The Commissioners were okay with the 5% bonus for Consistency in Design Elements.
Commissioner Scott noted that there is a significant variety in the square footage of the homes 1,200-3,200 square feet. That variety creates an opportunity for a broader variety of potential homeowners. That fits into the Convenience of Layout and uniqueness.
Chair Loris calculated the difference between 57 lots and 65 lots and it is approximately 1,700 square feet per lot. At 57 lots they can build around 10,000 square foot lots which are still well below the 12,500 square foot lots. We are grasping at straws for size but when it comes to bonuses we agree with the Consistency of Design Elements.
Commissioner Anderson asked about parking in these types of subdivisions.
Kevin Rudd stated that they have to provide two off-street parking spots. That's their driveway and garage. These are public streets and they can park on either side.
Commissioner Scott stated that he doesn't see extraordinary but he did see creative in the things that they have talked about. By having one story homes on 600 West and 400 South it accomplishes what we have been trying to accomplish but it isn't a regulation yet. The variation in lot sizes and the variation in home sizes are creative.
Commissioner Anderson noted that they are giving up 2/3 of a lot or a lot by putting in the block wall and that's not required. Most neighbors appreciate having a block wall. He felt it's extraordinary because it's outside of the rim for a developer to have to do.
Commissioner Anderson and **Commissioner Pack** were in favor of approving the 5% and 10% bonus.
Commissioner Scott was in favor with the stipulation that it would be single story on 600 West and 400 South.
Commissioner Anderson also stated that it should be single story on 400 West.
MOTION: Commissioner Bryan Pack moved to recommend a proposed Preliminary Plan for Cliffrose Subdivision with a Subdivision Enhancement Overlay District (SEO) located at approximately 400 South and 400 West. Development Solutions/Ken Miller, owner with the condition that the residences on the major collectors at 600 West, 400 South and 400 West be single story homes.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

Chair Jeffrey Loris	AYE
Commissioner Lance Anderson	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Adel Murphy	ABSENT

C. **Public Hearing on a proposed Class V Conditional Use Permit for Resort Condo Rentals for Encanto Resort project located at approximately 1380 East Snow Canyon Parkway (on the north side of Snow Canyon Parkway). GP Ivins Homes & Land LC, owner, and Walter Plumb, applicant**

Kevin Rudd displayed the plan and pointed out the location of the proposed condos. Red Mountain Resort has some similar condos built in that area. Encanto Resort consists of ten (10) buildings with eight (8) units per building with a total of eighty (80) short term rental condos. The proposal is that the units will be sold to individual property owners that they can occupy or have short term rentals. The condos will generate a room tax for the City. The buildings are two-story with an average height of 24' and have chimneys and parapet features that go up to 27'. The buildings have a variety of architectural styles and colors. The lava wall will continue from the The Reserve across the entire project with the same landscape scheme. The interior landscape will be desert landscape. It

includes a 1,500 square foot clubhouse, swimming pool, and small sports court. The parking exceeds the minimum required of the Zoning Ordinance, and half of the parking will be covered. The exterior lighting will be shielded. There will be three solid waste collection enclosures and walled off with material to match the buildings. The main entrance will have a landscape entrance and monument. All the air conditioners will be on the roof tops and screened by parapets. A second emergency access will be provided. Approximately 3.7 acres of natural lava field will be left as part of the project and 70% of the lava will remain undisturbed. The Sensitive Lands Ordinance requires a minimum of 30%. The Sensitive Lands Committee reviewed the project and it is in compliance. The setbacks of the buildings to The Reserve property is approximately 90' on one building and 110' on the other. The setback along Snow Canyon Parkway varies from about 40' to 50'. Example, Snow Canyon Medical is approximately 30' from back of curb, Vista School is 110' and the LDS Chapel is about 80' off the right-of-way. The zoning ordinance does not list a specific setback distance for commercial buildings, except when it abuts a residential zone. The setbacks are above the minimum setback for The Reserve. In the rear and side the setbacks are approximately twelve feet (12') from the property line. The only section in Chapter 19 that could raise a question on setbacks is the building along Snow Canyon Parkway. The ordinance states, "that all views cannot be protected but all buildings should be arranged to preserve and provide open space and protect views as much as practical. Due to the economic value and community quality character created by surrounding scenic beauty it's essential that the City preserve general access to significant views that include the Red Mountain, Snow Canyon Parkway, Pine Valley Mountains, Lava Hill and the lava flows. On massing larger building and two-story building should be placed in the interior of the development to reduce the apparent mass."

