ORDINANCE NO. 2017-14

AN ORDINANCE OF IVINS CITY, UTAH, REGARDING A ZONING DISTRICT AMENDMENT ON PROPERTY LOCATED ON THE SOUTH SIDE OF 200 SOUTH BETWEEN 100 WEST AND 200 WEST FROM R-1-10 (RESIDENTIAL SINGLE FAMILY, MINIMUM LOT SIZE 10,000 SQ FT) TO R-2-10 (RESIDENTIAL TWIN HOME, MINIMUM LOT SIZE 10,000 SQ. FT.)

WHEREAS the Ivins City Planning Commission held a Public Hearing on May 16, 2017, regarding the applicant's proposed zoning district amendment from R-1-10 (Residential Single Family, minimum lot size 10,000 sq ft) to R-2-10 (Residential Twin Home, minimum lot size 10,000 sq. ft.) for property located on the south side of 200 South between 100 West and 200 West (the "Property"); and

WHEREAS the Ivins City Planning Commission voted on May 16, 2017 to approve the proposed zoning district amendment from R-1-10 to R-2-10; and

WHEREAS the Ivins City Council held a Public Hearing on June 1, 2017, to consider the Planning Commission's recommendation; and

WHEREAS on June 1, 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 R-2-10 zoning districts are both consistent with the City's Land Use Plan for a High Density Residential use (HDR), 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 proposed zoning district amendment as requested by the applicant;

NOW, THEREFORE, BE IT ORDAINED BY THE IVINS CITY COUNCIL that the zoning district for the property located on the south side of 200 South between 100 West and 200 West be amended from R-1-10 to R-2-10.

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 JUNE, 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