them a deferral to that, because to do that they would have had to raise that road significantly. The same thing will be asked here, that the City Council not require this connection for a couple of reasons: One is that then we have to raise the grade here significantly; and the other is to prevent storm water from entering this subdivision and possibly running into Tenaya Sands. Staff is supportive of this idea, because the perimeter wall, curb and gutter should deflect storm water from the North and carry it around to 400 West or 600 West rather than through this neighborhood. It should reduce water significantly and the effects we have seen in these big storms, as well as the problems that have been there in the past. Staff brings this forward with a report that it complies with existing ordinances. **Chairman Jeff Loris** stated it was an excellent design for drainage.

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS --None

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. <u>Discuss and consider recommendation for Special Exception Application for Lightfoots 550 S. 200 E. Ivins to replace existing Chevron monument sign to overhanging pole sign.</u>

Kevin Rudd stated that this is a special exception to our zoning ordinance for signs. It is part of Title 16 Chapter 28 Section 103. This special exception was actually passed by City Council specifically for Lightfoot's. There has been a monument sign there for many years, but that monument sign is in the way of where the sidewalk should be. There needed to be a way for them to provide a sign, plus also accomplish a sidewalk there. Several years ago City Council passed a special exception which allowed for an overhanging sign. It has a current legal non-conforming sign located within the public right-of-way. The pole or device that will hold the overhanging sign will be located on the applicant's property outside the public right-of-way. It won't be higher than 20 feet. The bottom of the sign must be at least 8 feet above the sidewalk and the maximum size of the sign can be no larger than 72 sq feet. The sign is 19 feet 8 inches tall. It has plenty of clearance. Each side of the sign is roughly 39 sq feet of sign area. We consider a double sided to be allowed under 72 sq feet on each side. The lighting on the sign is LED and the Chevron sign is backlit. Our current Ordinance would prohibit backlit signs, but this is a legal non-conforming use.

MOTION: Commissioner Mike Scott moved to approve recommendation for Special Exception Application for Lightfoots 550 S. 200 E. Ivins to replace existing Chevron monument sign to overhanging pole sign. SECOND: Commissioner Lance Anderson VOTE: The motion carried.

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

B. <u>Discuss and consider recommendation of 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.</u>

Kevin Rudd stated that Staff made several changes due to comments. When they are adjacent to single family residential properties, there is a buffer that would be required. They have the option of a layer of single family residential units, or a 40 foot landscaped and maintained open space

that shall be required. All short term lease units and associated amenities, parking areas, garbage collection areas, shall be located on the interior of the required buffer. When buffer areas are provided in the SEO, the PD or multi-family projects, they shall be credited towards the minimum open space requirements and available for density incentives. The next change is about the requirement of a 6 foot colored masonry wall on all perimeter property lines, unless prohibited by geographic reason and approved by the City Council. Encanto is a good example of that. We clarified a unit was just one bedroom, there needed to be one space for it, and that guest parking was .25 spaces per unit. On Chapter 9, we said that the "Zoning Administrator should review." At the front of the document, we softened the language by saying that the "City should consider for possible inclusion." **Dale Coulam** stated that last meeting the question was raised if this is at the developer's option or the City's option and it was decided the City "should" consider these as applicable, not "shall." **Kevin Rudd** stated that those are all the changes. **Commissioner Mike Scott** had some grammar points. **Commissioner Bryan Pack** inquired on paragraph 5D if we should change that "shall" to "may?' **Dale Coulam** stated that the Commission is required to make a recommendation, but they can recommend either way. **Commissioner Bryan Pack** inquired if we could just take those five words out then? **Dale Coulam** stated yes they could do that. They will remove "the Planning Commission shall recommend." **Commissioner Adel Murphy** stated that putting the language in about the buffer protects the properties around them. These are basically hotels that are separate rooms. The buffer makes the difference. **Chairman Jeff Loris** inquired if they were ready to take it to City Council then? **Eric McFadden** stated that everything looks great, but his concern is with the parking. Under multi-family parking, if they are all in the rental pool could the parking be lessened? It says three bed units require one parking space per bedroom and .25 parking space for every three. If they are in the pool to be rented nightly the reality is three cars aren't going to be there. You would come with your family in one vehicle. You may have one visitor that comes. We think it would be in the City's best interest to create more open space instead of huge parking lots that never get used. It would be more green space. **Chairman Jeff Loris** inquired if they felt two spaces is better? **Eric McFadden** stated that two spaces per unit makes a lot more sense. We are talking 600 parking stalls for 200 units. Typically these projects are only 60 to 70 percent full at any given time. It would be better to have green open space or recreational space. **Commissioner Lance Anderson** stated that it would be only for the units that are short term rentals. **Kevin Rudd** stated to look at them like hotel rooms. That is two parking spaces per unit. That is what Encanto was based upon. They didn't require the amount of parking that a townhome would with long term residency. That could be a reasonable request. **Dale Coulam** stated that his concern is the use of the word "multi-family." Let's get away from the use of the word 'multi-family' which has its own ordinance and its own zoning requirements. We need to make sure these short term rentals can play by a different set of rules for parking as opposed to multi-family.

