Ivins City Staff Report
City Council Meeting 5-7-15

Agenda Item: Consider Planning Commission's recommendation on a Special Exception to replace the Chevron Sign at 550 S. 200 E. Ivins, Lightfoots-applicants

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended City Council Action: Staff recommends approval.

BACKGROUND: This application is to replace the existing legal non-conforming sign located at Lightfoots Convenience Store, 550 S 200 E. This is an allowed Special Exception as per 16.28.102(5). The Special Exception allows for a commercial sign to overhand a public right of way including sidewalk but not extending into the street, provided it meets five listed conditions (see attached copy of ordinance and picture of the proposed sign). This application meets all of the listed conditions and the TRC recommends approval.

FINDINGS AND ANALYSIS:

- Application is complete
- TRC reviewed application April 23, 2015
- TRC recommends approval.

SUPPORT MATERIALS:

- Application
- Example of proposed sign
- Zoning Ordinance 16.28.102(5) Allowed Special Exceptions
- Planning Commission recommendation

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager

VINS CITY
15 N. Main St. Ivins, UT 84738
Tel. 435-628-0606 Fax 435-674-5486
www.ivins.com

Application Fee $200.00

Rec'd By:	KRS
Date:	
Fee:	$200-
Code: 402	

SPECIAL EXCEPTION APPLICATION

Property Owner: LIGHTFOOTS

Address: 575 S. 200 W

Phone: 435-256-2224

Fax: 206-260-2803

Subject Property: 550 S. 200 E.

Description of Special Exception:

Convert pole sign to single pole at 19'-8" height

Approval Authority: The City Council, following the receipt of a Commission recommendation, is authorized to review all Special Exception Applications.

Application Requirements

X Complete a Special Exception Application.

X Information as required by Zoning Administrator

Approved Kevin Ruded 4/20/15