Without a definitive standard it is difficult for Staff to make a recommendation on setbacks. Hopefully, with the pictures and information provided, the Commission can make a recommendation to the Council. Ultimately, the Council can determine if the setbacks are back far enough. The TRC did discuss the roadway being in front of the buildings rather than behind the condos which would push the buildings back. The project will require a Development Agreement on phasing, details of the short term rentals, usage, and the collection of room taxes.

He displayed other renderings that can be obtained at the Ivins City offices.

Chair Loris opened the Public Hearing.

Walt Plumb is with the developers of the property and stated the property was purchased from Allen Layton. The property was originally proposed as a supermarket and retail center. However, Harmon's purchased property in Santa Clara. Retail for this property doesn't work. They looked at doing single family lots but the property is zoned Resort Commercial (RC) and the City wanted to keep that zoning. Their company's background is resort development. There have been several revisions of the plan. The first plan had three stories but after reviewing the property it did not fit and there were concern about the setbacks on Snow Canyon Parkway. Darin redesigned the buildings on Snow Canyon Parkway and pushed them back quite a bit. The same wall as The Reserve will continue and that wall material will be incorporated into the buildings. Ivins City's requirements are very extensive. Those colors are not exactly what they will be and might change. It's a work in progress. This project is different from the Red Mountain Spa, in that, architecturally it will be totally different and the price points of the condominiums will be equal to the square foot price points of The Reserve and Entrada. The price in those communities is $200-$240 square foot. The minimum of these will be at $200 a square. They are willing to address any concerns or incorporate any ideas.

John Harris lives at The Reserves and on the Homeowners Association board. One concern of the homeowners is the late notice that was sent out. They just got the letters and wanted to reserve any comments until they find out more about the project. They felt they should have had more time even though the City met the legal requirements. He thanked the developers for preserving the lava and being in the right spirit. Most of the people he spoke with are not objecting to the project but have

concerns. The renderings of the colors do not flow with the natural beauty of the area. Red Mountain Resort and Entrada colors do blend with the area. Exterior light is a concern but also interior lighting is a concern. Three of the buildings have large windows that face The Reserves and interior lights can be disturbing. He asked that they keep the night sky. The covered parking is a concern. Entrada has garages for the vehicles and most condos have garages. Covered parking has maintenance problems and encourages ATV parking, trailers, etc. He asked if they would consider having garages. Covered parking reminds us of apartments. Also the roadway is very busy. He suggested having some type of turn lane. Some of the buildings in the project are higher than a lot of the homes and some homes are higher. The parapets don't appear to conceal the mechanical equipment on top of the roof. The Homeowners Association wants to work with the developer and want it to be a nice contribution to the community. As long as those concerns are met, he didn't think they would have objections from the Homeowners Association.

Tracy Welch represented Red Mountain Resorts and commented that she appreciated the thoughtfulness of planning the view corridor coming into the City. Their guests remark on the sense of wide open space and that is her concern for the property is do we lose that sense of wide open space when we see the density especially with the units facing Snow Canyon Parkway. Competition is good and these guests could become their guests. They could use their restaurant, the spa and some of their amenities. From the City's viewpoint the transit tax is a good thing. She asked to be cautious when it comes to protecting the view shed especially the beautiful red mountains and the density going into the small parcel. The Villas at Red Mountain currently have six (6) buildings with two bedroom units and there are plans for seven (7) more. It will be a total of fifty-two (52) units on a seventeen (17) acre parcel. She is not sure what the proximity is of the adjacent development but it does look close. In regards to the building close to the roadway. Again, it's the sense of view shed and the sense of entry into Red Mountain Resort which is very important to their business.

Kent Byland is on The Reserve's Homeowners Association Board and the Design and Review Committee and one of the owners at Split Rock that developed The Reserve. The developers of this property have protected the elements of The Reserve by protecting the lava and setting the buildings to protect the existing homes. We support not changing any setback requirements. Any move to push those buildings back will go into The Reserve. On the buildings on the east end they would like to see additional landscaping such as taller trees or something to buffer the height of those buildings.

Chair Loris closed the Public Hearing.

D. <u>Consider recommendation on a proposed Class V Conditional Use Permit for Resort Condo Rentals for Encanto Resort project located at approximately 1380 East Snow Canyon Parkway (on the north side of Snow Canyon Parkway). GP Ivins Homes & Land LC, owner, and Walter Plumb, applicant</u>

Chair Loris liked the renderings that showed the architecture facing the street, the massing, the stone, the roof elements, the gables and the different exposed systems match what we tried to have for Resort Commercial and he did not see any exposed HVAC elements. He liked the fact that the building on the south climbs into the hillside. It has been leveled off so that the building drops down underneath the view corridor. He felt they were protecting the view corridor. The massing and architecture is what he envisioned. However, they are a little higher.

