IVINS CITY
PLANNING COMMISSION
MINUTES
December 2, 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 Commissioner Anderson, Commissioner Pack, and Chairman Loris.

Staff: City Manager/Attorney Dale Coulam, Building and Zoning Administrator Kevin Rudd and Deputy City Recorder Sharon Allen.

Audience: Yvonne Ashworth, Douglas Wiseman, Vivian Wiseman, MaryAnn Smith, Keith Smith, Rob Roush, Mike Stewart, Zack Renstrom, John Benderson, Shirley Van Oswell, Elizabeth Mackey.

A. Acknowledgement of Quorum

Chairman Loris acknowledged there was a quorum present. **Commissioners Adele Murphy** and **Mike Scott** were excused.

B. Flag Salute

Chairman Loris led the Flag Salute.

C. Invocation

Commissioner Loris gave the Invocation.

D. Disclosures

There were no disclosures or conflicts of interest with items on this meeting's agenda.

2) REPORTS AND PRESENTATIONS - None

3) BUSINESS LICENSES - None

4) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing on a Proposed Preliminary Plan for Red Cliffs Estates located on the southeast corner of 600 South and Main Street. J & S Investments- owner and Mike Stewart - applicant.

Kevin Rudd stated that there are 19 lots proposed in this subdivision. The zoning is R-1-7.5 Residential Single Family with a minimum lot size of 7500 sq. ft. The lots conform with the zoning. It accesses 600 S. and also Main St. It will be raised at the entrances to help with flooding problems that have previously occurred in this area. Drainage for the subdivision will come through the road and a detention basin will have an underground storm drain, as well as an emergency overflow. The TRC (Technical Review Committee) recommends approval. **Chairman Loris** opened the Public Hearing. **Zack Renstrom** with Bush and Gudgell Engineering indicated that he City put the existing storm drain in to handle a 100-year flood. The proposed subdivision won't disturb that and the detention pond on the east side has extra capacity. **John Benderson** resides on 675 South to the south of the project, inquired about the elevation of the street curb and gutter. He is concerned with collection points into neighboring property. He inquired if a permanent wall would be built on the properties. **Kevin Rudd** stated there will be a wall that is approximately six feet (6') high as well as landscaping. The water will flow into the storm drains and should not overflow into the road and he subdivision so as not

to impact or add more drainage to that. The elevation at the top back of curb is 92 feet and drops down a foot and then stays level. **John Benderson** inquired about the approach in the road. **Zack Renstrom** indicated there will be a hump going into the subdivision to address drainage and when it rains, people will understand why it is there. He has been working with City Engineer Chuck Gillette regarding the drainage issue. **John Benderson** inquired if the lots that are being graded will drain to the street. **Zack Renstrom** stated "yes". They have looked at the whole drainage system and it will slowly come out of the detention basin, which takes up a full large lot. There will also be an emergency overflow. **Kevin Rudd** indicated that a drainage study was submitted and he invited anyone who has questions about drainage to contact City Engineer Chuck Gillette. **John Benderson** inquired what the anticipated building heights will be. **Kevin Rudd** stated a maximum of 25 feet is allowed throughout the City. **John Benderson** inquired as to the setbacks. **Kevin Rudd** indicated that the front setback is 25 feet and the rear setback is ten feet (10') **John Benderson** is concerned with his view of the Red Mountain being taken away. **Doug Wiseman** also resides on 675 South and inquired as to the street improvements. **Chairman Loris** clarified that the entire subdivision will have curb, gutter and sidewalk. **Doug Wiseman** was concerned with individuals cutting through and speeding across the property as well as drainage. **Chairman Loris** clarified that the water and traffic will travel to the right and drainage will go to the street. **Doug Wiseman** inquired if there were CC&R's (Covenants, Conditions and Restrictions) on the lots and was concerned with the homes being close together. **Chairman Loris** indicated there would be CC&R's but that the lots are only 7500 sq ft so there is only so much room to build. Resident **Shirley Van Ausdal** resides at 95 East 675 South and was concerned with drainage and flooding. **Zack Renstrom** stated there is a storm drain from the North that designed where water will come out and push away. **Shirley Van Ausdal** would also like a hump for their subdivision to assist with drainage and flooding. **Chairman Loris** sindicated she can contact the City and discuss that option. **Shirley Van Ausdal** inquired about the large lot on the plat. **Kevin Rudd** clarified it will be one large large lot with a side yard. **Dale Coulam** clarified that if a recommendation is made by the Planning Commission tonight, the Public Hearing on this issue will be heard at the City Council on Thursday, December 18, 2014. The bump-up is not a requirement for the developer but the City would evaluate the request and, if approved, would try to find money in the budget to do that. **Maryann Smith** also resides on 675 South and inquired if the lots will be maintained by an HOA (Home Owners Association) or if individual owners will take care of their own lots. **Zack Renstrom** clarified that individual owners will maintain their own lot.. **Maryann Smith** would like to see the homes built in the center and offset so that you could see the Red Mountain in between them. She also inquired if there will be one builder or every house would be built by a different builder. **Mike Stewart** representing the owner stated that it will be one builder, unless they sell a few lots and those owners choose their own builder. They would also like to have a larger back yard and move the homes forward to accomplish that. **Kevin Rudd** clarified that the applicant has submitted an application for that change and that will be heard before the City Council on December 4, 2014. **Mike Stewart** indicated they want to maintain as much of a view as possible and with the maximum height limit of 25 feet, there likely will not be too many two story homes. **MaryAnn Smith** was concerned with what type of landscape would be allowed and suggested there be green landscaping to help catch the water and assist with flooding. **Chairman Loris** stated that would be the individual's choice. **Maryanne Smith** inquired if there would be sidewalk, asphalt, curb and gutter and **Chairman Loris** indicated there would be.

