ORDINANCE NO. 2026-13

AN ORDINANCE OF IVINS CITY, UTAH, APPROVING A CONCURRENT MAP AMENDMENT FROM A LAND USE OF MDR (MEDIUM-DENSITY RESIDENTIAL) TO HDR (HIGH-DENSITY RESIDENTIAL) AND A ZONE AMENDMENT FROM R-1-10 (SINGLE FAMILY RESIDENTIAL, MINIMUM LOT SIZE 10,000 SQUARE FEET) TO R-2-10 (TWO-FAMILY RESIDENTIAL MINIMUM LOT SIZE 10,000 SQUARE FEET) ON APPROXIMATELY .23 ACRES

WHEREAS the Ivins City Planning Commission held a Public Hearing on March 17, 2026 to consider a Concurrent Map Amendment from a land use of MDR (Medium-Density Residential) to HDR (High-Density Residential) and a Zone Amendment from R-1-10 (Single Family Residential, minimum lot size 10,000 sq ft) to R-2-10 (Two-Family Residential minimum lot size 10,000 square feet) for approximately .23 acres on property located at approximately 320 North Main (Parcel No. I-CCL-23B-3-PT-B) hereinafter the "Property"; and

WHEREAS on March 17, 2026, the Planning Commission recommended denial of the Concurrent Map Amendment and a Zone Amendment for the Property; and

WHEREAS on April 2, 2026, the Ivins City Council held a Public Hearing on the Planning Commission's recommendation; and

WHEREAS on April 2, 2026, the Ivins City Council voted by split vote 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) to HDR (High-Density Residential) and a Zone Amendment from R-1-10 (Single Family Residential, minimum lot size 10,000 sq ft) to R-2-10 (Two-Family Residential minimum lot size 10,000 square feet) on approximately .23 acres located at approximately320 North Main. Justin Bennett-Owner/Applicant.

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

PASSED AND ADOPTED BY THE IVINS CITY COUNCIL, STATE OF UTAH, ON THIS 2nd DAY OF APRIL, 2026 BY THE FOLLOWING VOTE:

	AYE	NAY	ABSTAIN	ABSENT
Mike Scott	_____	____	_____	_____
Sharon Barton	_____	____	_____	_____
Sharon Gillespie	____	_____	_____	_____
Dillon Hurt	____	_____	_____	_____
Wayne Pennington	____	_____	_____	_____

Kevin Smith, Mayor

ATTEST:

Kari D. Jimenez, City Recorder