Ivins City Staff Report
City Council Meeting 1/16/20

Agenda Item: Discuss and consider approval of the Planning Commission's recommendation regarding a Class V Conditional Use Permit for Canyon Crossing, located at approximately the corner of Snow Canyon Parkway and Snow Canyon Drive, RAD Properties, LLC-Owner. Sam Patel/Dixie Property Management, LLC-Applicant.

Submitted by: Mike Rodriguez, Building & Zoning Administrator

Recommended City Council Action: Staff has reviewed and recommended conditions. Planning Commission recommended approval with the recommended conditions.

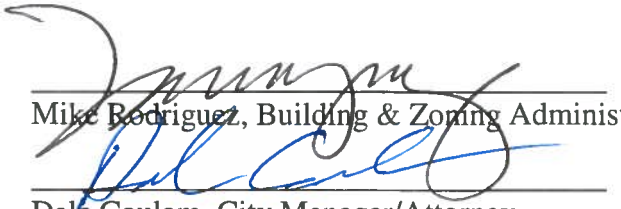
BACKGROUND: Canyon Crossing is a proposed commercial development on a 2.56 acre site located on the northeast corner of the intersection of Snow Canyon Drive and Snow Canyon Parkway. The property is zoned Resort Commercial. The project consists of three multi-tenant retail buildings that include a convenience store, two restaurants, an automotive self-service station/canopy and additional retail spaces. The most intense of these uses is the automotive self-service station, which the 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) reviewed the proposed commercial development and considered applicable standards for determining reasonable conditions (a copy of section 16.16.107 setting forth those standards is attached). The TRC recommended that numerous reasonable conditions be imposed to mitigate reasonably anticipated detrimental effects of the proposed project after considering the standards set forth in section 16.16.107 (a copy of TRC's recommended conditions is attached). Planning Commission recommended approval on 12/17/19.

SUPPORT MATERIALS:

- Application
- Vicinity map
- Applicable Standards for Determining Reasonable Conditions (section 16.16.107)
- Recommended List of Reasonable Conditions from TRC

SUMMARY OF FINDINGS AND ANALYSIS:

- Application is complete.
- TRC last reviewed on December 12, 2019 and recommended list of reasonable conditions
- Planning Commission held a Public Hearing regarding CUP on 10/15/19 and voted 3 to 1 to recommend approval on 12/17/19 with the recommended conditions.
- With the recommended list of reasonable conditions, the proposed commercial project is in compliance with City Ordinances.

Respectfully Submitted: 

Mike Rodriguez, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager/Attorney