Ivins City Staff Report
City Council Meeting 6/29/23

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 86 South 300 East. Pacificorp dba Rocky Mountain Power-Owner/Applicant.

Submitted by: Mike Haycock-Building and Zoning Administrator

Recommended Planning Commission Action: Staff does not make recommendation on zone changes.

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 held a Public Hearing and recommended approval on 6/13/23.

SUPPORT MATERIALS:

- Vicinity Map
- Substation information

Respectfully Submitted:

Mike Haycock-Building and Zoning Administrator

Content Review:

Dale Coulam-City Manager/Attorney