# ORDINANCE NO. 2021-20

## AN ORDINANCE OF IVINS CITY, UTAH, REGARDING A CONCURRENT LAND USE CHANGE & ZONE CHANGE FROM LDR-RA-1 TO HDR-R-1-5

**WHEREAS** the Ivins City Planning Commission held a Public Hearing on October 5, 2021, regarding the applicant's proposed concurrent land use & zone change from LDR (Low Density Residential) to HDR (High Density Residential) and RA-1 (Residential Agricultural, minimum lot size 1 acre) to R-TH (Residential Townhomes), on approximately 7 acres located at approximately 200 West and Hwy 91 (the "Property"); and

**WHEREAS** the Ivins City Planning Commission voted on October 5, 2021, to recommend approval of the proposed land use change from LDR to HDR but recommended a zone change from RA-1 to R-1-5 (Residential, minimum lot size 5,000 sq. ft.); and

**WHEREAS** on October 21, 2021, the Ivins City Council held a public hearing on the Planning Commission's recommendation; and

**WHEREAS** on October 21, 2021, the Ivins City Council voted to approve the concurrent land use and zone change as recommended by the Planning Commission; and

**WHEREAS** after considering facts relevant to this proposed land use and zone change, the Ivins City Council, 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 concurrent land use and zone change as recommended by the Planning Commission;

**NOW, THEREFORE, BE IT ORDAINED BY THE IVINS CITY COUNCIL** that the land use for the Property be changed from LDR to HDR and that the zoning district for the Property be changed from RA-1 to R-1-5.

**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 OCTOBER, 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