Commissioner Anderson stated that the buildings feel like they are over the top of the wall when driving by.

Chair Loris stated it might feel that way down by The Reserve but by Entrada they are not.

Commissioner Anderson appreciates Tracy Welch's sense of openness. It's a nice looking building but he felt the interior road should be out front. He still has concerns about the setbacks.

Commissioner Pack mentioned that he understood that the TRC discussed moving the road within the project.
Kevin Rudd stated that it was mentioned in the TRC about the parking being adjacent to Snow Canyon Parkway rather than behind the buildings even though that goes against conventional planning. But the City is saying that they would rather have some landscaping in front of the buildings and push the buildings back to protect the view. No matter how far the buildings are pushed back is it not going to open the view in that area. By pushing the buildings back it would provide a more open feel but will not save the view.
Walter Plumb stated that they did a layout with the road against Snow Canyon Parkway and it pushes the entire site into the lava and closer to The Reserve. They have lowered the buildings on the front and designed it with gardens, etc. When he drives Snow Canyon Parkway, the houses in Entrada and The Reserve are right up against the wall but the houses are so nice and the landscaping is the very best in the state. This project will match the intent of all the other projects. To have carports along the main road it doesn't make sense. The buildings are designed to WOW people and to know they have arrived at a resort.
Commissioner Pack stated that the design looks good, it's the openness feel that he's concerned about.
Darin Bell with Babcock Design Group stated they did look at the parking but it did push everything into the lava. This layout shows a very efficient double loaded circulation on the interior and that way vehicles get close to the entrances of the buildings. If we put the circulation on the exterior, it eats up significantly more land and they don't have the ability to preserve the lava. Also, the vehicles are screened by the buildings. This design blends better with the landscape than parking and asphalt. The residential units are nestled in behind the stone wall and will give a sunken desert garden feel. The renderings don't show how the landscape softens the buildings.
Commissioner Anderson gave an example about the Learn Key Development discussion they had several years ago about the length of the building and to break it up with a view. Also, we just asked Ken Miller to keep the homes low along the corridor and this project is on the major corridorIt's been his thing to keep the openness along the corridors but he doesn't want to throw away their efforts.
Kevin Rudd advised that they are under no pressure to make a recommendation tonight but when they do make a recommendation it would be for the entire project, the landscaping, the colors, the building design, and all the features.
Commission Scott's major concern is the mass along the parkway. We have been struggling with that issue the last few months but on the flip side they are preserving 70% of the lava, the architecture design fits, modulation of buildings roofing and everything. The buildings facing the parkway are the best design. The entrance side is not as attractive. If we were to put the road adjacent to Snow Canyon Parkway, we would be flipping the building around which is not as attractive. The buildings are well below thirty-five feet (35') that's a plus and most of the buildings are a little below the grade of the road.
Chair Loris calculated that the lower height of the buildings and with the setbacks that they were within a few feet of being under the view corridor that the Commission recommended to the Council.
Kevin Rudd explained that a couple of the buildings are forty-five feet (45') from the back of the curb and the closest building is approximately thirty-five feet (35') from the back of the curb, and it is 4-5 feet below the walking path grade.
Chair Loris mentioned that the developer has done quite a bit of architecture by stepping the buildings, added the roof elements and parapets, and the architecture to keep it from being so massive both vertical and horizontal. However, he didn't like the proximity of the road.
Walt Plumb stated this has evolved over eight (8) months, and they have twelve (12) other plans that have a lot more density in different ways. But for a Resort Commercial development eight (8) units to the acre is not considered very dense. They do not have the ability to do less units on this site and still do a Resort Commercial development. If it was rezoned for single family residential, there are layouts with

twenty-five (25) units on it. In all the meetings with the City they have been adamant they want Resort Commercial. 90-95% buyers will be second homes so it's the highest tax rate the City gets. In addition to that they get the rental income if the owners put it in the rental pool. In regards to the parking it was not that we didn't think about garages but the property is zoned Resort Commercial. They are going for a hotel/condominium. We cannot have garages. The City was concerned in the meeting if we had garages they would turn into residences and there would not be any rental component. That's why the parking is the way it is.

