ORDINANCE NO. 2017-11

AN ORDINANCE OF IVINS CITY, UTAH, REGARDING A ZONE CHANGE ON PROPERTY LOCATED ON THE NORTH SIDE OF HIGHWAY 91 AT APPROXIMATELY 300 WEST FROM RA-1 TO TOWNHOUSE

WHEREAS the Ivins City Planning Commission held a Public Hearing on May 2, 2017, regarding the applicant's proposed zone change from RA-1 (residential agricultural, 1 acre lot size minimum) to Townhouse (4 units per building maximum) for property located on the north side of Highway 91 at approximately 300 West (the "Property"); and

WHEREAS the Ivins City Planning Commission voted on May 2, 2017, to recommend approval of the proposed zone change from RA-1 to Townhouse; and

WHEREAS the Ivins City Council held a Public Hearing on May 18, 2017, to consider the Planning Commission's recommendation to change the zoning district from RA-1 to Townhouse; 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 Townhouse zoning district is consistent with the City's Land Use Plan for a High Density Residential (HDR) use which is the use designated for the Property; and

WHEREAS after considering facts relevant to this proposed zone change, the Ivins City Council found that the proposed density is compatible with the City's Land Use Plan and, in the exercise of its legislative authority and discretion, found that it would be in the interest of the general welfare of the city and its residents to approve the proposed zone change;

NOW, THEREFORE, BE IT ORDAINED BY THE IVINS CITY COUNCIL that the zoning district for the property located on the north side of Highway 91 at approximately 300 West be amended from RA-1 to Townhouse.

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