IVINS CITY
PLANNING COMMISSION
MINUTES
June 17, 2014
435-628-0606

1) WELCOME AND CALL TO ORDER

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 5:30 p.m. All present included Chair Jeffrey Loris, Commissioner Lance Anderson, Commissioner Adel Murphy, Commissioner Bryan Pack, and Commissioner Mike Scott.
STAFF: City Attorney Dale Coulam, Building and Zoning Administrator Kevin Rudd and Deputy City Recorder Martha Wilson
ADUIENCE: Kris Mann, Ed & Saundra Dienes, John Reed, Zachary Renstrom, Hal Sperber, Claudette Larsen, Arlen Mortensen, Brad Osborne and Ward & Judy Gubler

A. Acknowledgement of Quorum

Chair Loris acknowledged there was a quorum.

B. Flag Salute

Commissioner Scott led the Flag Salute.

C. Invocation

Commissioner Anderson led the Invocation.

D. Disclosures

Commissioner Anderson disclosed that he is the applicant for Item 4 (C). There were no other disclosures or conflict of interests for this meeting's agenda.

2) REPORTS AND PRESENTATIONS

A. Presentation on Bicycle and Pedestrian Master Plan - John Reed

John Reed presented a PowerPoint encouraging the City to create a Bicycle and Pedestrian Plan. He focused on the vision, the goals and objectives of a plan, and the city's existing conditions such as connecting trails, walkways, etc. The benefits were identified such as health, social, transportation and financial benefits. The goals identified were: accommodate bicyclists within the public right-of-way, equip staff and stakeholders with the necessary tools to implement the master plan, provide a complete bicycle and pedestrian network throughout the City, and make Ivins a safe and enjoyable place to walk and ride a bicycle. A copy of the presentation is available at Ivins City's office.

3) BUSINESS LICENSES (None)

4) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing on Proposed Zone Change from RA-1 (Residential Agriculture District - minimum lot size 1 acre) to R-1-10 (Single Family Residential - minimum lot size 10,000 sq. ft.) located approximately 400 West and 200 North. The Ward H. and Judy A. Gubler Revocable Living Trust, owners, and Michael Crockett, applicant

Kevin Rudd reported that the property is located at 400 West and 200 North. The Quail Cove and Tenaya Estates subdivisions are adjacent to the property and the Washington County School District owns the property to the east of this parcel. The Land Use Plan breaks down the City into commercial and residential uses. Residential has three (3) categories: Low Density, Medium Density, and High Density. This property is Medium Density Residential. The Zoning Map breaks down each

individual property and in Medium Density Residential there are three (3) zones that meet that definition for this parcel: R-1-7.5 (Single Family Residential, 7,500 min. sq. ft. lots), R-1-10 (Single Family Residential, 10,000 min. sq. ft. lots) and RE-12.5 (Residential Estates, 12,500 min. sq. ft. lots). The applicant is proposing R-1-10. The Quail Cove Subdivision is an example of R-1-10 zoning. The Planning Commission and City Council need to determine what zone is most appropriate for this location. Staff does not make recommendations on zone changes.

Commissioner Anderson asked if there was a Subdivision Enhancement Overlay (SEO) on Quail Cove.

Kevin Rudd stated Quail Cove does not have an SEO. All the lots are 10,000 square feet or larger. Tenaya Sands Subdivision did get a density bonus. Tenaya Sands zoning is RE-15 but most of the lots in that subdivision are 10,000 - 14,000 square feet or larger. Tenaya Estates did not have a density bonus and their zoning is RE-15 (15,000 min. sq. ft. lots).

On this small of a parcel it would be difficult for them to get a density bonus. The applicant has not expressed any desire to apply for a density bonus. They are looking at a conventional subdivision.

Chair Loris opened the Public Hearing.

Jon Crockett represented Redstone Estates which is the name of the subdivision. Their goal is to continue with the same type of homes already in the neighborhood. They are patterning everything conceptually after Tenaya Sands. There are 10,000 square foot lots in Tenaya Sands and for this project that is the minimum. Most of the lots are 12,000 square feet. The parcel is a rectangular shape and there are not a lot of ways to develop the property, but it does create some nice view lots. Being a general contractor he is aware of the widths to make sure the lots accommodate three (3) car garages. It would use the same or similar CC&R's as Tenaya Sands and Tenaya Estates. There will be earthtone colors and 4x12 pitch roof.

Ed Diense lives in Quail Cove and asked if the Commission was only deciding the density such as whether it is 10,000 square foot lots or 7,500 square foot lots?

Chair Loris stated that is correct and a recommendation will be made to the City Council.

