ORDINANCE NO. 2021-03

AN ORDINANCE OF IVINS CITY, UTAH, REGARDING A ZONE CHANGE ON PROPERTY LOCATED AT 400 SOUTH AND 200 WEST FROM RA-1 TO R-1-10 WITH LOT AVERAGING ON 10.23 ACRES

WHEREAS the Ivins City Planning Commission held a Public Hearing on March 16, 2021, regarding the applicant's proposed zone change from RA-1 (residential agricultural, minimum lot size 1 acres) to R-1-10 (single family residential, minimum lot size 10,000 sq ft) with lot averaging on 10.23 acres located at approximately 400 South and 200 West (the "Property"); and

WHEREAS the Ivins City Planning Commission voted on March 16, 2021, to recommend approval of a zone change from RA-1 (residential agricultural, minimum lot size 1 acres) to R-1-10 (single family residential, minimum lot size 10,000 sq ft) with lot averaging; and

WHEREAS the Ivins City Council held a Public Hearing on April 1, 2021, to consider the Planning Commission's recommendation; and

WHEREAS on April 1, 2021, 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 district change from RA-1 (residential agricultural, minimum lot size 1 acres) to R-1-10 (single family residential, minimum lot size 10,000 sq ft) with lot averaging on the 10.23 acres.

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 APRIL, 2021 BY THE FOLLOWING VOTE:

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

_____
Chris Hart, Mayor

ATTEST:

_____
Kari Jimenez, City Recorder