Ivins City Staff Report
Planning Commission Meeting 2/28/23

Agenda Item: Class IV Conditional Use Report for Troy's Auto, located at approximately 135 South and 200 West. Troy and Lydia Nelson-Owner. Brent Baxter-Applicant.

Submitted by: Mike Haycock, Building & Zoning Administrator

Recommended Action: Staff Recommends approval.

DISCUSSION: The land use is Commercial Neighborhood. The property is zoned Commercial and is allowed under that zone and use. The proposed density and use is consistent with the land use and zoning. TRC reviewed on 2/14/23 and looked at decided to recommend that the use is not expanded by covering the existing parking and adding solar. We are forwarding to the Planning Commission to verify position.

The Purpose of the Conditional use specific to Class IV: Establish conditions for the project that meets the Zoning Ordinance requirements. The Planning Commission is the decision-making body for Class IV Conditional Use Permits. This is an administrative decision.

FINDINGS AND ANALYSIS:

- The Conditional Use application is complete.
- TRC reviewed the original plan on 2/14/23 and Staff recommends approval.
- Design guidelines have been stated on the Class IV Conditional Use Permit

SUPPORT MATERIALS:

- Application
- Class IV conditional use permit

Respectfully Submitted:

Mike Haycock, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager