IVINS CITY
PLANNING COMMISSION
MINUTES
March 3, 2015
435-628-0606

1) WELCOME AND CALL TO ORDER Meeting began at 5:30 pm.

A. Acknowledgement of Quorum

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 05:30 p.m. All present included Chairman Jeff Loris, Commissioner Lance Anderson, Commissioner Adel Murphy, Commissioner Mike Scott, and Commissioner Bryan Pack.

Audience Attending: Gary Eddington, Brad Osborn, Delores Osborn, Claudette Larsen, Jeff Fisher.

B. Flag Salute-Commissioner Bryan Pack

C. Invocation-Chairman Jeff Loris

D. Disclosures

Chairman Jeff Loris disclosed that on Item #4C, the Conditional Use Permit for Tuacahn Center for the Arts, Rosenberg and Associates has been contracted for the engineering on that building and he is affiliated with their company.

2) REPORTS AND PRESENTATIONS -None

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing on a proposed General Plan Amendment to the Land Use Plan from Neighborhood Commercial to Medium Density Residential - on a .40 acre parcel located at 180 West Center Street (Northeast corner of Center Street and 200 West.) Tax ID I-JJS-4. Ben Johnson-Applicant. J2 Construction LC-Owner.

Kevin Rudd stated that this parcel is located on the Northeast corner of Center Street and 200 West. It is a vacant parcel; part of the Johnson and Joines subdivision that was subdivided back in 2005. At the time it was during the peak end of development. When that was going on, they felt that Ivins was on the verge of needing some additional commercial. They went through the proper procedures and had this parcel changed to neighborhood commercial. This is the same original owner who is requesting that this parcel be changed back to Medium Density Residential. Staff doesn't make recommendations on land use or zone changes. **Chairman Jeff Loris** inquired if it would revert back to the current zoning. **Kevin Rudd** stated that currently the land use plan shows this parcel as neighborhood commercial. Before a zone change could be considered it would have to be changed back to Medium Density Residential. The other three lots in the subdivision are all RE 12.5. This lot is a small lot for commercial. It could be a small site for neighborhood commercial, but it could be a few years before that is viable there. **Chairman Jeff Loris** opened Public Hearing. Hearing no comments, **Chairman Jeff Loris** closed the Public Hearing.

B. Discuss and consider recommendation on a proposed General Plan Amendment to the Land Use Plan from Neighborhood Commercial to Medium Density Residential - on a .40 acre parcel located at 180 West Center Street (Northeast corner of Center Street and 200 West.) Tax ID I-JJS-4. Ben Johnson-Applicant. J2 Construction LC-Owner.

Commissioner Lance Anderson stated that if something gets built there it will take care of the weeds. **Chairman Jeff Loris** agreed and stated that it fit right in. **Commissioner Lance**

Anderson stated that it's on the corner and it has no parking. **Commissioner Adel Murphy** stated that it is a small lot and it just makes more sense to have a house there.

MOTION: Commissioner Bryan Pack moved to approve recommendation on a proposed General Plan Amendment to the Land Use Plan from Neighborhood Commercial to Medium Density Residential - on a .40 acre parcel located at 180 West Center Street (Northeast corner of Center Street and 200 West.) Tax ID I-JJS-4. Ben Johnson-Applicant. J2 Construction LC-Owner.
SECOND: Commissioner Adel Murphy
VOTE: The motion carried.

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

C. **Public Hearing on a proposed Amendment to a Class V Conditional Use Permit for Tuacahn Center for the Arts for an expansion of the Gift Shop, with Snack Bar/ Restaurant, Show/Daycare, Music/Dance Classrooms and rehearsal space. Located at 1100 North Tuacahn Drive. Pugsley, Simpson, Coulter Architects-Applicant. Tuacahn Center for the Arts-Owner.**

Kevin Rudd stated that Tuacahn has spoken of this a number of years ago. This amendment proposes they demolish the existing gift shop and replace it with a larger two level building. The main level where the gift shop is now will be 3230 sq ft. That is on a hillside there. The lower level will have 3215 sq ft. The main uses on the main level include a gift shop and a gallery. They are proposing they would also have concessions and/or a future restaurant within this building. They also propose a show/daycare area for small children. The lower level of the building will be used for the Charter School which includes a dance rehearsal room, a classroom and storage areas. The materials and colors proposed are consistent with existing Tuacahn buildings. TRC reviewed this structure and felt that the majority of the uses do not increase the impact of existing facilities. It will be used by the current guests at Tuacahn. It just provides them more variety. This does not increase the number of students at the Charter School. TRC feels if they build a restaurant that needs to be reviewed by the TRC and they would have to come in with some building plans and review and determine if it increases impact and impact fees. At this point they are not sure when they would do this. We would propose that an approval be conditioned on that. **Kevin Rudd** showed a picture of the rear of the building, the stairway and the gift shop, as well as a map of the site plan from the South, and a floorplan of the basement area, along with an upper floor plan. He stated that these uses do comply with the existing CUP and are allowed and TRC recommends approval. **Chairman Jeff Loris** opens up Public Hearing. Hearing no comments, **Chairman Jeff Loris** closes the Public Hearing.

D. **Discuss and consider recommendation on a proposed Amendment to a Class V Conditional Use Permit for Tuacahn Center for the Arts for an expansion of the Gift Shop, with Snack Bar/ Restaurant, Show/Daycare, Music/Dance Classrooms and rehearsal space. Located at 1100 North Tuacahn Drive. Pugsley, Simpson, Coulter Architects-Applicant. Tuacahn Center for the Arts-Owner.**

Commissioner Bryan Pack inquired on the lower level doors heading outside and whether there are stairs to get out to that lower level. **Gary Eddington** stated that he is one of the architects and the stairway is an exterior breezeway. The elevator has access from the outside. The