# ORDINANCE NO. 2023-15

## AN ORDINANCE OF IVINS CITY, UTAH, APPROVING A ZONE AMENDMENT FROM LOW DENSITY RESIDENTIAL RA-5 TO LOW DENSITY RESIDENTIAL RE-37, RE-20, WITH LOT AVERAGING, AND LOW DENSITY RESIDENTIAL RE-15, WITHOUT LOT AVERAGING, FOR APPROXIMATELY 55.126 ACRES LOCATED AT APPROXIMATELY HIGHWAY 91 AND KAYENTA PARKWAY

**WHEREAS** the Ivins City Planning Commission held a Public Hearing on July 18, 2023, regarding the applicant's proposed Zone change from Low Density Residential RA-5 (Residential Agricultural, minimum lot size 5 acres) to Low Density Residential RE-37 (Residential Estates, minimum lot size 37,000 sq. ft.), RE-20 (Residential Estates, minimum lot size 20,000 sq.ft.) and RE-15 (Residential Estates, minimum lot size 15,000 sq.ft.), all with lot averaging, on approximately 55.126 acres located at approximately Highway 91 and Kayenta Parkway (the "Property"); and

**WHEREAS** the Ivins City Planning Commission voted on July 18, 2023, to recommend a Zone change on the Property from Low Density Residential RA-5 (Residential Agricultural, minimum lot size 5 acres) to Low Density Residential RE-37 (Residential Estates, minimum lot size 37,000 sq. ft.) and RE-20 (Residential Estates, minimum lot size 20,000 sq.ft.), with lot averaging, and Low Density Residential RE-15 (Residential Estates, minimum lot size 15,000 sq.ft.), without lot averaging; and

**WHEREAS** on August 3, 2023, the Ivins City Council held a public hearing on the Planning Commission's recommendation; and

**WHEREAS** on August 3, 2023, the Ivins City Council voted to approve the Zone change 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 Zone change;

**NOW, THEREFORE, BE IT ORDAINED BY THE IVINS CITY COUNCIL** that the Zoning for the Property be changed from Low Density Residential RA-5 to Low Density Residential RE-37 and RE-20, with lot averaging, and to Low Density Residential RE-15, without lot averaging.

**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 AUGUST, 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