Ivins City Staff Report
City Council Meeting 4/3/25

Public Hearing on the Planning Commission's recommendation to deny a Zoning Text Amendment to the Table of Uses allowing moving trucks and trailer rentals in the C-1 zone. Approximately 47 East and 800 South-Benjamin Gottfredson-Owner/Applicant.

Submitted by: Mike Haycock-Building and Zoning Administrator

Recommended Action: Staff recommends denial.

Background: Ivins City has received an application and is required to have the Planning Commission hear the request and make a recommendation to City Council for either approval and denial. TRC has discussed and recommends denial on this property specifically and in this zone due to parking and the character of the zone. This is a request to change the Table of Uses that would affect the C-1 zone throughout.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed zone/land use text amendment request is not cohesive with City Ordinances. The parking of moving vehicles are not defined in the parking chapter.
- The proposed request does not reflect the Ivins City General Plan.
- Historically this use has been purposely identified as not allowed.
- The CLM (Commercial Light Manufacturing) zone may be more appropriate for this use. Staff does not believe the applicants' location is appropriate for the CLM zone.
- Planning Commission held a public hearing on 3/18/25 and recommends denial with a split vote.

SUPPORT MATERIALS:

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

Respectfully submitted:

Mike Haycock, Building and Zoning Administrator