ORDINANCE NO. 2022-03

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

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) R-M (Residential Multi-Family), on approximately 3.91 acres located at approximately 400 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-TH (Townhomes); and

WHEREAS on March 3, 2022, the Ivins City Council held a public hearing on the Planning Commission's recommendation; and

WHEREAS on March 3, 2022, 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-TH.

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 MARCH, 2022 BY THE FOLLOWING VOTE:

	AYE	NAY	ABSTAIN	ABSENT
Dennis Mehr	_____	_____	_____	_____
Adel Murphy	_____	_____	_____	_____
Jenny Johnson	_____	_____	_____	_____
Mike Scott	_____	_____	_____	_____
Lance Anderson	_____	_____	_____	_____

_____
Chris Hart, Mayor

ATTEST:

_____
Kari Jimenez, City Recorder