Commissioner Pack asked if there were any designs of two of the building going perpendicular rather than parallel with the road. He felt it would give more openness instead of a continual wall.

Walt Plumb stated that the biggest trade off is the Pine Valley Mountain. We tried to stay away from The Reserve as much as possible and protect that view. The only way to shift it is to The Reserves and lava.

Commissioner Scott stated that he was still concerned about the massing but there are a lot of good things about the project. The buildings in the center are the ones they all had a problem with.

Kevin Rudd stated that the Commission could recommend a minimum setback from Snow Canyon Parkway without the developer modifying the plan at this point. It would be up to the City Council if they wanted the developer to make any modification and then bring it back for discussion and approval. The Commissioners discussed whether the minimum setback should be 50' or 45'. The Commissioners agreed to the setback of 45'. They reviewed the landscape plan.

Kevin Rudd mentioned that the ordinance requires that when commercial is abutting residential zone it requires a solid six foot masonry wall between the projects. We have the Reserve on the eastern boundary through the lava. No one wants to see a block wall through there and it's expensive to build a lava wall. Also, there is some open space that needs to be landscape. Walt Plumb stated that portion probably needs to go to The Reserve. Their secondary access in on this project and he felt this should be given to The Reserve.

Zachary Renstrom explained that a traffic study was done when the City put in the turn out and it was for the whole Snow Canyon Parkway and the zoning for the Resort Commercial was included in it. It showed that the peak time for commercial would be fairly low. There is more traffic on the weekends. Chuck Gillette accepted the study.

Kevin Rudd commented that the Safety Department requires a hammer head or a cul-de-sac in the project and to increase the road from 25' to 26'. Staff makes sure that the City standards are maintained. They discussed whether there should be additional landscaping in front of Building 3 which is next to the Red Mountain condos and viewed from Snow Canyon Parkway. If there's not a wall, there should be more landscaping.

Kevin Rudd advised that there is no wall required between the two commercial developments but at some point he felt that the homeowners will request that a wall or more landscaping be in that area. If a wall did go in there, he asked what the Commissioners would recommend.

The Commissioners felt it should match the adjacent wall that exists.

Darin Bell agreed that softening the landscape in that area would be beneficial. He pointed out that the colors on the images are a little deceiving and that they would submit color samples.

MOTION: Commissioner Mike Scott moved to recommend a proposed Class V Conditional Use Permit for Resort Condo Rentals for Encanto Resort project located at approximately 1380 East Snow Canyon Parkway (on the north side of Snow Canyon Parkway), GP Ivins Homes & Land LC, owner, and Walter Plumb, applicant with the following conditions:

1. that the buildings along Snow Canyon Parkway have a minimum setback of forty-five (45') feet from the back of the curb

2. that the applicant will present colors to the City Council of a muted earthtone variety

3. although it is required that there be a fence or block wall between commercial and residential

that would be a fence through the lava, we recommend that the City Council consider an alternative fencing other than a solid block wall that may be agreeable with the neighboring property owners
4. it is our understanding that the applicant intends to deed over a portion of the south side property to The Reserve but that property will not have any buildings built on it and would be appropriately landscaped.
Discussion:
Commissioner Anderson stated that the intent of the distance is not to be able to raise the building up as you get back further. We want forty-five (45') feet but we want to maintain the height of the buildings as they are now.
Chair Loris commented as the profile states we want to keep them at the same profile.
Commissioner Scott commented that the purpose of increasing that setback is to minimize the massing along Snow Canyon Parkway.
SECOND: Commissioner Bryan Pack
VOTE: The motion carried.

Chair Jeffrey Loris	AYE
Commissioner Lance Anderson	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Adel Murphy	ABSENT

5) DISCUSSION AND POTENTIAL ACTION ITEMS
A. Consider approval of the Ivins City Planning Commission minutes for April 15, 2014
MOTION: Commissioner Bryan Pack moved to approve the Ivins City Planning Commission minutes for April 15, 2014
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

Chair Jeffrey Loris	AYE
Commissioner Lance Anderson	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Adel Murphy	ABSENT

6) REPORTS
A. Planning Commission (None)
B. Chairman (None)
C. Building & Zoning Administrator, Kevin Rudd (None)
D. City Attorney, Dale Coulam (None)
E. Items to be placed on future agendas (None)

7) ADJOURNMENT
MOTION: Commissioner Lance Anderson moved to adjourn
SECOND: Commissioner Bryan Pack
VOTE: The motion carried.

Chair Jeffrey Loris	AYE