ORDINANCE NO. 2018-07

AN ORDINANCE OF IVINS CITY, UTAH, REGARDING A LAND USE AMENDMENT FROM SCHOOL TO MDR (MEDIUM DENSITY RESIDENTIAL) AND A PROPOSED ZONING DISTRICT CHANGE FROM RA-1 (MINIMUM LOT SIZE 1 ACRE) TO RE-12.5 WITH LOT AVERAGING OVERLAY (AVERAGE LOT SIZE 12,500 SQ. FT.) ON 17.57 ACRES LOCATED AT APPROXIMATELY 200 WEST AND CENTER STREET

WHEREAS the Ivins City Planning Commission held Public Hearings on February 27, 2018 and March 13, 2018, regarding the applicant's proposed Land Use amendments from School to Medium Density Residential and proposed Zoning District amendment from RA-1 (minimum lot size 1 acre) to R-1-10 with Lot Averaging Overlay (average lot size 10,000 sq. ft.) for approximately 17.57 acres of property located at 200 West and Center Street (the "Property"); and

WHEREAS the Ivins City Planning Commission voted on March 13, 2018 to recommend approval of a Land Use amendment from School to Medium Density Residential and a Zoning Districts amendment of RE-12.5 with lot averaging (Single Family Residential, average lot size 12,500 sq.ft.) instead of the R-1-10 lot averaging requested by the applicant; and

WHEREAS the Ivins City Council held a Public Hearing on April 5, 2018, to consider the Planning Commission's recommendation; and

WHEREAS on April 5, 2018, 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 School to Medium Density Residential and that the Zoning District for the Property be changed from RA-1 to RE-12.5 with lot averaging (Single Family Residential, average lot size 12,500 sq.ft.) for approximately 17.57 acres of property located at approximately 200 West and Center Street (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 APRIL, 2018 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