MOTION: Vice Chair Murphy moved to approve the class IV Conditional Use Permit for a Bed & Breakfast, Robert Morris, Applicant
SECOND: Commissioner Anderson
VOTE: The motion carried.

Commissioner Anderson	AYE
Commissioner Pack	AYE
Chairperson Loris	AYE
Vice Chair Murphy	AYE
Commissioner Scott	AYE

C. Public Hearing on a proposed amendment to Ivins City Code 16.33.103: Table 33-3, Summary of Development Standards for Primary Buildings in Residential Zones (Amend R-1-7.5 front setback from 25' to 20'). Applicant - Mike Stewart

Kevin Rudd indicated the applicant is requesting that the front setback for the R-1-7.5 Single Family Residential zone be changed from twenty-five feet (25') to twenty feet (20') to allow a larger backyard area. The TRC (Technical Review Committee) reviewed this and is not opposed to the change. **Chairman Loris** opened the Public Hearing. There being no comments, **Chairman Loris** closed the Public Hearing.

D. Consider a recommendation on a proposed amendment to Ivins City Code 16.33.103: Table 33-3, Summary of Development Standards for Primary Buildings in Residential Zones (Amend R-1-7.5 front setback from 25' to 20') Applicant - Mike Stewart

Commissioner Anderson inquired about splitting the difference to twenty-two and a half feet (22 1/2') to accommodate a larger vehicle in the driveway. **The Planning Commission** discussed varied setbacks in other subdivisions in the City and inquired how the smaller setbacks worked out. **Kevin Rudd** clarified that the setback was originally eighteen feet (18') but that was changed to twenty feet (20') because there wasn't a lot of room to park in the driveway.

MOTION: Commissioner Pack moved to recommend a proposed amendment to Ivins City Code 16.33.103: Table 33-3, as shown on the agenda, to amend the front setback from 25' to 20' in the R-1-7.5 zone
SECOND: Commissioner Scott
VOTE: The motion carried.

Commissioner Anderson	AYE
Commissioner Pack	AYE
Chairperson Loris	AYE
Vice Chair Murphy	AYE
Commissioner Scott	AYE

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Consider approval of a final plat for The Palisades at Snow Canyon Phase 3, located at approximately 300 North 700 East, Bob Norton, Owner/Applicant

Kevin Rudd stated the Final Plat is consistent with the Preliminary Plan and staff brings it forward with a recommendation for approval.