ORDINANCE NO. 2024-01

AN ORDINANCE OF IVINS CITY, UTAH, AMENDING SECTION 16.09.104 OF THE ZONING ORDINANCE REGARDING DEVELOPMENT AGREEMENTS

WHEREAS the Ivins City Council desires to further amend Section 16.09.104 of the Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE IVINS CITY COUNCIL that Section 16.09.104 of the Zoning Ordinance be amended to now read as follows:

16.09.104: CONTENT:

(1) The city should consider the following sections for possible inclusion in any development agreement, as applicable:

(a) Duration of agreement.

(b) Description of the subject property.

(c) Allowed uses.

(d) Maximum density or intensity of the allowed uses and construction requirements including, but not limited to, exterior colors, design guidelines, minimum and maximum building heights and building size.

(e) A subdivision layout or site plan identifying, but not limited to, the location and arrangement of all allowed uses, circulation patterns, and all required dedications and improvements.

(f) A phasing schedule for all project phases and the timing for the provision of all features, dedications and improvements.

(g) A listing of all project features and facilities being voluntarily provided to the city, in addition to those typically required by all land use ordinances.

~~(h) In high density residential zones (R-1-5 to Multi-Family), developments having twenty-five units or more shall have a requirement that a minimum of fifty percent (50%) of the units are sold to owner occupants.~~

(h) Other conditions, terms, restrictions and requirements for subsequent actions and approvals. (Ord. 2024-01 2024)

(2) If the development agreement restricts an applicant's rights under clearly established state law, the development agreement must contain a clear disclosure, using bold type and a larger font, of the rights being restricted.
(Ord. 2015-15, 2015; amd. Ord. 2021-11, 2021; amd. 2023-11-2023)

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 _____, 2024 BY THE FOLLOWING VOTE:

	AYE	NAY	ABSTAIN	ABSENT
Mike Scott	_____	_____	_____	_____
Kevin Smith	_____	_____	_____	_____
Sharon Barton	_____	_____	_____	_____
Sharon Gillespie	_____	_____	_____	_____
Lance Anderson	_____	_____	_____	_____

_____
Chris Hart, Mayor

ATTEST:

_____
Kari Jimenez, City Recorder