Ivins City Staff Report
City Council Meeting 8/17/23

Agenda Item: Discuss and consider recommendation of a Class V CUP, 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 recommends approval.

BACKGROUND: A zone change was requested on 6/13/23 at Planning Commission to CLM. A major facility of a public utility is not an allowed use in a C-1 zone. The Zone Change from C-1 to CLM allowed 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. The CUP needs to be updated to reflect these changes. Planning Commission held a public hearing on 8/1/23 and recommends approval.

FINDINGS AND ANALYSIS:

- Staff recommends approval.
- Planning Commission held a public hearing on 8/1/23 and recommends approval.

SUPPORT MATERIALS:

- Vicinity Map
- Substation information

Respectfully Submitted:

Mike Haycock-Building and Zoning Administrator

Content Review:

Dale Coulam-City Manager/Attorney