ORDINANCE NO. 2021-16

AN ORDINANCE OF IVINS CITY, UTAH, REGARDING A ZONE CHANGE FROM RA-1 TO R-1-5

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 Agricultural, 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 on August 19, 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 the matter was continued to the Council's next meeting; and

WHEREAS on September 2, 2021 meeting, the applicant withdrew, on the record, its request for a zone change from RA-5 to RE-15 (with lot averaging) leaving only its request for RA-1 to R-1-5 withing the area designated as High Density Residential (HDR) portion of the Property;

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 High Density Residential (HDR) portion of the Property be changed from RA-1 (Residential Agricultural, minimum lot size 1 acre) to 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 2nd **DAY OF SEPTEMBER, 2021 BY THE FOLLOWING VOTE:**

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

IVINS CITY Corporate Seal WASHINGTON COUNTY

Chris Hart, Mayor

ATTEST:

Kari Jimenez, City Recorder