Ivins City Staff Report
Planning Commission Meeting 2/4/25

Public Hearing on a Zone Amendment from RC (Resort Commercial) to CLM (Commercial Light Manufacturing on a portion of .17 acres of I-6-2-4-143-BD1, located at approximately 1650 E Snow Canyon Parkway, Enlaw, LLC-Owner. Enbridge-Applicant.

Submitted by: Mike Haycock-Building and Zoning Administrator

Recommended Action: Staff does not make recommendations on Zone or Land Use Amendments.

Background: All zone requests are consistent with all associated land use designations.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed zone/land use changes are in compliance with City Ordinances.
- The Commercial Light Manufacturing Zone is the only zone that allows the gas gathering or regulator use.
- As per the Ivins City General Plan, planned developments must provide proof that adequate public facilities and resources are available to serve the proposed development. This ensures that new developments are well supported by necessary infrastructure, contributing to the sustainability and livability of the community.

SUPPORT MATERIALS:

- Application
- Vicinity map
- Existing zoning/land use maps
- Proposed zoning/land use maps

Respectfully submitted:

Mike Haycock, Building and Zoning Administrator