IVINS CITY
PLANNING COMMISSION
MINUTES
August 18, 2015
435-628-0606

1) WELCOME AND CALL TO ORDER

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 05:30 p.m. All present included Chairman Jeff Loris, Commissioner Adel Murphy, and Commissioner Lance Anderson. Commissioner Bryan Pack and Commissioner Mike Scott were excused.
Staff Attending: Kevin Rudd-Building and Zoning Administrator, Dale Coulam-City Manager-Attorney, and Sharon Allen-Deputy City Recorder.
Audience Attending: Roger Hamblin, Ken Miller, Larry and Pam Cover, Joe Platt, Claudette Larsen, Delores Osborn, Brian Chadaz, Tracey Welsh, Tracy Ence, Sharon and Bernie Friedman, Myrna Olson, Brandee Walker, Dave Robison, as well as others that did not sign in.

A. Acknowledgement of Quorum
B. Flag Salute-Commissioner Adel Murphy
C. Invocation--Commissioner Lance Anderson
D. Disclosures--None.

2) REPORTS AND PRESENTATIONS

A. Concept Plan Report for Silver Sage Subdivision located on the south side of Center Street at approximately 495 W. and Center. Ivins. Development Solutions-Applicant.

Kevin Rudd stated that this Staff report shows there are 25 lots on just over 11 acres. The zoning of this property is RE-15. This is off the entrance into Tenaya Sands and Center Street. This is a conventional subdivision but they intend to submit a lot averaging overlay. It allows them the flexibility to have 25% of the lots that are less than 15000 sq ft. In this case that would be 6 lots can't be smaller than 75% of the 15000 sq ft. The cumulative total when you add up all lots together must average 15000 sq ft or larger. Conceptually, this subdivision complies and the overlay will formally come forward with the Preliminary Plan. There will be a detention basin and discharging into 200 South.

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing on a proposed Preliminary Plan for Cantera Cliffs, located at approximately 200 N. and 400 West. Faction LLC-Applicant. VWMW Investments LLC-Owner.

Kevin Rudd stated that this is located at 400 W. and 200 N. Tenaya Sands is located next to it. The zoning of this property is R-1-10. This is a conventional subdivision. All these lots are just over 10,000 sq ft and two lots are 17,000 and 14,000 sq ft. There has been flooding in this area last year, and with a subdivision going in that will help with flooding from the properties to the north. It will hit the curb, gutter and perimeter wall and be deflected east and west. There will be a meandering landscape buffer with a 5 foot colored masonry wall. The proposed plan for taking care of the storm water is to slope the road up so it will drain to 400 West. They did that to avoid 9-10 feet of fill that would then necessitate walk-out basements, which are significantly more impactful on views than single story homes. The proposal is approximately 4 feet of fill across the back to provide for proper drainage. The proposal is to have a detention basin and they have

obtained an easement from a lot owner to allow the water to go from the detention basin underground and discharge into the public street. Staff reports that this does comply with the subdivision ordinance and zoning regulations and the developer has done a good job avoiding impact to neighboring properties. As a side note, 200 North will be completed to the North of Tenaya, and the City will be putting in the landscape across this area here. **Chairman Jeff Loris** opened the Public Hearing. Dave Robison lives in Tenaya and questioned why the plat didn't show his lot line amendment. **Kevin Rudd** stated that the County map shows it correctly, but that property has nothing to do with the Public Hearing. He suggested Dave Robison go to the County website and look at the lot line adjustment. Hearing no other comments, **Chairman Jeff Loris** closed the Public Hearing.

B. <u>Discuss and consider approval on a proposed Preliminary Plan for Cantera Cliffs, located at approximately 200 N. and 400 West. Faction LLC-Applicant. VWMW Investments LLC-Owner.</u>

Chairman Jeff Loris stated that the grading plan shows lots 6,7,8,9,10 show them as 27,000 feet higher than the adjacent lot. The decimal is in the wrong spot. The grading shows that it slopes right at the beginning, but it does have a swell in the middle. **Commissioner Lance Anderson** stated they have met the requirements and mitigated water problems. **Chairman Jeff Loris** stated that lot sizes didn't show the square footages on the plat. The lots are all just over 10,000 square feet.

