ORDINANCE NO. 2017-20

AN ORDINANCE OF IVINS CITY, UTAH, REGARDING A LAND USE AMENDMENT FROM MDR (MEDIUM DENSITY RESIDENTIAL) TO HDR (HIGH DENSITY RESIDENTIAL) AND A PROPOSED ZONING DISTRICT CHANGE FROM R-1-7.5 TO TOWNHOUSE ON 1.33 ACRES LOCATED AT APPROXIMATELY GUY LANE AND NORMANDY ROAD

WHEREAS the Ivins City Planning Commission held a Public Hearing on August 1, 2017, regarding the applicant's proposed Land Use and Zoning District amendments from Medium Density Residential (MDR / R-1-7.5) to High Density Residential (HDR / Townhouse) for approximately 1.33 acres of property located at approximately Guy Lane and Normandy Road (the "Property"); and

WHEREAS the Ivins City Planning Commission voted on August 1, 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 August 17, 2017, to consider the Planning Commission's recommendation; and

WHEREAS on August 17, 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 Medium Density Residential to High Density Residential and that the Zoning District for the Property be changed from R-1-7.5 to Townhouse for approximately 1.33 acres of property located at approximately Guy Lane and Normandy Road (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 AUGUST, 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