ORDINANCE NO. 2021-01

AN ORDINANCE OF IVINS CITY, UTAH, AMENDING THE LAND USE AND ZONING ON A 1.741 ACRE PARCEL OF LAND LOCATED IN COYOTE GULCH AT THE END OF ART VILLAGE WAY

WHEREAS the Ivins City Planning Commission held a Public Hearing on February 16, 2021, to consider a recommendation to approve a concurrent Land Use Amendment from RC (Resort Commercial) and LDR (Low Density Residential) to RC (Resort Commercial) and a Zone Amendment from RC (Resort Commercial) and RE-43 (Residential Estates. Minimum lot size 43,000 square feet) to RC (Resort Commercial) on approximately 1.471 acres in Coyote Gulch at the end of Art Village Way (the "Property"); and

WHEREAS the Ivins City Planning Commission voted on February 16, 2021 to recommend approval of the proposed concurrent Land Use amendment and Zoning amendment; and

WHEREAS the Ivins City Council held a Public Hearing on March 4, 2021 to hear and consider public comment on the Planning Commission's recommendation; and

WHEREAS on March 4, 2021, 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 RC (Resort Commercial) and LDR (Low Density Residential) to RC (Resort Commercial) and the Zoning for the Property be amended from RC (Resort Commercial) and RE-43 (Residential Estates. Minimum lot size 43,000 square feet) to RC (Resort Commercial).

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 4TH DAY OF MARCH, 2021 BY THE FOLLOWING VOTE:

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

_____
Chris Hart, Mayor

ATTEST:

_____
Kari Jimenez, City Recorder