ORDINANCE NO. 2018-12

AN ORDINANCE OF IVINS CITY, UTAH, REGARDING A PROPOSED LAND USE AMENDMENT FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL AND A PROPOSED ZONING DISTRICT AMENDMENT FROM RE-20 WITH DENSITY BONUS (LOT SIZES RANGING FROM 10,500 TO 20,000 SQ FT) TO RE-15 (RESIDENTIAL, MINIMUM LOT SIZE 15,000 SQ. FT.) ON 11.79 ACRES LOCATED AT APPROXIMATELY 600 WEST AND CENTER STREET

WHEREAS the Ivins City Planning Commission held a Public Hearing on April 17, 2018, regarding the applicant's proposed Land Use amendment from Low Density Residential to Medium Density Residential and proposed Zoning District Amendment from RE-20 with density bonus (lot sizes ranging from 10, 500 to 20,000 sq.ft.) for approximately 11.79 acres of property located at 600 West and Center Street (the "Property"); and

WHEREAS the Ivins City Planning Commission voted on April 17, 2018 to recommend denial of a Land Use amendment from Low Density Residential to Medium Density Residential and to recommend a Zoning District change from RE-20 with density bonus (lot sizes ranging from 10,500 to 20,000 sq ft) to RE-15 (Residential, minimum lot size 15,000 sq ft); and

WHEREAS the Ivins City Council held a Public Hearing on May 3, 2018, to consider the Planning Commission's recommendation; and

WHEREAS on May 3, 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 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 a Zoning District change from RE-20 with a Subdivision Enhancement Overlay with density bonus (lot sizes ranging from 10,500 to 20,000 sq ft) to RE-15 (Residential, minimum lot size 15,000 sq ft);

NOW, THEREFORE, BE IT ORDAINED BY THE IVINS CITY COUNCIL that the requested Land Use amendment from Low Density Residential (LDR) to Medium the Zoning District (MDR) be denied and that the Zoning District be changed from RE-20 with density bonus (lot sizes ranging from 10,500 to 20,000 sq ft) to RE-15 (Residential, minimum lot size 15,000 sq ft) for approximately 11.79 acres of property located at approximately 600 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 MAY, 2018 BY THE FOLLOWING VOTE:

	AYE	NAY	ABSTAIN	ABSENT
Dennis Mehr	_____	_____	_____	_____
Cheyne McDonald	_____	_____	_____	_____
Jenny Johnson	_____	_____	_____	_____

Miriah Elliott	_____	_____	_____	_____
Ron Densley	_____	_____	_____	_____

_____
Chris Hart, Mayor

ATTEST:

_____
Kari Jimenez, City Recorder