MOTION: Commissioner Mike Scott moved to approve recommendation of 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, as amended.
SECOND: Commissioner Lance Anderson
VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Adel Murphy	AYE

Commissioner Lance Anderson	AYE
Commissioner Mike Scott	AYE
Commissioner Bryan Pack	AYE

C. Discuss and review updating the General Plan.

Dale Coulam stated that there are a few options in including the Arts section. You could pass it without it. You could put some wording in the General Plan itself. The third would be to make reference to it like we do some other elements of our General Plan that are separate documents and that would allow you to pass the main document on and have it updated, and then work on an Arts Master Plan separately. If you are inclined to use a citizen committee that may be the better option because those can take some time. **Commissioner Mike Scott** inquired if we could reference it and then come back and incorporate it into the General Plan? **Dale Coulam** stated yes it would need to go through the process again, and it would need a Public Hearing. **Chairman Jeff Loris** stated that he liked that option because he could see our community making it simplistic, but it could turn lengthy if they put everything they wanted to in the document. **Commissioner Mike Scott** inquired if we are making reference to it in Chapter 3 Visions and Goals, or making a component for it in Chapter 5 Elements of the General Plan? **Dale Coulam** stated for now it could go into Visions and Goals and then take the time to develop it. **Commissioner Mike Scott** stated that he made just basic changes. He will reference the Arts Master Plan in Chapter 3 and get it to the Commission. **Commissioner Adel Murphy** stated that Mike Scott did a great job on the changes. **Dale Coulam** stated going over all the changes next meeting will give them time to review what the Mayor presented. **Commissioner Bryan Pack** stated where the statutory basis for the General Plan is found in Utah Code? **Dale Coulam** cited Chapter 10-9a of the Utah Code.

D. Discuss and review updating the Historic Township Overlay District.

Dale Coulam stated that we were okay with the City block and we added 'Purpose' and 'Streets and Private Access' to start on areas outside. We defined the purpose as minimizing flag lots, encourage infill and redevelopment within the Historic Township. On Streets and Private Access in order to make that feasible we said that narrower streets or private accesses may be used. However, any street or access needed as a fire access must meet the minimum road requirements as set in the Fire Code. **Commissioner Lance Anderson** inquired how we can also make this for areas that don't have good access? There are some old subdivisions that are so massive that there is no way to allow them to become something. Could we add verbiage for those? **Dale Coulam** stated that right now we are limited to that Historic Township section because that is what is on the Land Use Plan, and we are trying to create a zone for that. In other areas of the city we could look at those in our transportation master plan that is currently being updated. **Chairman Jeff Loris** inquired about Item 806 "general height limit for any public building or addition thereto constructed within the Historic Township city block shall be 25 feet high unless the City Council grants a special exception to extend the height up to a maximum 35 feet," which is the current height for the existing firehouse. "However, any new public building constructed along Center Street shall not qualify for the Special Exception." **Dale Coulam** stated that he has not seen the fire station addition plans yet. An addition or modification to an existing building is not a new public building. **Chairman Jeff Loris** stated that he doesn't want a 35 feet building 20 feet off Center Street. **Commissioner Lance Anderson** stated that it sounds counterproductive. **Dale Coulam** stated that on the West end are bays for the ambulances. The bay on the East side would be for fleet maintenance. We are licensed to inspect heavy equipment now, so a bay on that end could be as high as the existing building. **Dale Coulam** stated that we