ORDINANCE NO. 2017-10

AN ORDINANCE OF IVINS CITY, UTAH, REGARDING A ZONING DISTRICT AMENDMENT ON PROPERTY LOCATED AT APPROXIMATELY 600 WEST 280 SOUTH FROM RA-1 (RESIDENTIAL AGRICULTURE MINIMUM LOT SIZE 1 ACRE) TO RE-12.5 (RESIDENTIAL ESTATES MINIMUM LOT SIZE 12,500 SQ. FT.)

WHEREAS the Ivins City Planning Commission held a Public Hearing on May 2, 2017, regarding the applicant's proposed zoning district amendment from RA-1 (residential agricultural, 1 acre lot size minimum) to R-1-10 (single family residential, 10,000 sq. ft. lot size minimum) for property located at approximately 600 West 280 South (the "Property"); and

WHEREAS the Ivins City Planning Commission voted on May 2, 2017 to deny the proposed zoning district amendment from RA-1 to R-1-10 but recommended instead, approval of a zoning district amendment from RA-1 to RE-12.5 (residential estates, 12,500 sq. ft. lot size minimum); and

WHEREAS the Ivins City Council held a Public Hearing on May 18, 2017, to consider the Planning Commission's recommendation; and

WHEREAS on May 18, 2017, the Ivins City Council heard and considered public comment on the issue, the Planning Commission's recommendation, and the City's Land Use Plan, a required element of the City's General Plan; and

WHEREAS, the R-1-10 and RE-12.5 zonings district are both consistent with the City's Land Use Plan for a Medium Density Residential use (MDR), which is the use designated for the Property; and

WHEREAS, in the exercise of its legislative authority and discretion the Ivins City Council found that the requested amendment was consistent with the Land Use Plan and that it would be in the interest of the general welfare of the city and its residents to approve the zoning district amendment as recommended by the Planning Commission;

NOW, THEREFORE, BE IT ORDAINED BY THE IVINS CITY COUNCIL that the zoning district for the property located at 600 West 280 South be amended from RA-1 to RE-12.5 (Residential Estates minimum lot size 12,500 sq. ft.).

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, 2017 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