ORDINANCE NO. 2020-07

AN ORDINANCE OF IVINS CITY, UTAH, AMENDING THE LAND USE AND ZONING ON A PARCEL OF LAND LOCATED AT APPROXIMATELY HIGHWAY 91 AND CRESCENT MOON VILLAGE

WHEREAS the Ivins City Planning Commission held a Public Hearing on September 15, 2020, regarding the applicant's proposal to modify the mix of HDR (High Density Residential) and CLM (Commercial Light Manufacturing) on the parcel and proposing a Zoning Districts Amendment from RA-5 (Agricultural District, minimum lot size 5 acres) to a mix of R-1-5 (Residential Single Family, minimum lot size 5,000 sq ft) and CLM on approximately 14.718 acres located at approximately Highway 91 and Crescent Moon Village; and

WHEREAS the Ivins City Planning Commission voted on September 15, 2020 to recommend approval to modify the mix of HDR (High Density Residential) to 3.8 acres with the remainder as CLM on the parcel and the proposed Zoning Districts Amendment from RA-5 (Agricultural District, minimum lot size 5 acres to a mix of 3.8 acres of R-1-5 (Residential Single Family, minimum lot size 5,000 sq ft) with the remainder as CLM (Commercial Light Manufacturing) on the parcel that is approximately 4.718 acres in total size; and

WHEREAS the Ivins City Council held a Public Hearing on October 1, 2020 to hear and consider public comment on the Planning Commission's recommendation; and

WHEREAS on October 1, 2020, the Ivins City Council considered and voted on the Planning Commission's recommendation to approve the applicant's proposals; 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 amended from its current mix of CLM (Commercial Light Manufacturing) and HDR (High Density Residential) to approximately 3.8 acres of HDR (High Density Residential) with the remainder CLM (Commercial Light Manufacturing) and that the Zoning be amended from its current mix of CLM (Commercial Light Manufacturing) and HDR (High Density Residential) to approximately 3.8 acres of R-1-5 (Single Family Residential, minimum lot size 5,000 sq. ft.) with the remainder CLM (Commercial Light Manufacturing) on a parcel approximately 14.718 total acres in size.

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 OCTOBER, 2020 BY THE FOLLOWING VOTE:

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

Chris Hart, Mayor

ATTEST:

Kari Jimenez, City Recorder