ORDINANCE NO. 2019-15

AN ORDINANCE OF IVINS CITY, UTAH, REGARDING PROPOSED LAND USE & ZONING DISTRICT AMENDMENTS ON 43.66 ACRES LOCATED AT APPROXIMATELY HIGHWAY 91 AND EARL ROAD

WHEREAS the Ivins City Planning Commission held a Public Hearing on September 3, 2019, regarding the applicant's proposed Land Use amendment from LDR (Low Density Residential) to MDR (Medium Density Residential) as shown on the Land Use Exhibit attached hereto, and proposed Zoning District amendments from RA-5 (minimum lot size 5 acres), RE-15 (minimum lot size 15,000 sq. ft.), and RE-12.5 (minimum lot size 12,500 sq. ft.) to RE-12.5 (minimum lot size 12,500 sq. ft.), R-1-10 (minimum lot size 10,000 sq. ft.) and R-1-7.5 (minimum lot size 7,500 sq. ft.) as shown on the Zone Change Exhibit attached hereto, for approximately 43.66 acres of property located at approximately Highway 91 and Earl Road (the "Property"); and

WHEREAS the Ivins City Planning Commission voted on September 3, 2019 to recommend approval of the proposed Land Use & Zoning District amendments requested by the applicant; and

WHEREAS the Ivins City Council held a Public Hearing on September 19, 2019, to consider the Planning Commission's recommendation; and

WHEREAS on September 19, 2019, the Ivins City Council heard and considered public comment on the Planning Commission's recommendation to approve the proposed Land Use & Zoning District amendments; and

WHEREAS, in the exercise of its legislative authority and discretion, the Ivins City Council found that the requested amendments were consistent with the General 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 LDR (Low Density Residential) to MDR (Medium Density Residential) and that the Zoning Districts for the Property be changed from RA-5 (minimum lot size 5 acres), RE-15 (minimum lot size 15,000 sq. ft.), and RE-12.5 (minimum lot size 12,500 sq. ft.) to RE-12.5 (minimum lot size 12,500 sq. ft.), R-1-10 (minimum lot size 10,000 sq. ft.) and R-1-7.5 (minimum lot size 7,500 sq. ft.) for approximately 43.66 acres of property located at approximately Highway 91 and Earl 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 SEPTEMBER, 2019 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