ORDINANCE NO. 2026-24

AN ORDINANCE OF IVINS CITY, UTAH, APPROVING A CONCURRENT LAND USE/ZONE AMENDMENT

WHEREAS the Ivins City Planning Commission held a Public Hearing on September 15, 2026 to consider a land use amendment from LDR (Low-Density Residential) to MDR (Medium-Density Residential) and HDR (High-Density Residential) and RC (Resort Commercial) and a zone amendment from RE-25 (Residential Estates, minimum lot size 25,000 sq ft) with a PD Overlay (Planned Development) to RE-12.5 (Residential Estates, minimum lot size 12,500 sq ft) and R-1-3 (Residential, minimum lot size 3,000 sq ft) and RC (Resort Commercial) on approximately 63.94 acres overall on property located at approximately Guy Lane and Fitness Way, hereinafter the "Property"; and

WHEREAS on September 15, 2026, the Planning Commission recommended approval of the Concurrent Land Use and Zone Amendment for the Property; and

WHEREAS on September 17, 2026, the Ivins City Council held a Public Hearing on the Planning Commission's recommendation; and

WHEREAS on October 1, 2026, the Ivins City Council held a continued Public Hearing on the Planning Commission's recommendation; and

WHEREAS on _____, the Ivins City Council voted to approve a Concurrent Land Use and 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 Land Use/Zone Amendment;

Option A (delete this section if Option B is selected)

NOW, THEREFORE, BE IT ORDAINED BY THE IVINS CITY COUNCIL that the Land Use be changed from LDR (Low-Density Residential) to MDR (Medium-Density Residential) and HDR1F (High-Density Residential Single Family) and the Zoning for the Property be changed from RE-25 (Residential Estates, minimum lot size 25,000 sq ft) with a PD Overlay (Planned Development) to RE-12.5 (Residential Estates, minimum lot size 12,500 sq ft), R-1-10 (Residential, minimum lot size 10,000 sq ft), R-1-7.5 (Residential, minimum lot size 7,500 sq ft), R-1-5 (Residential, minimum lot size 5,000 sq ft), R-1-3 (Residential, minimum lot size 3,000 sq ft) on approximately 53 acres overall on the property located at approximately the furthest south end of Guy Lane.

Option B (delete this section if Option A is selected)

NOW, THEREFORE, BE IT ORDAINED BY THE IVINS CITY COUNCIL that the Land Use be changed from LDR (Low-Density Residential) and Resort Commercial (RC) to MDR (Medium-Density Residential), HDR1F (High-Density Residential Single Family) and Resort Commercial (RC) and the Zoning for the Property be changed from RE-25 (Residential Estates, minimum lot size 25,000 sq ft) with a PD Overlay (Planned Development) and Resort Commercial (RC) to RE-12.5 (Residential Estates, minimum lot size 12,500 sq ft), R-1-7.5 (Residential, minimum lot size 7,500 sq ft), R-1-5 (Residential, minimum lot size 5,000 sq ft), R-1-3 (Residential, minimum lot size 3,000 sq ft)and RC (Resort Commercial) on approximately 63.94 acres overall on the property located at approximately Guy Lane and Fitness Way.

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 OCTOBER, 2026 BY THE FOLLOWING VOTE:

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

_____
Kevin Smith, Mayor

ATTEST:

_____
Kari D. Jimenez, City Recorder