ORDINANCE NO. 2016-17

AN ORDINANCE OF IVINS CITY, UTAH, AMENDING THE LAND USE PLAN (MAP)

WHEREAS the Ivins City Planning Commission held a Public Hearing on June 14, 2016, regarding the applicant's proposal to allow a new land use change designation for Resort Commercial and to change the Land Use for property located on the south side of Highway 91 between Main Street and 200 West (the "Property") from Commercial Research to Resort Recreational; and

WHEREAS the Ivins City Planning Commission voted unanimously on June 14, 2016, to deny the proposed land use and land use change; and

WHEREAS the Ivins City Council held a Public Hearing on August 18, 2016, to consider the Planning Commission's recommendation to deny the proposed land use and land use change for the Property; and

WHEREAS on August 18, 2016, the Ivins City Council considered public comment and the Planning Commission's recommendation and had a discussion regarding same prior to making a decision;

WHEREAS the Ivins City Council determined there was a need for this type of recreational use within the City for visitors who prefer to travel and/or stay in recreational vehicles, small cabins or tents rather than more traditional types of hotel lodging; and

WHEREAS the Ivins City Council determined that to balance the property rights of both the applicant and the adjoining property owner to the west there should be a transitional use area between the two;

NOW, THEREFORE, BE IT ORDAINED by the Ivins City Council:

That the Land Use Plan be amended to show a new Land Use designation of Resort Recreational and to change the land use for the Property from Commercial Research to Resort Recreational, except for a transitional use area depicted on Exhibit "A" which shall be changed from Commercial Research to Low Density Residential to match the current zoning of the Property and the adjoining property to the west.

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 AUGUST, 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