ORDINANCE NO. 2025-18

AN ORDINANCE OF IVINS CITY, UTAH, APPROVING A CONCURRENT MAP AMENDMENT FROM A LAND USE OF MDR (MEDIUM-DENSITY RESIDENTIAL) AND NEIGHBORHOOD COMMERCIAL TO HDR (HIGH-DENSITY RESIDENTIAL) AND A ZONE AMENDMENT FROM RA-1 (RESIDENTIAL AGRICULTURE, MINIMUM LOT SIZE 1 ACRE) TO R-1-5 (RESIDENTIAL SINGLE-FAMILY MINIMUM LOT SIZE 5,000 SQUARE FEET) ON APPROXIMATELY 13.02 ACRES

WHEREAS the Ivins City Planning Commission held a Public Hearing on August 5, 2025 to consider a Concurrent Map Amendment from a land use of MDR (Medium-Density Residential) and Neighborhood Commercial to HDR (High-Density Residential) and a Zone Amendment from RA-1 (Residential Agriculture, minimum lot size 1 acre) to R-1-5 (Residential Single-Family minimum lot size 5,000 square feet) for approximately 13.02 acres on property located at approximately 290 South and 100 West (Parcel Nos. I-SB-32A and I-SB-32-C), hereinafter the "Property"; and

WHEREAS on August 5, 2025, the Planning Commission recommended approval of the Concurrent Map Amendment and a Zone Amendment for the Property; and

WHEREAS on August 21, 2025, the Ivins City Council held a Public Hearing on the Planning Commission's recommendation; and

WHEREAS on October 16, 2025, the Ivins City Council voted to approve the Concurrent Map Amendment and a Zone Amendment for the Property; 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 Map Amendment and a Zone Amendment;

NOW, THEREFORE, BE IT ORDAINED BY THE IVINS CITY COUNCIL that the Concurrent Map Amendment be changed from a land use of MDR (Medium-Density Residential) and Neighborhood Commercial to HDR (High-Density Residential) and a Zone Amendment from RA-1 (Residential Agriculture, minimum lot size 1 acre) to R-1-5 (Residential Single-Family minimum lot size 5,000 square feet) on approximately 13.02 acres located at approximately 290 South 100 West. Carrol Winsor and Donald Alva Best Family Protective Trust-Sherrie Jean Best Jones Successor-Trustee-Owner. The Lofts Development LLC-Applicant.

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

PASSED AND ADOPTED BY THE IVINS CITY COUNCIL, STATE OF UTAH, ON THIS 16th DAY OF OCTOBER, 2025 BY THE FOLLOWING VOTE:

	AYE	NAY	ABSTAIN	ABSENT
Kevin Smith	X			
Mike Scott		X		
Sharon Barton		X		

Sharon Gillespie	X	____	____	____
Lance Anderson	X	____	____	____

Chris Hart, Mayor

ATTEST:

Kari D. Jimenez, City Recorder