Ivins City Staff Report
Planning Commission Meeting 03/3/15

Agenda Item: A Public Hearing on a Proposed Amendment to a Class V Conditional Use Permit for Tuacahn Center for the Arts, for an expansion of the Gift Shop, with Snack Bar/Restaurant, Show/Daycare, Music/Dance Classrooms and rehearsal space. Located at the Tuachan Performing Arts Center, 1100 N Tuacahn Dr, Ivins, Utah, 84738. Pugley, Simpson, Coulter Architects – Applicant and Tuacahn Performing Arts Center – Owner.

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff recommends approval

BACKGROUND: This amendment proposes the demolition of the existing gift shop building and replacing it with a larger, two level building. The main floor of the proposed building would have 3230 sq ft and the lower level having 3215 sq ft. The uses proposed on the main level include gift shop/gallery, a concession room/snack bar/ future restaurant, show care/day care. The uses proposed on the lower level are for Charter School use, including dance/rehearsal room, class rooms, and storage areas. The architecture, materials, and colors of the proposed structure is consistent with the existing Tuacahn buildings.
The TRC does not feel that this added structure and the majority of the proposed uses increases impact to the existing facilities, including parking, culinary water, storm water, waste water. The one exception is the proposed future use of a restaurant which may increase impacts that would require review by the TRC.

FINDINGS AND ANALYSIS:

- Application is complete.
- TRC has reviewed the application and recommends approval.
- TRC recommends approval of future use of restaurant be conditioned on Staff review and approval of plans, including review of increased impacts.

MATERIALS:

- Application
- Site Plan
- Building elevations
- Floor plan
- Material samples

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager