ORDINANCE NO. 2016-09

AN ORDINANCE OF IVINS CITY, UTAH, REGARDING A ZONE CHANGE FROM C-1 (COMMUNITY COMMERCIAL) TO RM (MULTI-FAMILY RESIDENTIAL) AND R-1-7.5 (SINGLE FAMILY RESIDENTIAL-MINIMUM LOT SIZE 7,500 SQ FT) FOR PROPERTY LOCATED ON GUY LANE AT APPROXIMATELY 411 WEST HIGHWAY 91 ON THE EAST SIDE OF THE STREET AND SOUTH OF RIDER'S MOUNTAIN VIEW TIRE INC.

WHEREAS the Ivins City Planning Commission held a Public Hearing on March 1, 2016, regarding the applicant's proposed zone change from C-1 (Community Commercial) to RM (Multi-Family Residential) and R-1-7.5 (Single Family Residential) for property located on Guy Lane at approximately 411 West Highway 91 on the east side of the street and south of Rider's Mountain View Tire Inc. (the "Property"); and

WHEREAS the Ivins City Planning Commission voted on March 1, 2016, to recommend approval of the proposed zone change from C-1 (Community Commercial) to RM (Multi-Family Residential) for all but one hundred feet (100') from Fitness Ridge Way which was recommended to be changed to R-1-7.5 (Single Family Residential); and

WHEREAS the Ivins City Council held a Public Hearing on March 17, 2016, to consider the Planning Commission's recommendation to change the zoning district from C-1 to RM and R-1-7.5; and

WHEREAS on March 17, 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 Planning Commission's recommendation is hereby approved to change the zoning district for the property located on the east side of Guy Lane at approximately 411 West Highway 91 south of Rider's Mountain View Tire Inc. (approximately 5.2 acres) from C-1 to RM for all but one hundred feet (100') from Fitness Ridge Way which was recommended to be changed to R-1-7.5 (Single Family Residential).

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 MARCH, 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