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

rehearsal space has doors that open up to the exterior and sidewalk and eventually a path to the existing amphitheater for the performers. The other spaces will be used for the high school. There is an orchestra, choir classroom and a dance studio downstairs. Upstairs is more of a public space with the gift gallery, food, show/daycare is really for shows so that parents can go to the shows in the evening. Right now there is a temporary building for that so this will replace that. As far as the restaurant and concession space, we are putting in the grease interceptor and stub all the plumbing and power for a restaurant and it will be located to the South towards the high school. All the utilities, water, gas, sewer will all come up the access road behind the high school. **Kevin Rudd** stated they will hook up to our city sewer in the future, so it would be smart to put it in right now. We recommend the Planning Commission approve the restaurant use now but make it a condition to come back to staff for TRC to review the layout of it. Impact fees could increase and TRC would want to review how many seats they are going to have. If there is a full time restaurant going in, we would have to reassess that. **Commissioner Lance Anderson** inquired if the restaurant is in the gift shop gallery area. **Gary Eddington** showed where the restaurant would be and where the public would be served. It may be a walk-up counter for concession or a restaurant. He showed the seating area and the door to outdoor plaza where they anticipate most of the dining to take place that is adjacent to the entry of the amphitheater. Most of the dining will be exterior. The plaza will not be covered, but open.

MOTION: Commissioner Bryan Pack moved to approve 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, with the condition that they bring back the plans to TRC for impact fee review if the restaurant use is implemented.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

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

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and Review updating the General Plan.

Dale Coulam stated that the General Plan has not been fully updated since 2008. A lot of things have changed since then. He has made a few changes and also added a chapter that Chuck Gillette had prepared updating some of our population numbers and provided some charts and graphs. In May 2014 there were 3190 total housing units in Ivins City, with Chuck Gillette's data, there is a revised current population estimate approaching 8000. He reviewed the major projects listed in the General Plan that continue to bring additional visitors and attention to Ivins. **Chairman Jeff Loris** inquired if we would want to add the Veteran Affairs home and Encanto. **Commissioner Lance Anderson** stated that we should add Coyote Gulch, Kayenta Art Village and Xetava. **Dale Coulam** stated that Sentierre and Family Dollar Store are also coming soon. We can add a sentence for those two later and update it. He stated the Commission may want some time to massage and think about it. The population chart shows a population estimate in 2050 is just under 25000. **Commissioner Mike Scott** feels that this section is really well