ORDINANCE NO. 2017-24

AN ORDINANCE OF IVINS CITY, UTAH, REGARDING ZONING AMENDMENT TO INCLUDE A SUBDIVISION OVERLAY 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 Preliminary Plan with a Zoning amendment to include a Subdivision Enhancement Overlay for approximately 20.47 acres of property located at approximately 400 West and 400 South (the "Property"); and

WHEREAS the Ivins City Planning Commission held a Public Hearing on June 13, 2017 and voted unanimously to recommend approval of the proposed Subdivision Enhancement Overlay and Preliminary Plan that included less than the allowed Base Density and no density bonus; and

WHEREAS the Ivins City Council held a Public Hearing on December 7, 2017, to consider the Planning Commission's recommendation; and

WHEREAS on December 7, 2017, the Ivins City Council heard and considered public comment on the issue, the Planning Commission's recommendation; 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 SEO Zoning amendments as requested by the applicant;

NOW, THEREFORE, BE IT ORDAINED BY THE IVINS CITY COUNCIL that the Zoning for the Property be to include a Subdivision Enhancement Overlay to allow the applicant's density as shown on the Preliminary Plan for Haven at Heritage Acres Subdivision, which is less than the allowed Base Density for 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 DECEMBER, 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