IVINS CITY PLANNING COMMISSION STAFF REPORT

TO:	**Ivins City Planning Commission**
SUBMITTED BY:	**Rob Dalley-Building and Zoning Administrator**
DATE:	**December 2, 2025**
AGENDA ITEM:	**Discuss and consider recommendation of a Class V Conditional Use Permit for Enbridge Energy Gas Regulator Station, located at approximately 1650 East Snow Canyon Drive. AnA Enlaw, LLC-Owner. Enbridge Energy-Applicant.**

Notice: This staff report is for the use of Ivins City (the "City") Staff, Planning Commission and City Council only and is not intended to be comprehensive. No applicant or member of the public should rely on it or its contents for any purpose. Neither this report nor its contents vest any rights of any kind with any applicant or member of the public.

EXECUTIVE SUMMARY

This report presents a proposed Class V Conditional Use Permit for the property located at approximately 1650 East Black Desert Drive. The owner and applicant, Enlaw, LLC, seeks to propose a gas regulator station (map attached). The Building Official has reviewed this application request on 11-25-25 and found it to be a complete application as shown in the attachments, and in compliance with City Code as well as the land use plan. The Planning Commission is to determine whether this conditional use permit works well overall for the City.

BACKGROUND

- **Owner/Applicant:** Enlaw, LLC/Enbridge Energy
- **Property Location:** Approximately 1650 Eat Black Desert Drive
- **General Plan Designation:** The land use in the General Plan is intended to be a guide for new development and redevelopment. The Plan establishes a vision for future development that, if achieved, will preserve the unique character of Ivins. It should be used to ensure that new development and redevelopment are consistent with the Land Use Plan. Additionally, the Plan should help developers understand what type of developments are appropriate for differing properties. By referencing the Plan in development discussions, the City can help ensure that a consistent and community-supported pattern of growth is achieved.

The applicant proposes this conditional use permit to accommodate a specific development type.

ANALYSIS

A. Applicable Review Process and Standards—Listed in Chapter 16 regarding Class IV and Class V Applications.

B. TRC Discussion and Recommendation. TRC has reviewed the application and recommends approval.

RECOMMENDATION

Based on the analysis and findings listed in this report, it is recommended that the Planning Commission decide whether or not to approve the proposed conditional use permit for this property. Staff recommends approval.

ALTERNATIVE ACTIONS

As alternatives to recommending that the Planning Commission approve this conditional use permit, the Planning Commission has the discretion to:

- Recommend approval with alterations and/or amendments that comply with existing law;
- Recommend denial of this application based on specified findings consistent with City Code; or
- table consideration of this matter for further discussion.

ATTACHMENTS

1. Application
2. Narrative
3. Draft List of Conditions
4. Aerial map of the property
5. Vicinity map

Respectfully submitted: Rob Dalley

Rob Dalley, Building and Zoning Administrator