ORDINANCE NO. 2022-11

AN ORDINANCE OF IVINS CITY, UTAH, APPROVING A CONCURRENT LAND USE & ZONE CHANGE IN THE AREA OF KWAVASA TO 800 WEST

WHEREAS the Ivins City Planning Commission held a Public Hearing on September 30, 2022, regarding the proposed concurrent **Land Use** and Zone changes for approximately 15 acres between Kwavasa (600 West) and 800 West **From** LDR (Low Density Residential), MDR (Medium Residential Residential), HDR (High Density Residential) and CN (Neighborhood Commercial) **To** HDR; and a **Zone Amendment from** RE-20 (Residential Estates, minimum 20,000 sq. ft. lots), RE-15 (Residential Estates, minimum 15,000 sq. ft. lots), RE-12.5 (Residential Estates, 12,500 sq. ft. lots), and RA-5 (Residential Agriculture, minimum lot size 5 acres) **To** RE-20, RE-15, RE-12.5, and a lot averaging overlay; and

WHEREAS the Ivins City Planning Commission voted on September 30, 2022, to recommend approval of the proposed concurrent Land Use and Zone changes; and

WHEREAS on September 29, 2022, the Ivins City Council held a public hearing on the Planning Commission's recommendation; and

WHEREAS on September 29, 2022, the Ivins City Council voted to approve the proposed concurrent Land Use and Zone changes as recommended by the Planning Commission; and

WHEREAS, in the exercise of its legislative authority and discretion, the Ivins City Council found that it would be in the interest of the general welfare of the city and its residents to approve the proposed concurrent Land Use and Zone change;

NOW, THEREFORE, BE IT ORDAINED BY THE IVINS CITY COUNCIL that the proposed concurrent **Land Use** and Zone changes for approximately 15 acres between Kwavasa (600 West) and 800 West **From** LDR (Low Density Residential), MDR (Medium Residential Residential), HDR (High Density Residential) and CN (Neighborhood Commercial) **To** HDR; and a **Zone Amendment from** RE-20 (Residential Estates, minimum 20,000 sq. ft. lots), RE-15 (Residential Estates, minimum 15,000 sq. ft. lots), RE-12.5 (Residential Estates, 12,500 sq. ft. lots), and RA-5 (Residential Agriculture, minimum lot size 5 acres) **To** RE-20, RE-15, RE-12.5, and a lot averaging overlay are approved.

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

PASSED AND ADOPTED BY THE IVINS CITY COUNCIL, STATE OF UTAH, ON THIS 29th DAY OF SEPTEMBER, 2022 BY THE FOLLOWING VOTE:

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

Chris Hart, Mayor

ATTEST:

Kari Jimenez, City Recorder