ORDINANCE NO. 2020-03

AN ORDINANCE OF IVINS CITY, UTAH, REGARDING A PROPOSED LAND USE & ZONING DISTRICT AMENDMENT ON 15.52 ACRES LOCATED AT APPROXIMATELY 750 EAST AND CENTER STREET

WHEREAS the Ivins City Planning Commission held a Public Hearing on March 3, 2020, regarding the applicant's proposed Land Use amendment from LDR (Low Density Residential) to MDR (Medium Density Residential) and a proposed Zoning District amendment from RE-25 PD (Residential Single Family, Planned Development) to a combination of R-1-10 (single family residential, minimum lot size 10,000 sq. ft.) and R-1-7.5 (Residential Single Family, minimum lot size 7,500 sq, ft.), and lot averaging on a 15.52 acre parcel located at approximately 750 East Center Street (the "Property"); and

WHEREAS the Ivins City Planning Commission voted on March 3, 2020 to recommend approval of a proposed Land Use amendment from LDR (Low-Density Residential) to MDR (Medium Density Residential) and a Zone amendment from RE-25 PD (Residential Single Family, Planned Development) to a combination of RE-12.5, (Residential Estates, minimum lot size 12,500) and R-1-10 (Residential Single Family, minimum lot size 10,000 sq. ft.) and lot averaging; and

WHEREAS the Ivins City Council held a Public Hearing on March 19, 2020 to hear and consider public comment on the Planning Commission's recommendation; and

WHEREAS on March 19, 2020, 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 LDR to MDR and that the Zoning District for the Property be changed from RE-25 PD to (Residential Single Family, Planned Development) to a combination of RE-12.5, (Residential Estates, minimum lot size 12,500) and R-1-10 (Residential Single Family, minimum lot size 10,000 sq. ft.) and lot averaging on a 15.52 acre parcel located at approximately 750 East Center Street.

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 19th DAY OF MARCH, 2020 BY THE FOLLOWING VOTE:

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

Sue Gordhammer _____ _____ _____ _____

_____
Chris Hart, Mayor

ATTEST:

_____
Kari Jimenez, City Recorder