CANYON CROSSING CONDITIONS

Canyon Crossing is a proposed commercial development on a 2.56 acre site located on the northeast corner of the intersection of Snow Canyon Drive and Snow Canyon Parkway (the "Property"). The Property is zoned Resort Commercial. The Project consists of three multi-tenant retail buildings that include a convenience store, three restaurants, an automotive self-service station/canopy and additional retail spaces ("Project"). The most intense of these uses is the automotive self-service station, which Ivins City's Table of Uses indicates is allowed as a Class V Conditional Use in the Resort Commercial zoning district. An application for a Class V Conditional Use Permit requires a recommendation from the Planning Commission before going to the City Council for a final decision. Under both State law and City code, conditional use decisions are administrative actions. Therefore, the Technical Review Committee (TRC) first reviewed the proposed commercial development and considered the applicable standards for determining reasonable conditions set forth in section 16.16.107 of the Ivins City code. The TRC recommended the following reasonable conditions be imposed to mitigate reasonably anticipated detrimental effects of the Project (in no particular order).

Standard Conditions

1. The Project shall comply with the Ivins City Standard Specifications for Design and Construction.

2. The Project shall comply with all applicable requirements of the Ivins City Zoning Ordinance (Title 16 of the Ivins City Code), particularly chapters 11 (General Development Standards), 12 (Supplementary Development Standards), 19 (Site Plan and Building Design Requirements), 20 (Off Street Parking and Loading), 21 (Signs), 22 (Landscaping and Outdoor Lighting), and 26 (Building Code and Building Permits).

3. The Project shall comply with all applicable Building and Construction Codes as adopted by Ivins City in Title 14 of the Ivins City Code, including the City's current Outdoor Lighting ordinance (Chapter 10).

4. Before any grading begins or is allowed on the Property, a Grading Permit must first be obtained from the Ivins City Public Works Department and all conditions thereof must be strictly followed and complied with throughout the duration of such permit.

5. The Project must comply with all City Master Plans, including Transportation, Culinary Water, Secondary Water (Irrigation), Sewer, Storm Drain, Parks and Public Safety.

6. Construction hours for the Project must comply with Ivins City Code, particularly section 8.10.102.

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Conditions Specific to this Project

1. Incorporation of Presentation Materials. Owner/Applicant has provided plans and samples of building materials and colors for the Project. The Project shall be constructed following the submitted plans and using materials/colors substantially similar to the samples submitted to the City.

2. The proposed automotive self-service station convenience store shall not exceed 3,000 square feet of gross floor area.

3. The proposed automotive self-service station canopy associated with the gasoline pumps/islands shall not exceed 2,500 square feet.

4. The proposed automotive self-service station shall not allow any servicing, repair or maintenance of motor vehicles, trailers, and similar mechanical equipment, including engine, brake, muffler, tire repair and change, lubrication or tune-ups.

5. Applicant has submitted to the City a preliminary drainage study. A final drainage study shall be submitted for review/approval with the construction plans.

6. The rear wall of the building housing the convenience store & restaurant (southwest corner of the Project) shall not have any utility meters or other equipment; all utility meters for that building, along with the Fire Department Connection (FDC), shall be on the north side of the building.

7. All buildings in the Project shall be sprinklered and have a FDC on each building at locations specified by the Fire Chief

8. Two fire hydrants shall be installed on the Project site at locations specified by the Fire Chief.

9. Fire suppression hoods shall be installed for restaurant kitchen when required per building codes. Exhaust fans on the roof shall be screened from view and colored to match building colors, and not left as reflective.

10. All deliveries (including fuel) shall enter off Snow Canyon Parkway and exit onto Snow Canyon Drive, provided the delivery trucks are able to negotiate the round-a-bout.

11. No deliveries shall be made earlier than 8 am or later than 6 pm unless they can be made in a way that beepers on the delivery trucks do not sound.

12. There is to be no outside seating for the restaurants unless there is sufficient parking, as verified by a parking study.

13. Hours of operation shall not begin earlier than 5 am and end not later than midnight

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14. Landscape buffers must be installed along Snow Canyon Parkway to screen parking spaces as required by City Code.

15. The detention basin located at the southwest corner of the Property shall be landscaped; the area around the detention basin shall use landscape to be screen/soften the view of the basin.

16. Around the perimeter of the Project, applicant shall provide three pedestrian access points into the Project and at least one of those must be ADA compliant.

17. All exterior lighting to be "Night Sky Compliant", meeting City's current lighting ordinance and compliant with IBC requirements for minimum foot candles in a parking lot.

18. Outdoor lights shall be reduced/dimmed after midnight to only security lighting.

19. Only one monument sign for the gas station shall be allowed for the Project. Any other signage shall be on the front of each building over each commercial space.

20. All signage for the Project must comply with Ivins City Code, particularly as to size and any proposed lighting.

21. There shall be no signage/wrapping on the canopy over the fuel pumps/islands.

22. Vents for fuel storage tanks shall be located on top of the canopy.

23. The installation of utilities within the Project shall be addressed in the construction plans.

24. Any HVAC equipment on building roof tops shall be screened from view from public streets by parapets.

25. A trip study shall be prepared and submitted to the City for review/approval that shows the number of trips generated by Project; the trip study may trigger a requirement for a traffic impact study.

26. Buildings must stay within a 15 degree view angle from Snow Canyon Parkway as required and defined in Ivins City's zoning ordinance (Title 16).

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