ORDINANCE NO. 2022-17

AN ORDINANCE OF IVINS CITY, UTAH, APPROVING A ZONE CHANGE FOR THE "HORSEHEAD" SHAPED PARCEL ON EXHIBIT "A" FROM RA-5 TO RE-15 WITH AN SLA

WHEREAS the Ivins City Planning Commission held a Public Hearing on August 3, 2021, regarding a 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 the requested zone change from RA-5 and RA-1 to RE-15 (with an SLA) 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 an SLA) on the "horsehead" shaped parcel leaving only its request for RA-1 to R-1-5 which the City Council approved;

WHEREAS, on November 17, 2022, and again on December 1, 2022, the City Council continued its discussion and consideration of the requested zone change from RA-5 to RE-15 (with an SLA) on the withdrawn "horsehead" shaped parcel depicted as Parcel 2 on Exhibit "A" attached hereto; and

WHEREAS, in the exercise of its legislative authority and discretion, the Ivins City Council found that the proposed zone change for the "horsehead" shaped parcel was consistent with the current low density land use, and because this has been an issue that has been set aside for well over a year, that it was reasonable to let the applicant move forward;

NOW, THEREFORE, BE IT ORDAINED BY THE IVINS CITY COUNCIL that the Zoning for the approximately 6.333 acre "horsehead" shaped parcel depicted as Parcel 2 on Exhibit "A" attached hereto be changed from RA-5 to RE-15 (with an SLA).

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 DECEMBER, 2022 BY THE FOLLOWING VOTE:

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

Chris Hart, Mayor

ATTEST:

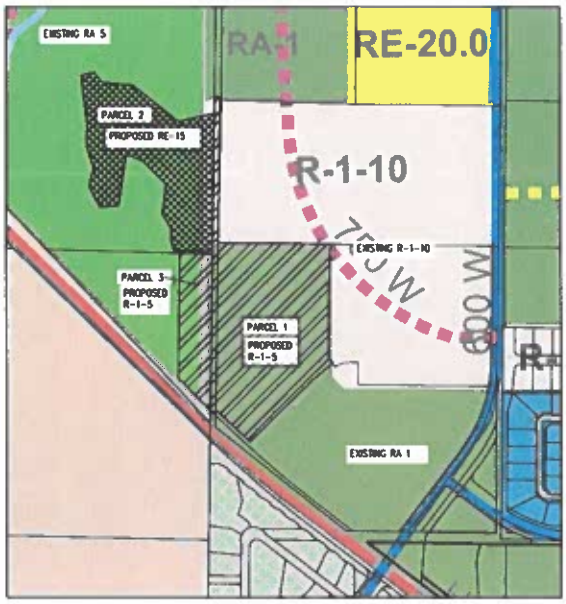
Kari Jimenez, City Recorder

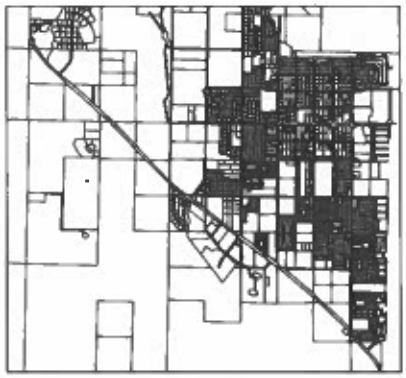


LEGEND

PROPOSED R-1-5

PROPOSED RE-15





VICINITY MAP
NO SCALE

[redacted]

KUMA

ZONE CHANGE EXHIBIT

PREPARED FOR KAYENTA DEVELOPMENT
PROJECT LOCATED IN SECTION 16, T4S, R1W SLB&M
IRVINE, UTAH

Project: KD
File: 22-11-12.D
Date: [redacted]
Drafted by: SH
Review by: SH

Scale: 1 = 200

Sheet No.: 1 OF 1