ORDINANCE NO. 2019-16

AN ORDINANCE OF IVINS CITY, UTAH, REGARDING PROPOSED LAND USE & ZONING DISTRICT AMENDMENTS ON APPROXIMATELY 7.85 ACRES LOCATED AT HIGHWAY 91 AND 200 EAST

WHEREAS the Ivins City Planning Commission held a Public Hearing on September 17, 2019, regarding the applicant's proposed Land Use amendment from Community Commercial to MDR (Medium Density Residential) and a proposed Zoning District amendment from C-1 (Community Commercial) to R-1-7.5 (minimum lot size 7,500 sq. ft.) on an the northern portion (approximately 7.85 acres – the "Property") of a 10.88 acre parcel (APN I-6-2-8-43101) located at the southwest corner of Highway 91 and 200 East; and

WHEREAS the Ivins City Planning Commission voted on September 17, 2019 to recommend approval of the proposed Land Use & Zoning District amendments requested by the applicant with the requirement that at least 2.5 acres remain Community Commercial on the southern end of the 10.88 acre parcel (APN I-6-2-8-43101); and

WHEREAS the Ivins City Council held a Public Hearing on October 3, 2019 to hear and consider public comment on the Planning Commission's recommendation; and

WHEREAS on October 3, 2019, the Ivins City Council considered and voted 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 Community Commercial to MDR (Medium Density Residential) and that the Zoning District for the Property be changed from C-1 (Community Commercial) to R-1-7.5 (minimum lot size 7,500 sq. ft.) on the northern portion of the 10.88 acre parcel (APN I-6-2-8-43101), with the requirement that at least 2.5 acres remain Community Commercial on the southern end of the 10.88 acre parcel (I-6-2-8-43101).

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 3rd DAY OF OCTOBER, 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