Ivins City Staff Report
Planning Commission Meeting 04/01/14

Agenda Item: Public Hearing on proposed Zone Change from C-1 (Community Commercial) to CLM (Commercial with Light Manufacturing) located approximately 400 West Highway 91. Monarch Investment Company, owner, and Pete Simmons, applicant

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff does not make recommendations on Zone Changes

BACKGROUND: If the Land Use Plan is amended to Commercial with Light Manufacturing, it would mandate approval of the proposed Zoning District amendment to Commercial with Light Manufacturing. And vice versa, if Land Use is denied the Zone Change must be denied.

The applicant was willing to take the gamble ($1000 Application Fee for Zone Change) that the Land Use and Zoning would be approved if both applications were processed at the same time.

FINDINGS AND ANALYSIS:

- Application is complete
- TRC does not make recommendations on Zone Changes

SUPPORT MATERIALS:

- Application
- Vicinity Map
- Proposed Site Elevation Plan

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager