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.

Chair Loris stated that the washes cannot discharge up to the street so what happens to the excess water that is retained by the house? Does it discharge or just leach?
Kevin Rudd stated it will discharge into the major washes. All the water ends up in the Hell Hole Wash and Kayenta Wash.
Chair Loris questioned if it's a rapid discharge and if it causes erosion.
Commissioner Anderson explained that the houses are required to have a detention basin on site that will hold a ten year storm of the increased flows compared to historical flows. The basin averages 10,000 to 12,000 gallons and it goes back into the ground. It gets back into our water system instead of sending it to Lake Mead. The goal is to have a detention basin on site or have a basin for the water to go into.
Chair Loris opened the Public Hearing.
Brad Osborne asked if there are any concerns about a down pour with water and mud flows on the lots that back up against the mountains.
Kevin Rudd stated that he didn't think there were any concerns in this area like in northern Utah where they get a wet year and get mud slides. The City Engineer did look at the site regarding rock fall. As we looked at the distance of the potential rock fall area. He didn't feel that it required any further analysis on it.
Chair Loris closed the Public Hearing since there were no further comments.

D. Consider recommendation 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

Chair Loris questioned Lance Anderson about the common area and the roadway and asked if that is in the sensitive lands area. Did they have to make that arm up there because of a problem wash area?
Commissioner Anderson commented that they were trying to avoid meandering. The road falls out of sensitive lands so it allowed them to put a road up there and not become part of the lot. It is the access to the lot and maintained by HOA. They can develop both sides but we only allow a percentage of the lot to be developed so it will be left natural.
MOTION: Commissioner Adel Murphy moved to recommend a 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
SECOND: Commissioner Bryan Pack
VOTE: The motion carried.

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

Discussion:
Commissioner Anderson asked if the motion should include the Lot Averaging Overlay.
Commissioner Murphy amended the motion to include that it has a Lot Averaging Overlay.
MOTION: Commissioner Adel Murphy moved to amend to included that it will have a Lot Averaging Overly on the 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

SECOND: Commissioner Bryan Pack
VOTE: The motion carried.

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

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Consider approval of the Ivins City Planning Commission minutes for June 3, 2014

MOTION: Commissioner Adel Murphy moved to approve the Ivins City Planning Commission minutes for June 3, 2014
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

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

Discussion:
Chair Loris asked about including the Bicycle and Pedestrian Plan on future agendas.
Dale Coulam explained that Staff has not seen the presentation so it will be awhile before it is put on the agenda. It takes some time to create a plan. The Transportation Master Plan is being updated and the impact fee analysis will be performed when the new Director of Finance is here. So, the next several months, we expect to update the master plan and the impact fee. The Mayor wants the impact fees studies done as soon as possible. Therefore, there is no rush on creating this plan. The statute indicates that the only required element of the Transportation Plan is the traffic circulation but it does say other modes of transportation as determined by the Planning Commission can be included.
Chair Loris asked if the new Finance Director affects the Planning Commission.
Dale Coulam stated no but it does affect some projects as far as budgeting and calculation of the impact fees. The Planning Commission is geared toward land use. The Developers put in most of the improvements. Typically, the City does not install streets and just maintains streets.
Vista School is working on expanding the parking and has a new plan for drop off and pick up and that will change access into Vista School. The school will have accesses to Park Avenue and Center Street.

7) ADJOURNMENT

MOTION: Commissioner Lance Anderson moved to adjourn
SECOND: Commissioner Adel Murphy
VOTE: The motion carried.