) TO R-2-6 (DUPLEX, MINIMUM LOT SIZE 6,000 SQ. FT.) ALONG THE EASTERN BOUNDARY OF THE PROPERTY, WITH THE REMAINDER AS RM (MULTI-FAMILY RESIDENTIAL)

**WHEREAS** the Ivins City Planning Commission held a Public Hearing on February 16, 2016, regarding the applicant's proposed zone change from R-1-7.5 to RM for property located on the southeast corner of 800 South and Main Street (the "Property"); and

**WHEREAS** the Ivins City Planning Commission voted on February 16, 2016, to recommend approval of the proposed zone change from R-1-7.5 (Single Family Residential – Minimum Lot Size 7,500 sq. ft.) to RM (Multi-Family Residential); and

**WHEREAS** the Ivins City Council held a Public Hearing on March 3, 2016, to consider the Planning Commission's recommendation to change the zoning district from R-1-7.5 to RM; and

**WHEREAS** on March 3, 2016, the Ivins City Council heard and considered public comment on the issue, as well as the Planning Commission's recommendation;

**NOW, THEREFORE, BE IT ORDAINED BY THE IVINS CITY COUNCIL** that the zoning district for the property located at the southeast corner of 800 South and Main Street (approximately 10 acres) be amended from R-1-7.5 to R-2-6 (Duplex on minimum lot size of 6,000 sq. ft.) along the eastern boundary of the Property (beginning approximately where Red Mountain Storage Units are located), with the balance of the Property zoned as RM Multi-Family.

**PASSED AND ADOPTED BY THE IVINS CITY COUNCIL, STATE OF UTAH, ON THIS ____ DAY OF _____, 2016 BY THE FOLLOWING VOTE:**

| | AYE | NAY | ABSTAIN | ABSENT |
|---|---|---|---|---|
| Dennis Mehr | _____ | _____ | _____ | _____ |
| Cheyne McDonald | _____ | _____ | _____ | _____ |
| Jenny Johnson | _____ | _____ | _____ | _____ |
| Steven Roberts | _____ | _____ | _____ | _____ |
| Ron Densley | _____ | _____ | _____ | _____ |

_____
Chris Hart, Mayor

ATTEST:

_____
Kari Jimenez, City Recorder