IVINS CITY
PLANNING COMMISSION
MINUTES
December 1, 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, Commissioner Lance Anderson, Commissioner Bryan Pack, and Commissioner Mike Scott.

Staff Attending: Dale Coulam-City Manager/Attorney, Kevin Rudd-Building and Zoning Administrator, Sharon Allen-Deputy City Recorder.

Audience Attending: Mary Beth and Robert Beck, Roger Lorberbaum, Carol Stahl, Judith and Robert Sporrong, Claudette Larsen, Mariah Perez, Lisa Rutherford, Linda Davis, Gary Pendleton, Dave and Suzy Appel, Ellen Tadken, Michael Burkley, Matt Marten, Jon Graff, John Upchurch, as well as others who did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Bryan Pack

C. Invocation--Chairman Jeff Loris

D. Disclosures

Commissioner Lance Anderson stated that he has an item on Reports that will be discussed. No other conflicts.

2) REPORTS AND PRESENTATIONS-- None

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing on a proposed amendment to the Ivins City Zoning Ordinance to allow a "Recreational Vehicle Resort" in the Commercial Professional and Research Zoning District, located on the South Side of Highway 91 at approximately 100 West. Jon Graf-Owner/Applicant.

Kevin Rudd stated this application is requesting that the City consider amending the zoning ordinance to allow an RV Resort. It would be a place where people could stop short-term in their RV while traveling. This use currently is not allowed. Jon Graff is the property owner with 25 acres on the South side of Hwy 91. This meeting is not to approve the RV Park itself tonight, rather it is to decide whether to recommend allowing this use to the City Council. If allowed, then an ordinance would be created and Mr. Graf would come back and go through a Conditional Use Permit process to establish an RV Resort on the property. He showed Jon Graf's example photos of another RV Resort, copies of which are available at City Hall upon request. The property is level on the top but then goes down into the wash. The RV Park would be located on the flat area. They are suggesting Hidden Springs be the name of the RV Resort. The examples are from Virgin, which has an RV Resort right off their highway. The Graf's would like something similar; tent sites, RV sites, landscaping, laundry, pool, clubhouse, playground, pond, convenience store, etc. If allowed, the Planning Commission would then recommend an ordinance establishing regulations that go along with application. **Chairman Jeff Loris** opened the Public Hearing. Ellen Tadken inquired if there would be a time restriction on the length of stay in the RV Resort. **Kevin Rudd** stated that will be established when the ordinance is written

but they are requesting a six-month stay. Alan Jacoby and Marybeth Beck both stated their concern on what this would do to Ivins and their property values. Gary Pendleton stated that when he first came to Ivins all that was here was a trailer park. We have done a lot to create a different vibe here. Jon Graf came and talked to him, but his concern is seeing 1300 feet of trailers lined up against his place and also in this community. It is the first thing we will see when we enter Ivins. He would like to give meaning to the name Hidden Springs and preserve the setback as away from the highway and from his common boundary, in order to keep an agricultural feeling in this community. He feels it is a step backward along the main corridor of our City. He doesn't want to go back to that stigma that Ivins used to have. Lisa Rutherford is an RV'er and knows they can be attractive and very high-end. She has concerns in addition to what has already been said, about the traffic. Many RV's pull in late at night, or are early morning diesel starters. She also inquired if there were any sensitive lands issues? **Kevin Rudd** stated he has not looked into that yet. Bob Sprong inquired what the zoning is now. **Kevin Rudd** stated that it is agricultural and the land use plan shows the property on the South side of 91 to be professional research and commercial. That could mean business offices with some retail associated with a professional use. Bob Spring wondered if this would relieve Snow Canyon State Park of traffic or add to it? **Chairman Jeff Loris** stated we do not know yet. Marybeth Beck stated that the length of stay allowed in state parks and national parks is 14 days. She doesn't want to see the City change the zoning for this and open up the door for others. Bob Sprong stated that with the University coming, we would be missing an opportunity to have it stay the same zoning by deviating from that and opening it up to an RV Resort. Jonathan Upchurch inquired what property taxes an RV Resort would produce compared to others, as well as water use compared to other types of land uses? Hearing no other comments, **Chairman Jeff Loris** closed the Public Hearing.

