# ORDINANCE No. 2023-01

## AN ORDINANCE OF IVINS CITY, UTAH, ADOPTING REVISIONS TO THE "GOALS/STRATEGIES" SECTION OF IVINS CITY'S 2022 MODERATE INCOME HOUSING PLAN

**WHEREAS**, on January 3, 2023, the Ivins City Planning Commission held a public hearing on revisions to the "Goals" section of Ivins City's 2022 Moderate Income Housing Plan intended to cure deficiencies identified by the State of Utah; and

**WHEREAS**, on January 3, 2023, the Ivins City Planning Commission made its recommendation on the proposed revisions to the "Goals" section to cure the deficiencies identified by the State of Utah; and

**WHEREAS,** on January 19, 2023, the Ivins City Council held a public hearing on the Planning Commission's recommended revisions to the "Goals" of Ivins City's 2022 Moderate Income Housing Plan; and

**WHEREAS**, on January 19, 2023, the Ivins City Council found it in the best interest of the City to adopt the recommended revisions to the "Goals" section of Ivins City's 2022 Moderate Income Housing Plan to cure the deficiencies identified by the State of Utah;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF IVINS CITY, STATE OF UTAH:**

The "Goals/Strategies" section of Ivins City's 2022 Moderate Income Housing Plan is hereby revised as follows:

GOALS/STRATEGIES

1) Rezone for densities necessary to facilitate the production of moderate-income housing.
2) Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.
3) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

Milestones:

Ivins City is currently reviewing the City's General Plan and Land use plan. As we develop the Land Use Plan we will look at more areas that may be appropriate for Moderate Income Housing. On September 1, 2022, the Ivins City Council rezoned approximately 120 acres of SITLA owned property from Low Density Residential to multi-family residential and resort commercial that allowed for a variety of housing types. However, that decision was appealed by neighboring residents and the appeal is still pending.

Goal two (2) will be addressed as we review the General plan. The City of Ivins does not currently have a Commercial Mixed-Use zone. It has a Mixed-Use Overlay. After the General plan is completed, we will discuss how to mold the land use plan to accomplish this goal.

Goal three (3) deals with Accessory Dwelling Units. We have amended the Ivins City Zoning Ordinance to not just comply with Utah State law but that also expanded property rights that included the ability to have detached ADU's. We propose three items (a) Start a campaign to educate Ivins Residents on ADU ordinances, (b) remove recorded actions against properties that have agreements that limited rental of ADU's, (c). After the General plan is completed to put ADU's on an agenda and see if the legislative body is willing to amend further like increased lot coverage or building height.

Timetable:

| | Milestone 1 | Date | Milestone 2 | Date | Milestone 3 | Date |
|---|---|---|---|---|---|---|
| Strategy 1 | Review General Plan | 30 Jun 2023 | Land Use Plan | 30 Sept 2023 | Rezone | Pending |
| Strategy 2 | Review General Plan | 30 Jun 2023 | Land Use Plan | 30 Sept 2023 | | |
| Strategy 3 | Review General Plan | 30 Jun 2023 | Steps a b and c | 30 Sept 2023 | | |

**EFFECTIVE DATE**: This Resolution shall become effective immediately upon adoption by the City Council.

**PASSED AND ADOPTED BY THE IVINS CITY COUNCIL, STATE OF UTAH, ON THIS _____ DAY OF JANUARY, 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