Ivins City Staff Report
City Council Meeting 5/3/18

Agenda Item: Discuss and consider Planning Commission's recommendation to approve the proposed Zone Change, from Community Commercial (C-1) to Commercial with Light Manufacturing (CLM), located at approximately 100 South 300 East. Rocky Mountain Power-Owner/Applicant.

Submitted by: Mike Rodriguez-Building and Zoning Administrator

Recommended City Council Action: Staff does not make recommendation on zone changes. Planning Commission recommends approval.

BACKGROUND: A major facility of a public utility is not an allowed use in a C-1 zone. The proposed Zone Change from C-1 to CLM will allow the applicant, Rocky Mountain Power to expand the existing substation use and be in compliance with the allowable use in the appropriate CLM zoning district.

FINDINGS AND ANALYSIS:

- Staff does not make recommendation on zone changes.
- Planning Commission recommended approval 4/17/18.

SUPPORT MATERIALS:

- Vicinity Map
- Substation information

Respectfully Submitted:

Mike Rodriguez-Building and Zoning Administrator

Content Review:

Dale Coulam-City Manager/Attorney

IVINS CITY

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Tel. 435-628-0606 Fax 435-674-5486
www.ivins.com

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Receipt #:	
Date:	
Code: 401	

ZONE CHANGE APPLICATION

Zone Change Fee: $1,000
Fee: $.75 per mailing label 28 = $21.00

93-0246090
Tax ID

100 N. 200 East, Ivins, UT
Address of proposed Zone Change

Rocky Mountain Power
Property Owner

1407 W. North Temple St. SLC, UT 84116
Address of Property Owner

Mike Shepherd
Applicant / Agent

1.21
Acres

801-220-4584 801-220-2791
Phone Fax

michael.shepherd@rockymountainpower.net
Email Address

C-1
Current Zone

CLM
Proposed Zone / Subdivision Name

✓ A complete legal description of the property to be considered. The legal description must be prepared by a licensed land surveyor, State of Utah, and must include the official stamp of said surveyor.

✓ Vicinity map attached.

✓ Two sets of address labels of property owners within 300 ft. of proposed Zone Amendment.

APPLICANT AFFIDAVIT

I, Mike Shepherd, do hereby say that I am the owner/agent of the subject property of this application. The statements, information, exhibits and any and all plans herein or attached or submitted present the intentions of the applicant and are in all respects true and correct to the best of my knowledge and belief. I do hereby agree to pay all adopted and customary fees of Ivins City relating to this application.

Mike Shepherd
Signature of applicant

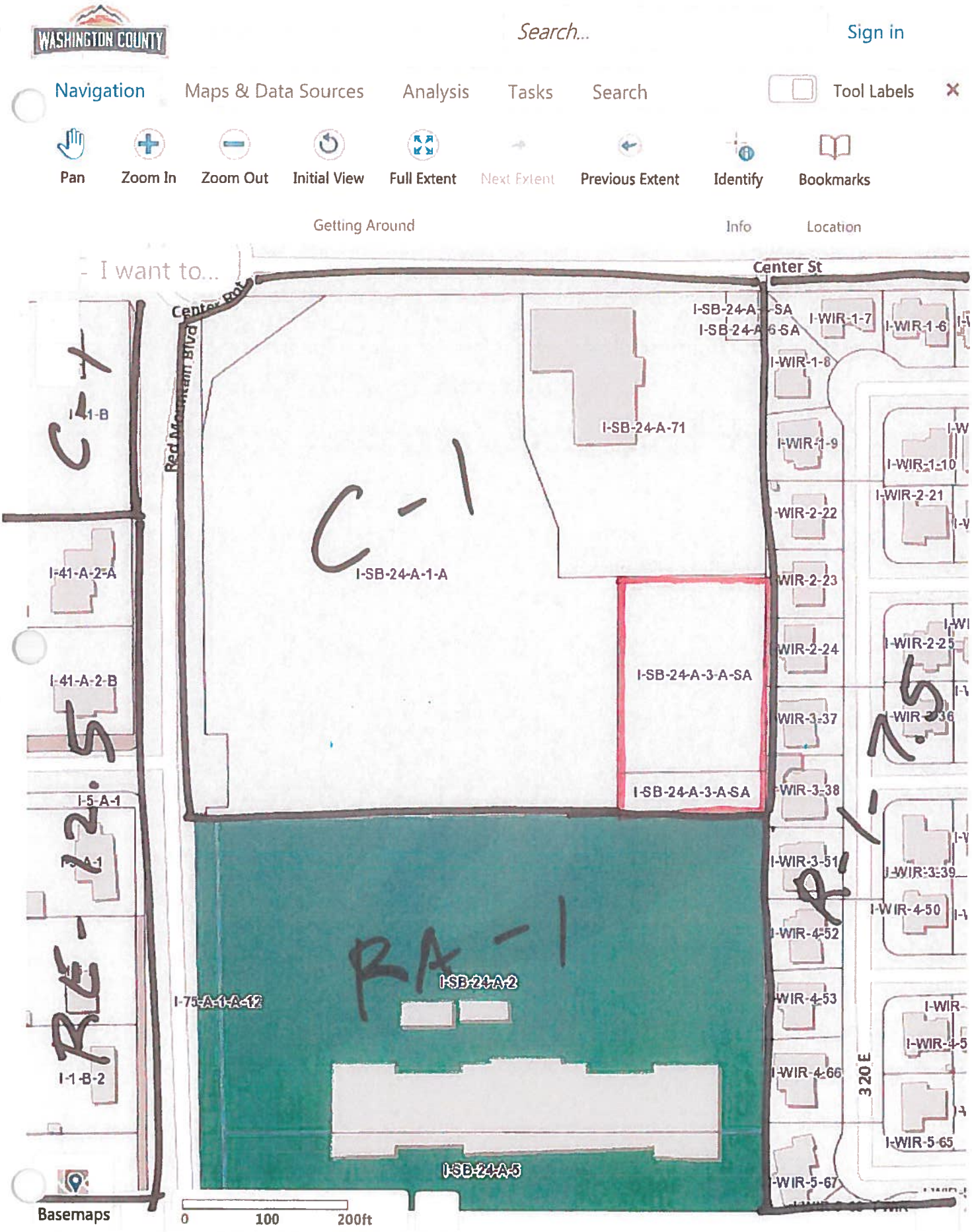
4/3/18
Date

Mike Shepherd
Signature of property owner

4/3/18
Date

Signature of Building and Zoning Administrator

4-4-18
Date


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I-SB-24-A-3-A-SA
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I-SB-24-A-5
I-75-A-1-A-12
I-41-B
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I-WIR-5-67
320 E
C-1
RA-1
RE-2
Basemaps
0
100
200ft