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

1) **WELCOME AND CALL TO ORDER**

A. Acknowledgement of Quorum

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 05:30 p.m. All present included Commissioner Lance Anderson, Commissioner Adel Murphy, and Commissioner Bryan Pack.
Chairman Jeff Loris and Mike Scott were excused.
Audience Attending: Dave Lynn, Thomas J. Ahey, Phillip G. Gubler, Richard Bryant, Claudette Larsen, Delores Osborn and others that may not have signed in.

B. Flag Salute - Commissioner Anderson

C. Invocation - Commissioner Murphy

D. Disclosures - None

2) **REPORTS AND PRESENTATIONS -None**

3) **BUSINESS LICENSES -None**

4) **PUBLIC HEARING AND ACTION ITEMS**

A. Public Hearing on a proposed Class IV Conditional Use Application for a Casita/Guesthouse. Located at 745 E. Posada Drive, Ivins. Ruth A. Horton, Owner/Applicant.

Kevin Rudd stated this is an existing home in Padre Canyon located on a one acre lot on Posada Dr. The casita will be just under 600 square feet and match the existing home. **Commissioner Pack** questioned the setback of the house. **Kevin Rudd** stated the setback will be over 100 feet so there is no problem with the setbacks. **Vice-Chair Murphy** opened the Public Hearing. Hearing no comments, **Vice Chair Murphy** closed the Public Hearing.

B. Discuss and consider recommendation on a proposed Class IV Conditional Use Application for a Casita/Guesthouse. Located at 745 E. Posada Drive, Ivins. Ruth A. Horton, Owner/Applicant.

MOTION: Commissioner Bryan Pack moved to approve a Class IV Conditional Use Application for a Casita/Guesthouse at 745 E. Posada Drive, Ivins. Ruth A. Horton, Owner/Applicant.
SECOND: Commissioner Lance Anderson
VOTE: The motion carried.

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

C. Public Hearing on proposed Amendments to Ivins City Code/Zoning Ordinance, Title 16 Chapter 12 Section 123 (Short Term Leases of Residential Properties) and Title 16

Chapter 9 (Development Agreements). David Lynn/VE Mgmt & Investment Co LC, Applicant.

Kevin Rudd stated this is a proposed amendment to the Zoning Ordinance and an application is being brought forward by a property owner. The change being proposed is to develop a short term rentals project on their property similar to what Santa Clara now allows. Our Zoning Ordinance, Section 123, limits short term rentals to a legal Bed and Breakfast or if it is part of a mixed use plan for commercial use. The City of St. George also allows for short term rentals. Some conditions that would be required: must be managed by a property management company that is in Washington County; collect a transient room tax and sales tax; and obtain a business license. A section of the proposed Ordinance was inadvertently deleted which stated the short term rentals will only be allowed in new developments. This omission will be corrected for the next Planning Commission Meeting. **Vice-Chair Murphy** opened the public hearing. **Richard Bryant** stated he lives in a HOA and wanted to know if it negates HOA authority. **Dale Coulam** stated no, it only applies to new developments depending on zoning. **Kevin Rudd** agreed, stating the way it is written, a new development may come in and request a short term lease on the property, even in areas in Kayenta where Mr. Bryant resides. **Phillip Gubler**, represents the applicant and is also a resident of Ivins. He believes people would stay local in a short term rental due to the races around the county that come through Ivins City and bring along with it the revenue. **Vice-Chair Murphy** closed the public hearing.

D. Discuss and consider recommendation on proposed Amendments to Ivins City Code/Zoning Ordinance, Title 16 Chapter 12 Section 123 (Short Term Leases of Residential Properties) and Title 16 Chapter 9 (Development Agreements). David Lynn/VE Mgmt & Investment Co LC, Applicant.

Commissioner Anderson stated the RV parking will be off site and wanted to know if this means this is contained or is it a parking lot. He also stated the garbage bins should be contained.

MOTION: Commissioner Bryan Pack moved to table this agenda item until the next meeting when the other Commissioners are present.
SECOND: Commissioner Lance Anderson
VOTE: The motion carried.

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

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and Review updating the General Plan.

MOTION: Commissioner Lance Anderson moved to table this agenda item until the next meeting.
SECOND: Commissioner Bryan Pack
VOTE: The motion carried.

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