IVINS CITY
PLANNING COMMISSION
MINUTES
February 17, 2015
435-628-0606

1) WELCOME AND CALL TO ORDER

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 05:30 p.m. All present included Chairman Jeff Loris, Commissioner Bryan Pack, Commissioner Mike Scott, and Commissioner Lance Anderson.
Adel Murphy was excused.
Audience: Larry Covey, Pamela Covey, Roger Hamblin, Dave Robison, Annelies Robison, Steve Cariello, Lynn Jorgensen, Sherrie Jorgensen, Troy Ence, Claudette Larsen, Kim Schovaers, Brandee Walker, Matt Marten, John Reed.

A. Acknowledgement of Quorum
B. Flag Salute-Commissioner Mike Scott.
C. Invocation-Commissioner Bryan Pack.
D. Disclosures

Commissioner Bryan Pack disclosed that he has done some legal work in the past with Troy Ence, but not currently. **Chairman Jeff Loris** stated that he does work, and continues to do structural engineering work for Ence homes. **Dale Coulam** stated that the law requires disclosure but they may still participate in the discussion and voting.

2) REPORTS AND PRESENTATIONS -None
3) BUSINESS LICENSES -None
4) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing on Proposed Zone Change from RE-15.0 (Residential estates District-minimum lot size 15,000 sq ft) to R-1-10 (Single Family Residential -minimum lot size 10,000 sq ft) on a 5 acre parcel located at the Southwest corner of 200 North and 400 West. Tax ID I-SB-11-B. Faction LLC/Troy Ence-Applicant. VWMW Inv. LLC-Owner.

Kevin Rudd showed an aerial photo of the property, the Southwest corner of 200 North and 400 West. The property is just under 5 acres. The proposal is to change the zoning from RE-15 to R-1-10. He stated that the State of Utah requires for the City to regulate land use, they must have a General Plan and a Land Use Plan in place. It shows what the entire use and future uses are for the City. There is Residential Low Density, Medium Density and High Density. This property is shown as Medium Residential. With that density, three zones qualify. 7,500 sq ft lot, R-1-10 10,000 sq ft lot, or RE-12.5 12,500 sq ft lot. This property qualifies for one of those three zones. Staff makes no recommendations on zone changes. It does meet those qualifications. He gave examples of surrounding zones. Tenaya Sands RE-15 has a SEO and a density bonus for an increased landscape buffer area. 10,000 sq ft is the smallest lot there;the largest is 16,000 sq ft. To the north it is zoned RA-1 Agricultural. Tuscan Grove is RE-20. Tenaya Estates is RE-15. Quail Cove is R-1-10 also. **Commissioner Lance Anderson** inquired if these 5 acres have the SEO overlay. **Kevin Rudd** stated that it was never recorded and it lost its overlay designation. It's been between 6-8 years and even though there's a development agreement, they would have to go through the process again. **Chairman Jeff Loris** opened the Public Hearing. **Dave Robertson** lives in Tenaya Sands and owns the biggest property in there. He stated that if approved there would be two homes built behind his house. The way they designed the water to

come down he felt it would fill up in 10 minutes. It is not a straight flush into the storm drain itself. Drainage is a real concern for him. He felt there is no need to change this zoning above Center street. He inquired if there would be two story homes or less than 3,000 sq ft homes being built. He wondered if they can get a three car garage on those lots. He felt that West of 400 West should remain 15,000 sq ft minimum. He would request that they have to be at the 12,500 sq ft minimum and that they build a perimeter fence. He asked that the Commission consider leaving it at 15,000 sq ft. **Larry Cover** requested to leave the zoning. He felt that the medium density definition should have been on the letter that was sent out. He felt they have enough traffic by putting homes behind him and it will increase traffic to have smaller homes on those lots. He felt it would be a strain on the schools and roads. He believes it would lower his property value by putting those homes in. He asked that the zoning stay at 15,000 sq ft. **Roger Hamblin** lives in Tenaya Sands and stated that he is affected by this. He felt it would be 14 more homes in that subdivision and problems with height, the view corridor, and losing value on his home. He is suggesting the City stay at 15,000 with the smallest height allowed along that area. No two story homes. He feels sure there will be water issues. He wants to be sure they keep the water on-site. **Lynn Jorgensen** lives in Tenaya Sands. He asked that the Commission keep the lot size at 15,000. He felt the reasons have been well presented. It was a conscious decision on his part to buy based upon lot size. He got chased out of Quail Cove because of their standards there. The water is a big concern. On the lot he purchased he had second thoughts because of the 1,000 year rainstorm that comes every 5 years. It was 4-5 ft deep and wide and started halfway into his lot. The water there runs to the South and a bit to the West. He wondered where the water will go. The more houses the City has North, the less places that water has to run. The reason he selected that area is because of the view and they were 15,000 sq ft lots. It is a valuable view and spaced houses so that each home would have access to utilize their backyard. He has invested an awful lot in his home and landscape and would like to see this subdivision be compatible with Tenaya Sands. He asked that the Commission take his concerns into consideration. **Steve Cariello** lives in Tenaya. He feels the lots should be 15,000 sq ft. The majority in Tenaya Sands are not 10,000 sq ft. The last two storms that came through the lots from the cul de sac created a river. There were rocks, dirt and tumbleweeds. It took the City two weeks to get in there. He inquired what will happen with the water with houses in there. **Roger Hamblin** inquired if 200 North ends at their property or where the development is. **Chairman Jeff Loris** stated that it comes all the way across the top of Tenaya Sands. **Kevin Rudd** stated that when Val Walton had Phase 2 of Tenaya Sands it was agreed the road would be installed with Phase 3. They will finish this section and a landscape buffer. **Kim Schovaers** lives in the cul de sac at the top. Her basement flooded last storm. She inquired where the entrance to that development would go. **Kevin Rudd** stated that it would pretty much mirror the other subdivision across 400 West with one entrance. **Kim Schovaers** stated that she'd like to keep 15,000 sq ft homes built there with the stipulation that the back lots were going to be larger lots. **Brandi Walker** with Bush and Gudgell Engineering stated that developing those lots will actually help drainage problems. They are finding a good plan to mitigate water and Ence has been sensitive to that and recognizes its importance. It is similar to Tenaya Sands with 10,000 sq ft being the smallest lot. It will have the same feel. **Lynn Jorgenson** stated that he and his wife **Sherrie** feel the impacts that a larger number of houses would have is noise and light. Their understanding when they bought their lot is that there was significant elevation gain to the North. If reduced down it would give a gorgeous view of everyone's home. They highly value the view they have. He knew homes would be built but this plan is a significant change looking at the number of homes that would be built up there. **Dave Robison** wanted to retire in a nice area and searched Southern Utah and

