ORDINANCE NO. 2023-13

AN ORDINANCE OF IVINS CITY, UTAH, REGARDING A ZONING DISTRICT AMENDMENT ON PROPERTY LOCATED AT APPROXIMATELY 100 SOUTH 300 EAST FROM C-1 (COMMUNITY COMMERCIAL) TO CLM (COMMERCIAL WITH LIGHT MANUFACTURING)

WHEREAS the Ivins City Planning Commission held a Public Hearing on June 13, 2023, regarding the applicant's proposed zoning district amendment from C-1 (Community Commercial) to CLM (Commercial with Light Manufacturing) for property located at approximately 100 South 300 East on 1.21 acres (the "Property") to expand an existing electrical substation; and

WHEREAS the Ivins City Planning Commission voted on June 13, 2023, to approve the zoning district amendment from C-1 (Community Commercial) to CLM (Commercial with Light Manufacturing); and

WHEREAS on June 29, 2023, 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

WHEREAS, the CLM zoning district are both consistent with the City's Land Use Plan and the proposed use for the Property as an electrical substation; and

WHEREAS, in the exercise of its legislative authority and discretion the Ivins City Council found that the requested amendment was consistent with the Land Use Plan and that it would be in the interest of the general welfare of the city and its residents to approve the proposed zoning district amendment as requested by the applicant;

NOW, THEREFORE, BE IT ORDAINED BY THE IVINS CITY COUNCIL that the zoning district for the property located at 100 South 300 East be amended from C-1 to CLM (Commercial with Light Manufacturing).

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

PASSED AND ADOPTED BY THE IVINS CITY COUNCIL, STATE OF UTAH, ON THIS ____ DAY OF JUNE, 2023 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