John Benderson was concerned with the walls that would be built and inquired if the current walls that are there will be protected. **KevinRudd** clarified that the developer would not be allowed to build dirt up against the existing walls. If they need to do anything, they would have to put a retaining wall against the existing walls. **Elizabeth Mackay** resides at 60 East 675 South and inquired if there will be a perimeter wall for the subdivision. **Kevin Rudd** clarified that the homes fronting 600 South are required to be landscaped as the homes are built. The City ordinance does not require the developer to place a wall around the whole subdivision. **Elizabeth Mackey** inquired if there will be a rock wall around the retention basin and the depth of the basin. **Kevin Rudd** stated that it could be up to four feet (4') deep but should not be a safety hazard since there will be a pipe letting water out of the basin. There being no additional comments, **Chairman Loris** closed the Public Hearing.

B. Consider a recommendation on a Proposed Preliminary Plan for Red Cliffs Estates located on the southeast corner of 600 South and Main Street. J & S Investments- owner and Mike Stewart - applicant.

Chairman Loris stated that with the current setbacks, if individuals build an average garage, the majority of the homes will be approximately 2600 sq ft and most of them will be one story. **Commissioner Pack** indicated he was concerned with drainage but building the subdivision will be an improvement for the drainage issues. He didn't see an issue with speeding and stated that the hump will also slow people down. **Kevin Rudd** clarified that the majority of the previous damage was from water that came from vacant properties. As property is developed, it helps the drainage problem.

MOTION: Commissioner Pack moved to recommend Approval of a Proposed Preliminary Plan for Red Cliffs Estates located on the southeast corner of 600 South and Main Street. J & S Investments- owner and Mike Stewart - applicant.
SECOND: Commissioner Anderson
VOTE: The motion carried.

Commissioner Anderson	AYE
Commissioner Pack	AYE
Chairman Loris	AYE
Commissioner Scott	ABSENT
Commissioner Murphy	ABSENT

Kevin Rudd clarified to the audience that if they received a notice regarding this meeting, they will receive one for the the City Council meeting where this will be discussed..

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Consider approval of a Final Plat for Palisades @ Snow Canyon Phase 4. Located at approximately 300 N 700 E. Kingsbury Development LLC - owner and Bob Norton - applicant.

Kevin Rudd stated this is a continuation of Palisades at Snow Canyon and complies with the Preliminary Plan.

MOTION: Commissioner Anderson moved to approve a Final Plat for Palisades @ Snow Canyon Phase 4. Located at approximately 300 N 700 E. Kingsbury Development LLC - owner and Bob Norton - applicant.
SECOND: Commissioner Pack
VOTE: The motion carried.