B. <u>Discuss and consider a recommendation on a proposed amendment to the Ivins City Zoning Ordinance to allow a "Recreational Vehicle Resort" in the Commercial Professional and Research Zoning District, located on the South Side of Highway 91 at approximately 100 West. Jon Graf-Owner/Applicant.</u>

Chairman Jeff Loris stated there is a pre-dominant negative feel for an RV Resort. **Commissioner Mike Scott** likes our Land Use Plan and feels this is inconsistent with it. He thinks the zone it is now is useful for the City. **Commissioner Adel Murphy** stated that it is not in line right now with getting our medical school and high-end resorts. For our second entrance to the City, it is not in the spirit of our General Plan. **Commissioner Bryan Pack** stated it is inconsistent with the General Plan. He could see it being a great idea and the one on the way to Zion is great. The aesthetic arguments could be planned around. It could be good looking but not what we want in Ivins. **Commissioner Lance Anderson** stated in 1987 he submitted an RV Park to Ivins and got turned down. It was not the vision for our City back then even. **Chairman Jeff Loris** stated that it appears that the public is against the option and the Commission is as well. That is key in our responsibility to take in the ideas and response of our residents. He is against the use of this area for this. **Chairman Jeff Loris** stated that the Planning Commission recommends to the City Council and they are the deciding body.

MOTION: Commissioner Bryan Pack moved to deny recommendation on a proposed amendment to the Ivins City Zoning Ordinance to allow a "Recreational Vehicle Resort" in the Commercial Professional and Research Zoning District, located on the South Side of Highway 91 at approximately 100 West. Jon Graf-Owner/Applicant.

SECOND: Commissioner Mike Scott
VOTE: The motion carried.

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

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and Review Zoning Ordinance Text.

Kevin Rudd stated that Chapter 33 Table of Uses shows which uses we could do as just an administrative decision. **Commissioner Lance Anderson** inquired what would the Planning Commission help decide? **Commissioner Mike Scott** stated what they are proposing to create, is to consider why the Planning Commission would have these items coming to them if they meet all the qualifications. **Kevin Rudd** stated that the Planning Commission could read through Chapter 12. He went through each use and its classification currently in the Table of Uses. Casitas should be a Class II. It either complies or it doesn't. Accessory Use Agricultural is a Class II-any more than 5 acres can be used for agricultural use regardless of zoning. He continued to review most of the uses in the table asking the Planning Commission if they believed the classification of the use was correctly stated or should be amended. **Chairman Jeff Loris** stated anything commercial should have a hearing. Requirements from residential to commercial is a big step up. **Commissioner Lance Anderson** stated that it seems to be warranted based on the amount of people it affects. There are so many different perspectives and some things we can add conditions to. **Commissioner Adel Murphy** stated that it is good to remember that we can impose conditions. Residential casitas are a waste of time to have an additional hearing on if they meet all the guidelines. **Kevin Rudd** stated that Retail Sales is a Class V. If these have to go to Council anyway, why not have the Public Hearing at City Council? **Commissioner Lance Anderson** stated that Rocky Vista University was a lot of real estate with only one meeting. Sometimes we can't have a discussion until we have a Public Hearing and hear their thoughts. **Commissioner Mike Scott** stated that the public would give good insight. **Kevin Rudd** stated but the public comments are only regarding possible conditions, not if they want it or not. Currently Class V uses, like daycare, convenience store, etc, require two Public Hearings. **Chairman Jeff Loris** stated that the Planning Commission will go through Chapter 12 and the draft ordinance before next meeting.

B. Discuss and consider approval of the 2016 Ivins City Planning Commission Meeting Agenda dates.

MOTION: Commissioner Adel Murphy moved to approve of the 2016 Ivins City Planning Commission Meeting Agenda dates.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

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

C. Discuss and consider approval of the Ivins City Planning Commission minutes for Planning Commission November 17, 2015.