ORDINANCE NO. 2021-16

AN ORDINANCE OF IVINS CITY, UTAH, REGARDING A ZONE CHANGE FROM RA-5 AND RA-1 TO RE-15 (WITH LOT AVERAGING) AND R-1-5 ON APPROXIMATELY 18.5 ACRES

WHEREAS the Ivins City Planning Commission held a Public Hearing on August 3, 2021, regarding the applicant's proposed zone change from RA-5 (Residential Agricultural, minimum lot size 5 acres) and RA-1 (Residential Agricultura, minimum lot size 1 acre) to RE-15 (Residential Estates District, minimum lot size 15000 sq ft), with an SLA (lot averaging), and R-1-5 (Residential Single Family, minimum lot size 5,000 sq ft), on approximately 18.495 acres located at approximately 600 West and 800 West and Hwy 91 (the "Property"); and

WHEREAS the Ivins City Planning Commission voted on August 3, 2021, to recommend approval of applicant's requested zone change from RA-5 and RA-1 to RE-15 (with lot averaging) and R-1-5; and

WHEREAS the Ivins City Council held a Public Hearing on August 19, 2021, to consider the Planning Commission's recommendation; and

WHEREAS on August 3, 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 districts on the Property be changed from RA-5 (Residential Agricultural, minimum lot size 5 acres) and RA-1 (Residential Agricultura, minimum lot size 1 acre) to RE-15 (Residential Estates District, minimum lot size 15000 sq ft), with an SLA (lot averaging), and R-1-5 (Residential Single Family, minimum lot size 5,000 sq ft).

Effective Date: This Ordinance shall become effective immediately upon passage.

PASSED AND ADOPTED BY THE IVINS CITY COUNCIL, STATE OF UTAH, ON THIS _____ DAY OF AUGUST, 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