IVINS CITY
PLANNING COMMISSION
MINUTES
October 13, 2015
435-628-0606

1) **WELCOME AND CALL TO ORDER**
The meeting was called to order at 5:30 pm. All present included Commissioner Bryan Pack, Chairman Jeff Loris, Commissioner Mike Scott and Commissioner Lance Anderson. Commissioner Adel Murphy arrived at 5:55 p.m.
Staff Attending: Dale Coulam-City Manager/Attorney, Kevin Rudd-Building and Zoning Administrator, Sharon Allen-Deputy City Recorder.
Audience Attending: Michael Scheidle, Jeffrey Scheidle, Allen and Sandi Ralphs, Ken Miller, Jane Blackwell, Brandee Walker, Kathy Barth, Jay Beacham, as well as others who did not sign in.

A. **Acknowledgement of Quorum**
B. **Flag Salute--Commissioner Mike Scott**
C. **Invocation--Commissioner Bryan Pack**
D. **Disclosures**

Commissioner Lance Anderson stated that he has a conflict with Posovi 11-F. **Commissioner Mike Scott** was involved in developing the Arts Master Plan. No other conflicts.

2) **REPORTS AND PRESENTATIONS-- None**
3) **BUSINESS LICENSES -None**
4) **PUBLIC HEARING AND ACTION ITEMS**

A. **Public Hearing on implementation of the proposed Arts Master Plan.**

Commissioner Mike Scott stated that the Mayor asked the Commission to consider developing an Arts Master Plan and incorporating it into the General Plan. A sub-committee of nine of us met every two weeks and had homework assignments and developed this proposed Arts Master Plan as well as a recommendation document for this body and Council to look over and approve. This is for art, art education, installation art, performance art, etc. **Chairman Jeff Loris** opened the Public Hearing. Hearing no comments, **Chairman Jeff Loris** closed the Public Hearing.

B. **Discuss and consider recommendation of the proposed Arts Master Plan.**

Commissioner Bryan Pack and **Commissioner Lance Anderson** stated they had no concerns.
MOTION: Commissioner Bryan Pack moved to approve recommendation of the proposed Arts Master Plan.
SECOND: Commissioner Lance Anderson
VOTE: The motion carried.

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

C. **Public Hearing on Silver Sage Preliminary Plan, located at approximately 495 W. Center. Development Solutions-Applicant. LeGrand Hafen and Douglas Hafen-Owner.**

Kevin Rudd stated that this is directly across the street at Tenaya Sands. The property is zoned RE-15. This property has been zoned that for 10 plus years. They've owned it 20+ years. At the end of the subdivision there will be a landscape buffer along it and they will continue to improve 200 South. The road shows it connecting through to 600 West. This is a conventional subdivision with a lot averaging overlay which allows them flexibility on lot size. The cumulative total must average 15000 sq feet but 25% of the lots can be less than 15000 sq ft so long as they are at least 75% of 15000 sq ft in size. There are approximately 6 lots that are less than 15000 sq ft but the other lots are larger lots. It is compliant with the lot averaging overlay. Staff reviewed the subdivision and brings it forward to recommend approval. It complies with our subdivision and zoning ordinances. **Chairman Jeff Loris** opened the Public Hearing. Jay Beacham stated there is a cow corral south of there. This used to be cow pasture. He inquired what happens to those cows? **Kevin Rudd** stated that Ron Blake will continue to have his corrals there and they are pre-existing and he is allowed to use those. The homeowners that build there will be aware that there are cows there. **Jay Beacham** inquired when it was greenbelt agricultural they paid less than $50.00 property taxes, and now there will be a great tax increase. Was that part of the City's decision making process? **Commissioner Lance Anderson**, **Chairman Jeff Loris** and **Commissioner Bryan Pack** stated it was never a thought for them. **Dale Coulam** stated that it wasn't even a factor and the reason being that with this zoning they are legally entitled to develop 15,000 sq ft lots because it was already zoned that way. We can't really deny the application because it is zoned for that use, so as long that it complies with the zoning. Hearing no other comments, **Chairman Jeff Loris** closed the Public Hearing.

D. Discuss and consider recommendation on Silver Sage Preliminary Plan, located at approximately 495 W. Center. Development Solutions-Applicant. LeGrand Hafen and Douglas Hafen-Owner.

Commissioner Bryan Pack stated he is in favor. **Chairman Jeff Loris** inquired about Lot 11 that has a detention basin that drains into 200 South. Ken Miller stated that because there was no storm drain close to this site, it will be a detention basin with a surface overflow and they will be using dry wells to drain the basin. **Chairman Jeff Loris** stated that the water flows North to South in this area. He just wanted to be sure that was looked at. Ken Miller stated that it is designed to handle the excess for this subdivision and it is for 100 year flood. **Commissioner Bryan Pack** inquired how the subdivision ties into something in the future? Ken Miller stated they laid out the other tie-ins without the other property owner's input, but they made sure it can work with the adjacent property. It would be almost a mirror image subdivision. **Commissioner Lance Anderson** stated that what they did makes sense. That way there are not a bunch of entrances into the subdivision.

MOTION: Commissioner Bryan Pack moved to approve recommendation on Silver Sage Preliminary Plan, located at approximately 495 W. Center. Development Solutions-Applicant. LeGrand Hafen and Douglas Hafen-Owner.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

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