IVINS CITY
PLANNING COMMISSION
MINUTES
May 19, 2015
435-628-0606

1) WELCOME AND CALL TO ORDER

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 5:30 p.m.

A. Acknowledgement of Quorum. All present included Chairman Jeff Loris, Commissioner Adel Murphy, Commissioner Lance Anderson, Commissioner Mike Scott and Commissioner Bryan Pack.
Staff: Dale Coulam-City Manager/Attorney and Sharon Allen-Deputy City Recorder. Kevin Rudd-Building and Zoning Administrator was excused.
Audience Attending: Claudette Larsen, Larry Cover and Judith Kapuscinski, as well as a few others that did not sign in.

B. Flag Salute--Commissioner Mike Scott

C. Invocation--Commissioner Bryan Pack

D. Disclosures

2) REPORTS AND PRESENTATIONS --None

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing on Proposed Amendments to the Ivins City Code Title 16 (Zoning Ordinance) Chapter 7 Section 8-Historic Township Overlay District.

Dale Coulam stated that we added Section 804-Frontage, Lot Width, Lot Sizes and Setbacks. This is just making a general statement that in order to make infill development feasible these all may need to be modified somewhat and approved by the City Council. Originally, this ordinance dealt with just the Historic City block and we added three paragraphs. This also clarifies that an addition to an existing building on Center Street would not qualify for the height exception up to 35 feet. **Commissioner Lance Anderson** inquired if our intent was to allow these smaller streets to become public streets. **Dale Coulam** stated that it says private accesses. That is a term we used on the development on 200 East. It will depend on how we define it in the Transportation Master Plan. We are recognizing that the narrower streets can be used, but it must meet fire code. We don't have a cross section for historic township yet. The Transportation Master Plan is a required element of the General Plan and is being studied now. When it comes back, we need to be sure that cross-section is in there. **Chairman Jeff Loris** opened the Public Hearing. Hearing no comments, **Chairman Jeff Loris** closed the Public Hearing.

B. Discuss and consider recommendation on Proposed Amendments to the Ivins City Code Title 16 (Zoning Ordinance) Chapter 7 Section 8-Historic Township Overlay District.

MOTION: Commissioner Adel Murphy moved to approve recommendation on Proposed Amendments to the Ivins City Code Title 16 (Zoning Ordinance) Chapter 7 Section 8-Historic Township Overlay District. SECOND: Commissioner Mike Scott.
VOTE: The motion carried.

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

Commissioner Lance Anderson	AYE

C. Public Hearing on Proposed Amendments to the Ivins City Code Title 15 (Subdivision Ordinance) Chapter 5 Section 402(3)-Street Requirements/Cul-de-sac Lengths.

Dale Coulam stated that we previously amended the latter part of this section to say that no connecting road would be required if there was a unique feature including the nature of ownership. It now says "Generally dead-end fire apparatus access roads including cul de sac streets may not exceed 750 feet in length without special approval by the City Council for circumstances where it would be impracticable to comply with the 750 foot maximum length." Commissioner Lance Anderson had pointed out that we covered the connecting road requirement but we didn't cover the exception for the length. This cleans that section up. **Chairman Jeff Loris** opened the Public Hearing. Hearing no comments, **Chairman Jeff Loris** closed the Public Hearing.

D. Discuss and consider recommendation on Proposed Amendments to the Ivins City Code Title 15 (Subdivision Ordinance) Chapter 5 Section 402(3)-Street Requirements/Cul-de-sac Lengths.

MOTION: Commissioner Mike Scott moved to approve recommendation on Proposed Amendments to the Ivins City Code Title 15 (Subdivision Ordinance) Chapter 5 Section 402(3)-Street Requirements/Cul-de-sac Lengths. SECOND: Commissioner Adel Murphy. VOTE: The motion carried.

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

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider recommendation for updating the General Plan

The Introduction was updated and added a statement that Ivins City is becoming a popular resort destination. It also named many of the recreation, resorts/spas, and art entities located in or adjacent to the City. Chapter 2 was updated with current population projections based upon the last census and updated population information from the State of Utah. A section on "History" was deleted because it is was out of place here and is addressed in Chapter 4. Chapter 3 updated the visions and goals of the City to add "supporting & fostering cultural and performing arts" and to "promote Ivins City as a resort destination community." It also added a specific goal clarifying the "Arts and culture" goal. Chapter 4 essentially remained unchanged. Chapter 5 made some minor language deletions/clarifications. It also noted the combining of Law Enforcement and Animal Services with Santa Clara since the last major update. The Commission noted that Chapter 6 contained a lot of repetition from Chapter 5 and stated policies that are better described in separate required elements of the General Plan, Impact Fee Facilities Plans, or in a yet to be drafted Arts Master Plan. Therefore, under the heading "Implementing the General Plan," these other documents with be referenced and the unnecessary duplication of language will be avoided. The Commission also discussed adding a "Conclusion" at the end of the document rather than just ending it abruptly as currently drafted. An updated draft will be provided at the next meeting and the revised language in Chapter 6 and for a Conclusion will be discussed before moving the updated General Plan to a Public Hearing. **Judith Kapuscinski** requested on the Economic Future section of the General Plan, where it talks about the evolution of Ivins, that the Planning Commission mention the Kayenta Center for the Arts in that list. 2016 is the anticipated completion date.

MOTION: Commissioner Adel Murphy moved to table recommendation for updating the General Plan. SECOND: Commissioner Mike Scott. VOTE: The motion carried.

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

B. Discuss and consider approval of the Ivins City Planning Commission minutes for May 5, 2015.

MOTION: Commissioner Adel Murphy moved to table approval of the Ivins City Planning Commission minutes for May 5, 2015. SECOND: Commissioner Mike Scott.
VOTE: The motion carried.

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

6) REPORTS

A. Planning Commission--None.

B. Chairman--None.

C. Building & Zoning Administrator, Kevin Rudd--None.

D. City Attorney, Dale Coulam--None.

E. Items to be placed on future agendas. Dale Coulam stated that there would be some amended plats coming forward. There is a training put on by the Utah Land Use Institute. This is on legal non-conforming uses and conditional use permits. It is at the Utah Law and Justice Center in Salt Lake City. It is a one day training that Kevin Rudd and Dale Coulam will be attending and reporting back.

7) ADJOURNMENT

MOTION: Commissioner Lance Anderson moved to adjourn. SECOND: Commissioner Adel Murphy.
VOTE: The motion carried.

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