Ivins City Staff Report
City Council Meeting 04/17/14

Agenda Item: Public Hearing the Planning Commission's recommendation on a 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 City Council 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.

Planning Commission Recommendation: Following the Public Hearing and subsequent discussion, the Planning Commission voted unanimously to recommend approval. The consensus of Planning Commission was that expansion of the existing cell tower is preferable to having another cell tower located in Ivins City.

FINDINGS AND ANALYSIS:

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

SUPPORT MATERIALS:

- Application
- Vicinity Map
- Proposed Site Elevation Plan
- Planning Commission Minutes 4/1/14

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager

Company, owner, Pete Simmons, applicant
SECOND: Commissioner Bryan Pack
VOTE: The motion carried.

Chair Adel Murphy	AYE
Commissioner Lance Anderson	AYE
Commissioner Jeffrey Loris	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	ABSENT

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

Chair Murphy opened the Public Hearing and with no response closed the Public Hearing.

D. Consider recommendation on Proposed Zone Change from C-1 (Community Commercial) to CLM (Commercial with Light Manufacturing) located at approximately 400 West Highway 91. Monarch Investment Company, owner, and Pete Simmons, applicant

The consensus was that the Zone Change should be recommended since they recommended the General Plan Amendment.

MOTION: Commissioner Bryan Pack moved to recommend a Proposed Zone Change from C-1 (Community Commercial) to CLM (Commercial with Light Manufacturing) located at approximately 400 West Highway 91. Monarch Investment Company, owner, and Pete Simmons, applicant
SECOND: Commissioner Jeffrey Loris
VOTE: The motion carried.

Chair Adel Murphy	AYE
Commissioner Lance Anderson	AYE
Commissioner Jeffrey Loris	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	ABSENT

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Consider approval of a Design Review Application for a shop and storage building in the Crescent Moon Village located on Crescent Moon Trail in Kayenta. R. T. Marten, owner, and Lance Anderson, applicant

Kevin Rudd reported that the Conditional Use Permit (CUP) is ten (10) years old and the site plan has been modified several times. The current site plan displayed was approved in 2009. Building A was approved during that time for a shop/storage building. Several storage units have been completed and Building I and K have been completed. They have brought the plans for Building A forward for the Design Review approval. One change is they are increasing the distance between John Reed's wood shop Building K and Building A from ten feet (10') to twenty feet (20'). If John Reed acquires this property, twenty feet (20') is the minimum separation distance for non-rated fire construction. It does not change the layout of the approved location of Building A.
Commissioner Loris inquired about the ten foot (10') offset on the road and if that is okay.
Kevin Rudd advised that it doesn't affect the building code. The distance is consistent with this plan.