Hal Sperber lives on Tonalli Drive in Tenaya Estates which borders the southern portion of this property. He was encouraged to find out that this development is being patterned after Tenaya Sands and Tenaya Estates. He encouraged the Commission to request a 12,500 square foot minimum lot size to more closely align it with Tenaya Estates which it borders .He understood there are two (2) routes into the subdivision to enter and exit on both 200 and 400. Is that correct?

Kevin Rudd advised that it hasn't been decided but Staff and the City Engineer have reviewed this but there is only one way to develop this property and that is to put a road down on both sides and put a cul-de-sac at the end or turn it and connect it back to 200. There are not a lot of options on how to develop it.

Ed Dienes stated that he has talked to the neighbors, and they would like to see the same minimum lots sizes as Tenaya Estates.

Arlen Mortenson lives in Tenaya Estates and also encouraged the Commission to have the lots size more like Tenaya Estates with a minimum lot size of 15,000 square feet. It would help maintain the view.

After no further comment **Chair Loris** closed the Public Hearing.

B. Consider recommendation on Proposed Zone Change from RA-1 (Residential Agriculture District - minimum lot size 1 acre) to R-1-10 (Single Family Residential - minimum lot size 10,000 sq. ft.) located approximately 400 West and 200 North. The Ward H. and Judy A. Gubler Revocable Living Trust, owners, and Michael Crockett, applicant

Commissioner Anderson asked if the property above Tenaya Sands is part of Tenaya Sands.

Kevin Rudd explained it was Phase 3 of Tenaya Sands and it did have Final Plat approval. However, it

was not developed and it lost final approval. The property would have to go through the subdivision process again. There is no Development Agreement to allow it in the future. It's approximately a five (5) acre parcel that extends over to Tuscan Grove.

Commissioner Pack asked if the Commissioners' decision is to decide on one of the three (3) zones. There are no criteria to fit except what we think is best from the City's perspective, correct?

Kevin Rudd stated, yes.

Commissioner Murphy mentioned that the zone choices are 7,500, 10,000 and 12,500 square foot lots. 15,000 lot sizes are not in Medium Density. The representative for the applicant mentioned that most of the lots will be 12,000 square foot lots.

Chair Loris commented that the lot size is similar to Ivy Place Subdivision and it has a similar design. If they go with a cul-de-sac, there's a minimum lot width of seventy feet (70'). With a 70' wide lot minus the road, it calculates to at least 10,120 square foot lots. But if they are looking at three (3) car garages, the lots have to be wider than 70'. If it's 80' - 90' it's close to 12,000 square feet. Even though they are asking for R-1-10 they will have to push for higher lot sizes to get the feasibility to work out. The building heights are controlled by ordinance which is twenty-five feet (25').

The Commissioners had no objections to recommending the Zone Change to R-1-10 (Single Family Residential, 10,000 min. sq. ft. lots.

MOTION: Commissioner Bryan Pack moved to recommend a Proposed Zone Change from RA-1 (Residential Agriculture District - minimum lot size 1 acre) to R-1-10 (Single Family Residential - minimum lot size 10,000 sq. ft.) located approximately 400 West and 200 North. The Ward H. and Judy A. Gubler Revocable Living Trust, owners, and Michael Crockett, applicant

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

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

C. **Public Hearing on Proposed Preliminary Plan for Posovi Subdivision Phase 3 a Kayenta Subdivision located at approximately 850 West 2000 North (Uwan and Talatawi Way). Kayenta Community Development, owner, and Lance Anderson, applicant**

Kevin Rudd pointed out that the location is in the northeast corner of Kayenta. There is an underground water tank that is not visible because of the desert vegetation. The property is zoned RE-43 (Residential Estates, min. 43,000 sq ft lots). The applicant will do a Lot Averaging Overlay because one lot is less than 43,000 square feet. Most of the lots are an acre and half or larger. There are a number of the lots that fall into sensitive lands because they have an average grade steeper than 8%. However, most of the lots are just over 8%. He showed several photos showing the grades, lot layouts and location of the lots in reference to the mountains and examples of how it would look with homes being built in the area. (photos available at Ivins office). Kayenta always builds into the hillside and follows the Sensitive Lands Ordinance. A road will be built across several wash areas and drainage pipes installed. The Sensitive Lands Committee reviewed the application and indicated that it is in compliance with the Sensitive Lands Ordinance. The Committee will review and approve each building permit submitted. At that time they will analyze the disturbance area and the height of the buildings before the permit is issued. Staff recommends approval.

Commissioner Anderson disclosed that Lisa Rutherford, JoAnn Cooper and her husband came to their meeting today to visualize what they go through to put a house there.