Washington County to find the right property. He likes the openness, the square footage, the value of the homes there. He was happy with the decision he made and asked that the Commission take it into consideration to leave the density at 15,000 sq ft. **Larry Cover** stated that the same person that sold them the lots was Val Walton and he was told that it would be set at 15,000 sq ft. He doesn't think that it's right to change it. **Troy Ence** with Ence Homes stated that the original plat had 10,000 sq ft lots. He wants to try to keep larger homes out there and he will do the best he can to mitigate any problems with houses that people back up to. He stated that he can easily do three car garages on those lots, and the way the water will be mitigated will be tremendously better. It's maybe a total of two more lots. Not many. What he proposes is really good and he feels people will be happy with it. **Chairman Jeff Loris** closed the Public Hearing.

B. Discuss and consider recommendation on a Proposed Zone Change from RE-15.0 (Residential estates District-minimum lot size 15,000 sq ft) to R-1-10 (Single Family Residential -minimum lot size 10,000 sq ft) on a 5 acre parcel located at the Southwest corner of 200 North and 400 West. Tax ID I-SB-11-B. Faction LLC/Troy Ence-Applicant. VWMW Inv. LLC-Owner.

Chairman Jeff Loris stated that towards the West seems low density. **Dale Coulam** stated that the land use is medium density. The lowest density is 12.5 to stay within the Land Use Plan. This was a SEO with variable lot sizes and some were 10,000 sq ft. There was nothing that guaranteed they would stay 15,000 sq ft. The City never had a final plat to review or consider. After a year the developer lost their approvals for this Phase**Chairman Jeff Loris** stated that the City's master plan is to use the streets to divert water. The least dense the City can go is 12,500. Based on Tenaya Sands it would average 12,500 anyway. He stated that most would be medium density and the lower lots are low density residential. **Commissioner Lance Anderson** stated that based on what he sees 12,500 is the most reasonable fit. **Commissioner Mike Scott** stated that his concern is the south lots. The SEO allows smaller and larger lots. There is more compatibility with those lots under the Land Use Plan. **Commissioner Bryan Pack** stated that he would have to defer to what the landowner wants to do. If people want to keep development from going in, they need to purchase the land. **Chairman Jeff Loris** stated that the Recorders office shows Lot 17 is 14,800. Then there is one that it 13,100, 12,700, 12,200 and another 12,200 that abut this other parcel. Because the City can't do 15,000 they should split the difference with 12,500. **Commissioner Lance Anderson** stated that a lot of citizens' concerns can't be addressed now because no plan has been presented. A conventional subdivision is 12,500. **Commissioner Mike Scott** stated that the density zoning is compatible with what is already in there. **Commissioner Bryan Pack** stated that he has been persuaded to 12,500.

MOTION: Commissioner Mike Scott moved to approve recommendation on a Proposed Zone Change from RE-15.0 (Residential estates District-minimum lot size 15,000 sq ft) to R-1-12.5 (Single Family Residential -minimum lot size 12,500 sq ft) on a 5 acre parcel located at the Southwest corner of 200 North and 400 West. Tax ID I-SB-11-B. Faction LLC/Troy Ence-Applicant. VWMW Inv. LLC-Owner.
SECOND: Commissioner Lance Anderson
VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Lance Anderson	AYE

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Update current status of creating an Active Transportation Plan-Southern Utah Bicycle