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

could say "including any additions to existing buildings shall not qualify for the special exceptions." **Commissioner Lance Anderson** inquired if the zone was all 12.5 in Old Township? Kevin Rudd stated that he thinks there are some RA-1. **Commissioner Lance Anderson** suggested they also address the minimum 75 foot frontage. **Dale Coulam** stated that we may want to do that as a separate section. **Kevin Rudd** stated that along with this ordinance will be another ordinance that deals with cul-de-sacs that will be in the same notice for Public Hearing.

E. Discuss and consider approval of the Ivins City Planning Commission minutes for April 14, 2015.

MOTION: Commissioner Mike Scott moved to approve Ivins City Planning Commission minutes for April 14, 2015. SECOND: Commissioner Adel Murphy

VOTE: The motion carried.

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

6) REPORTS-None

A. Planning Commission

B. Chairman

C. Building & Zoning Administrator, Kevin Rudd

D. City Attorney, Dale Coulam

E. Items to be placed on future agendas

7) ADJOURNMENT 6:54 pm

MOTION: Commissioner Lance Anderson moved to approve ADJOURNMENT

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

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