



## **ORDINANCE 2026-4**

### **AN ORDINANCE APPROVING A ZONE CHANGE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-2 (MULTI-FAMILY / INSTITUTIONAL RESIDENTIAL) FOR CERTAIN REAL PROPERTY WITHIN BLANDING CITY**

**WHEREAS**, Blanding City has adopted zoning regulations to promote the health, safety, and general welfare of the community, including orderly growth, appropriate land use, and compatibility between uses; and

**WHEREAS**, an application has been submitted requesting a zone change from R-1 (Single-Family Residential) to R-2 (Multi-Family / Institutional Residential) for certain real property located within Blanding City; and

**WHEREAS**, the Planning and Zoning Commission has reviewed the application and recommended approval based on findings that:

1. The existing lot sizes and development pattern are consistent with R-2 characteristics;
2. The proposed rezone is adjacent to existing R-2 zoning and does not create an isolated zoning district; and
3. Similar zone changes have been approved in the area, establishing precedent;

**WHEREAS**, the City Council has considered public input both in support of and in opposition to the request, including concerns regarding density, permitted uses, and neighborhood character;

**WHEREAS**, the City Council finds that zoning decisions are to be based on long-term land use compatibility and consistency with the purposes of the City's zoning code, rather than solely on potential future uses of a property; and

**WHEREAS**, the R-2 Residential District is intended to accommodate higher density residential, office, and institutional uses that provide services to the broader community, which is consistent with the proposed use of the property;



**WHEREAS**, the City Council finds that the requested zone change represents an appropriate transition of land use and is consistent with the surrounding area and future development patterns;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF BLANDING CITY, UTAH:**

### **Section 1. Approval of Zone Change**

The zoning classification of the property described herein is hereby amended from R-1 (Single-Family Residential) to R-2 (Multi-Family / Institutional Residential).

### **Section 2. Property Description**

The property subject to this zone change is described as follows:

Carrie Hughes' Property - BLANDING TOWNSITE SURVEY, BLOCK 54, LOT 3: BEG 125 FT N OF SW COR LOT 3, BLOCK 54, BLANDING TOWNSITE SURVEY, RNG TH E 145 FT, S 125 FT, W 70 FT, N 75 FT, W 75 FT, N 50 FT TO POB. (.29 AC)  
B0000054003B

James Hunt's Property - BLANDING TOWNSITE SURVEY, PLAT A, BLOCK 54, LOT 3: BEG AT THE SW COR OF LOT 3, BLOCK 54, BLANDING TOWNSITE SURVEY, PLAT A, AND RNG TH N 75 FT, TH E 75 FT, TH S 75 FT, TH W 75 FT TO POB. (.13 AC)  
B0000054003C

### **Section 3. Findings**

The City Council adopts the following findings in support of this approval:

1. The rezone is consistent with the intent and purpose of the Blanding City zoning ordinance.
2. The surrounding area exhibits characteristics compatible with R-2 zoning, including smaller lot sizes and proximity to existing R-2 districts.
3. The rezone does not create an isolated or incompatible zoning pattern.



4. The rezone aligns with the City's responsibility to apply zoning standards consistently and equitably.
5. The rezone supports appropriate land use that serves the broader community.

#### **Section 4. Severability**

If any provision of this Ordinance is held invalid, such invalidity shall not affect the other provisions of this Ordinance.

#### **Section 5. Effective Date**

This Ordinance shall take effect upon publication and as provided by law.





PASSED, ADOPTED and APPROVED this 14 day of APRIL, 2026.

Trevor Olsen, Mayor

ATTEST:

Pratt Redd, City Manager/ City Recorder

VOTE

Chad Moses

N

Charlie Taylor

N

Kellen Nielson

N

Chris Ewald

N

Jesse Grover

N

On the 04 day of May, 2026 personally appeared before me, a Notary Public in and for the State of Utah, Trevor Olsen, Mayor and Pratt Redd, Recorder of the City of Blanding who duly acknowledged to me that they are the signers of the foregoing instrument, who duly acknowledged to me that they executed the same in accordance with authority vested in them by the said City of Blanding.



Tiawna Moses  
Notary Public  
State Of Utah  
My Commission Expires 04/22/2028  
735782

Notary Public

My Commission Expires: 04-22-28

Residing at: 50 W. 100 S.