ORDINANCE NO. 2023-23

AN ORDINANCE OF IVINS CITY, UTAH, APPROVING A CONCURRENT LAND USE AMENDMENT FROM HDR (HIGH DENSITY RESIDENTIAL) AND LDR (LOW DENSITY RESIDENTIAL) TO CR (COMMERCIAL RESORT) AND A ZONE AMENDMENT FROM RA-5 (RESIDENTIAL AGRICULTURAL, MINIMUM LOT SIZE 5 ACRES) AND RE-15 (RESIDENTIAL ESTATES, MINIMUM LOT SIZE 15,000 SQ. FT.) TO RC (RESORT COMMERCIAL) ON APPROXIMATELY 31.107 ACRES LOCATED AT APPROXIMATELY KWAVASA DRIVE AND KAYENTA PARKWAY

WHEREAS the Ivins City Planning Commission held a Public Hearing on October 17, 2023, regarding the proposed concurrent Land Use from HDR (High Density Residential) and LDR (Low Density Residential) to CR (Commercial Resort) and a Zone change from RA-5 (Residential Agricultural, Minimum Lot Size 5 Acres) and RE-15 (Residential Estates, minimum lot size 15,000 sq. ft.) to RC (Resort Commercial) on approximately 31.107 acres located at approximately Kwavasa Drive and Kayenta Parkway); and

WHEREAS the Ivins City Planning Commission voted on October 17, 2023, to recommend approval of the proposed concurrent Land Use and Zone change; and

WHEREAS on November 2, 2023, the Ivins City Council held a public hearing on the Planning Commission's recommendation; and

WHEREAS on November 2, 2023, the Ivins City Council voted to approve the proposed concurrent Land Use and Zone change as 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 Land Use and Zone change;

NOW, THEREFORE, BE IT ORDAINED BY THE IVINS CITY COUNCIL that the Land Use and Zoning for approximately 31.107 acres at approximately Kwavasa Drive and Kayenta Parkway be changed as follows: Land Use - from HDR & LDR to CR; Zoning - from RA-5 & RE-15 to RC.

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 NOVEMBER, 2023 BY THE FOLLOWING VOTE:

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

Chris Hart, Mayor

ATTEST:

Kari D. Jimenez, City Recorder