MOTION: Commissioner Adel Murphy moved to approve recommendation on a proposed Preliminary Plan for Cantera Cliffs, located at approximately 200 N. and 400 West. Faction LLC-Applicant. VWMW Investments LLC-Owner.
SECOND: Commissioner Lance Anderson
VOTE: The motion carried.

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

C. <u>Public Hearing on a proposed amendment to Encanto Resort Conditional Use Permit Application. Located on North side at approximately 1380 E. Snow Canyon Parkway. Walt Plumb-Applicant.</u>

Kevin Rudd stated that this amendment proposes changes from two-story 8-unit condos to single-story 2-unit buildings. The total number of units has been reduced from 80 units to 60 units. The layout of the development is the same. These units will have a larger main area and an attached smaller casita. Both units will have an enclosed garage and are single story. Staff feels that these units provide more flexibility, and more rental options and availability. This amendment will reduce the visual impact along Snow Canyon Parkway. These will basically disappear behind the lava wall. The viewshed will be more open. The plans shows the building pads and that they will have a clubhouse and a swimming pool. The road layout is still the same. The Conditional Use Permit doesn't require a floorplan but just to give you an idea of what these units are, there are 2400 sq ft units with a larger living area and a smaller studio with kitchenette, bathroom, bedroom, closet, parking and driveway parking. The exterior is an Entrada Reserve-style home and blend well into our desert environment. They will look like a single family subdivision. Staff reports that this does comply with our zoning and use regulations. A development agreement will go along with these units. **Chairman Jeff Loris** opened up the

Public Hearing. David Mowant stated that he thought the concept was great and he loves the developers. Hearing no other comments, **Chairman Jeff Loris** closed the Public Hearing.

D. <u>Discuss and consider approval on a proposed amendment to Encanto Resort Conditional Use Permit Application. Located on North side at approximately 1380 E. Snow Canyon Parkway. Walt Plumb-Applicant.</u>

Commissioner Lance Anderson stated that he is glad to see these changes. He wanted to see the units pushed back and now it will protect the viewshed along Snow Canyon Parkway and bring a different clientele and make it more feasible to rent. Good job. **Commissioner Adel Murphy** stated that she is pleased with this. This is really nice and protects the viewshed and she is all for it.

MOTION: Commissioner Adel Murphy moved to recommend approval on a proposed amendment to Encanto Resort Conditional Use Permit Application. Located on North side at approximately 1380 E. Snow Canyon Parkway. Walt Plumb-Applicant.
SECOND: Commissioner Lance Anderson
VOTE: The motion carried.

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

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. <u>Discuss and review Zoning Ordinance text.</u>

Kevin Rudd stated that he has begun his review of the zoning ordinance and in an upcoming meeting he will provide items that he has found to clean up. **Dale Coulam** stated that now is a good time to do a general review to clean it up and it has been 10 years since it has been passed and it is time to look at it again. **Kevin Rudd** stated that Staff will begin the changes and then if the Commission will go through each Chapter. This will be a good review process and do a summary of each Chapter and the information that it contains. It is a large document.

B. <u>Discuss and consider approval of the Ivins City Planning Commission minutes for August 4, 2015.</u>

Chairman Jeff Loris stated on the second Public Hearing on Page 3 line 13 and 14 It talks about Amber estates and Snow Canyon. It should say Shadow Canyon. It should state that each subdivision backs onto a major arterial street so the subdivision will require a 6 foot masonry fence.

MOTION: Commissioner Adel Murphy moved to approve the Ivins City Planning Commission minutes for August 4, 2015, as amended.
SECOND: Chairman Jeff Loris
VOTE: The motion carried.

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

6) REPORTS

A. Planning Commission