ORDINANCE NO. 2017-15

AN ORDINANCE OF IVINS CITY, UTAH, REGARDING A LAND USE AMENDMENT FROM LDR (LOW DENSITY RESIDENTIAL) TO MDR (MEDIUM DENSITY RESIDENTIAL) AND A PROPOSED ZONING DISTRICT CHANGE FROM RA-1 TO R-1-10 (MINIMUM LOT SIZE 10,000 SQ FT) ON 20.47 ACRES LOCATED AT APPROXIMATELY 400 WEST AND 400 SOUTH

WHEREAS the Ivins City Planning Commission held a Public Hearing on June 13, 2017, regarding the applicant's proposed Land Use and Zoning District amendments from Low Density Residential (LDR / R-A-1) to Medium Density Residential (MDR / R-1-10) for approximately 20.47 acres of property located at approximately 400 West and 400 South (the "Property"); and

WHEREAS the Ivins City Planning Commission voted on June 13, 2017 to approve the proposed Land Use and Zoning District amendments as requested by the applicant; and

WHEREAS the Ivins City Council held a Public Hearing on July 6, 2017, to consider the Planning Commission's recommendation; and

WHEREAS on July 6, 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, in the exercise of its legislative authority and discretion the Ivins City Council found that the requested amendments were 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 Land Use and Zoning District amendments as requested by the applicant;

NOW, THEREFORE, BE IT ORDAINED BY THE IVINS CITY COUNCIL that the Land Use for the Property be changed from Low Density Residential to Medium Density Residential and that the Zoning District for the Property be changed from R-A-1 to R-1-10 (Single Family Residential, minimum lot size 10,000 sq. ft.) for approximately 20.47 acres of property located at approximately 400 West and 400 South (the "Property").

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 JULY, 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