IVINS CITY
PLANNING COMMISSION
MINUTES
August 19, 2014
435-628-0606

1) WELCOME AND CALL TO ORDER

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 05:29 p.m. All present included Chair Jeffrey Loris, Commissioner Lance Anderson, Commissioner Adel Murphy, Commissioner Mike Scott, and Commissioner Bryan Pack.
STAFF: City Attorney Dale Coulam, Building and Zoning Administrator Kevin Rudd, and Deputy City Recorder Martha Wilson
AUDIENCE: Mark Philp, Justin Ferrick, Wayne Rogers, Brett Henke, Brad Osburn, Sharon Hodson, Claudette Larsen, Kevin Warnick, and Stanley Castleton.

A. Acknowledgement of Quorum

Chair Loris acknowledged there was a quorum.

B. Flag Salute

Commissioner Scott led the Flag Salute.

C. Invocation

Chair Loris led the Invocation.

D. Disclosures

Commissioner Anderson disclosed that he is the applicant on Agenda Item 4A and 5A. There were no further disclosures or conflict of interest with this meeting agenda.
MOTION: Commissioner Adel Murphy moved to suspend the rules and move Item 2A after Item 5A and before 5B.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

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

3) BUSINESS LICENSES (None)

4) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing on Proposed General Plan Amendment to change the Land Use Plan from Commercial Resort to Low Density Residential located approximately 600 West and Highway 91. Cowichan LLC & Canadian Capital Corp, owners, and Lance

Anderson, applicant

Kevin Rudd reported that the parcel is located off Highway 91 at approximately 600 West. Currently, the Land Use Map shows the parcel as Commercial Resort. This area was formerly the Villas of Bellagio subdivision. When the economy crashed, the subdivision was never recorded, and the property changed hands to the current owners. At that time the owners felt that the area along Highway 91 should be designated as Commercial Resort. At the same time there was a bubble of land across Highway 91 that was changed to Commercial Resort. The owners now feel that Commercial Resort will not work for this parcel, and they are proposing to change it back to Low Density Residential. Staff does not make recommendation on Land Use Amendments.

Chair Loris opened the Public Hearing. There being no comment the Public Hearing was closed.

B. Consider recommendation on Proposed General Plan Amendment to change the Land Use Plan from Commercial Resort to Low Density Residential located approximately 600 West and Highway. Cowichan LLC & Canadian Capital Corp, owners, and Lance Anderson, applicant

The Commissioners stated that they had no problem with changing this parcel back to Low Density Residential.

MOTION: Commissioner Adel Murphy moved to recommend a Proposed General Plan Amendment to change the Land Use Plan from Commercial Resort to Low Density Residential located approximately 600 West and Highway. Cowichan LLC & Canadian Capital Corp, owners, and Lance Anderson, applicant

SECOND: Commissioner Bryan Pack

VOTE: The motion carried.

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