ORDINANCE NO. 2026-16

AN ORDINANCE OF IVINS CITY, UTAH, REGARDING A ZONE AMENDMENT FROM R-TH (RESIDENTIAL TOWNHOUSE) TO RM (RESIDENTIAL MULTI-FAMILY)

WHEREAS the city council for Ivins City (the "City Council") is authorized by law to exercise its legislative powers through ordinances as are necessary for carrying into effect the duties and powers of the City Council and as are necessary and proper to provide for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort, and convenience of Ivins City and its inhabitants, and for the protection of property in Ivins City (see Utah Code § 10-8-84; Ivins City Code §§ 2.01.301, et seq.)

WHEREAS before the City Council can pass an ordinance regulating land use, the Planning Commission for Ivins City (the "Planning Commission") must consider the regulation and conduct a public meeting regarding the proposed land use regulation;

WHEREAS after conducting a public meeting regarding this ordinance on June 16, 2026 the Planning Commission recommended that the City Council approve this ordinance;

WHEREAS The applicant seeks to rezone the parcel from the R-TH (Residential Townhouse) zone to R-M (Residential Multi-Family) on approximately .81 acres. The land use is currently HDR (High-Density Residential). The applicant as requesting this zone amendment for Units 36-43.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Ivins City that the Zoning for the Property be changed from R-TH to RM on the property located at approximately 366 Fitness Way Sage Villas Phase 2, known as Units 36 through 43 for the following exhibit:

See Exhibit A:

Section 1. Severability. If any section, clause, or portion of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

Section 2. 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 16th DAY OF JULY, 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

EXHIBIT A

Legal Description: SAGE VILLAS 2 (I) Unit: 36
Legal Description: SAGE VILLAS 2 (I) Unit: 37
Legal Description: SAGE VILLAS 2 (I) Unit: 38
Legal Description: SAGE VILLAS 2 (I) Unit: 39
Legal Description: SAGE VILLAS 2 (I) Unit: 40
Legal Description: SAGE VILLAS 2 (I) Unit: 41
Legal Description: SAGE VILLAS 2 (I) Unit: 42
Legal Description: SAGE VILLAS 2 (I) Unit: 43