ORDINANCE NO. 2020-10

AN ORDINANCE OF IVINS CITY, UTAH, REGARDING A ZONE CHANGE ON APPROXIMATELY 113 ACRES ON PROPERTY LOCATED AT APPROXIMATELY PUERTO DRIVE AND 400 SOUTH FROM RA-5 TO RE-37, R-1-10 AND A MIX OF RM AND RC

WHEREAS the Ivins City Planning Commission held a Public Hearing on August 18, 2020, regarding the applicant's proposed zone change from RA-5 (residential agricultural, minimum lot size 5 acres) to RE-37 within the Low Density Residential land use, R-1-7.5 within the Medium Density Residential land use, and the mix of RM and RC within the Resort Mixed Use land use on the approximately 113 acres of SITLA property located at approximately Puerto Drive and 400 South (the "Property"); and

WHEREAS the Ivins City Planning Commission voted on August 18, 2020, to recommend approval of zone changes from RA-5: to RE-37 within the Low Density Residential land use, R-1-10 within the Medium Density Residential land use, and the mix of RM and RC within the Resort Mixed Use land use; and

WHEREAS the Ivins City Council held a Public Hearing on September 3, 2020, to consider the Planning Commission's recommendation; and

WHEREAS on September 3, 2020, 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 after considering facts relevant to this proposed zone change, the Ivins City Council found that the proposed density is compatible with the City's Land Use Plan and, in the exercise of its legislative authority and discretion, found that it would be in the interest of the general welfare of the city and its residents to approve the proposed zone change;

NOW, THEREFORE, BE IT ORDAINED BY THE IVINS CITY COUNCIL that the zoning districts for the approximately 113 acre SITLA property be changed from RA-5 to RE-37 within the Low Density Residential land use, R-1-10 within the Medium Density Residential land use, and the mix of RM and RC within the Resort Mixed Use land use.

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, 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