IVINS CITY
PLANNING COMMISSION
MINUTES
February 16, 2016
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 Mike Scott, and Commissioner Bryan Pack.

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

Audience: Eric McFadden, Connie Butterfield, Bill and Brenda Davidson, Jeanne Harrison, Stuart Sochrin, Shelley Bryan, Maria Christensen, Robert and Shauna Killpack, Aaronee Cottam, P.G. Willis, Delores Osborn, Colby Leavitt, Gaylen Bergstrom, Stan Castleton, Ron Densley, 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 has an agenda item for a Preliminary Plan for Indigo Trails. No other conflicts.

2) REPORTS AND PRESENTATIONS-None

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS-

A. Public Hearing on a proposed Zone Change of 9.51 Acres from R-1-7.5 (single family residential minimum lot size 7,500 sq ft) to RM (multi-family residential), located on the southeast corner at approximately 800 S. and Main Street. VE Management and Investment Co LC-Owner. Premier Design and Engineering, Applicant/Agent.

Kevin Rudd stated that this 10 acres is located on the southeast corner of Main and 800 S. They are wanting to change from R.1.7.5 to Multi-Family. What dictates zoning is our Land Use Plan. This property's land use designation is High Density Residential and there are three zones that qualify: R-1.5 Single Family 5000 sq ft; R-2-6 Twin home duplex on 6000 sq ft,; and Multi-Family which could be any combination of residential. Density of Multi-Family is determined by the amount of open space they provide. On zone changes we do not talk about what the development will look like, but whether the zone they requested is appropriate for this location. **Commissioner Bryan Pack** inquired about the zoning on properties adjoining it. **Kevin Rudd** stated that 200 East to Main to 800 South is 40 acres zoned R-1-7.5, but the Land Use Plan is High Density Residential and Community Commercial. This parcel has the short-term overlay on the Land Use Plan. **Chairman Jeff Loris** opened the Public Hearing. Robert Killpack inquired why the City would open it up to any kind of development? He suggested doing an R-1 zone so it is not a mixture. Eric McFadden stated he is with Premier Design and the owner also owns the 12 acres to the west. They are hoping to do a more conducive project across Main Street, and blend it as a large project using all 22 acres for the project. **Chairman Jeff Loris** closed the Public Hearing.

B. <u>Discuss and consider recommendation on a proposed Zone Change of 9.51 Acres from R-1-7.5 (single family residential minimum lot size 7,500 sq ft) to RM (multi-family residential), located on the southeast corner at approximately 800 S. and Main Street. VE Management and Investment Co LC-Owner. Premier Design and Engineering, Applicant/Agent.</u>

Commissioner Adel Murphy stated that the Land Use Plan is High Density Residential. The current zone is not something that fits in there. **Kevin Rudd** stated the City doesn't arbitrarily change zoning but because it is less than the Land Use Plan they asked for the higher density and the City would be obligated to give them one of those zones. **Commissioner Mike Scott** stated he is not opposed to RM in that location. **Commissioner Bryan Pack** stated his only concern is that we need to continue to buffer as we expand between multi-family and the larger lots to 200 East in the future. **Commissioner Adel Murphy** stated that she likes the idea of a step-down that was suggested.

MOTION: Commissioner Bryan Pack moved to approve recommendation on a proposed Zone Change of 9.51 Acres from R-1-7.5 (single family residential minimum lot size 7,500 sq ft) to RM (multi-family residential), located on the southeast corner at approximately 800 S. and Main Street. VE Management and Investment Co LC-Owner. Premier Design and Engineering, Applicant/Agent.

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

C. <u>Public Hearing on a proposed amendment to the Land Use Plan to change 31.53 acres from RMU (Resort Mixed Use)/LDR (Low Density Residential) to RC (Resort Commercial), located on the south side of Snow Canyon Parkway at approximately 1300 East. Parkway Partners, Owner. Alan S. Layton and Stan Castleton-Applicant.</u>

Kevin Rudd stated that the property's current Land Use Plan designation is Resort Mixed Use / Low Density Residential with a strip of Resort Commercial along the Parkway. The applicant would like the entire property to be zoned Resort Commercial. If accepted, the Planning Commission will next hear a zone change to match the newly changed Land Use Plan because that would be the only zone available for that land use. Staff doesn't make recommendations on zone changes. **Commissioner Bryan Pack** inquired about what type of uses would be allowed. **Kevin Rudd** stated resorts, restaurants, hotels, etc. They could also do some residential with a mixed use plan. He imagines something like Sentierre could be a possibility. It could have commercial up front and residential behind it. **Commissioner Lance Anderson** inquired if it was a lava flow area. **Chairman Jeff Loris** stated yes. He then opened the Public Hearing. Ron Densley stated that he has property West and North there. A lot of people bought based on the Land Use Plan and feel it should stay that way. He hopes the Planning Commission will respect our wishes and the way that we bought the property and wants it to stay single family. Gaylen Bergstrom abuts the property and loves the beauty and uniqueness of this property. It would be a shame to see someone come dig it up and turn it into a commercial property. Any tax base you get is eaten by schools and more water. She'd like to keep it a small community. Stuart Sochrin stated he moved from a very congested and gridlocked area. This is a beautiful area, but the same

thing is happening so hopefully the Commission will be rational so this place won't be packed and full of traffic. Bill Davidson stated he has 550 feet adjoining this property to the West. Low Density would be wiped out if it changes to Resort Mixed Use. The likelihood of Low Density Residential would disappear. He bought the property because of the Land Use Plan. He felt it would be a golf course mixed with some residential. When he tries to get on the Parkway it is difficult to see traffic coming and would not want his sight blocked further by close building. He inquired if there had been a traffic study done for this property. **Chairman Jeff Loris** stated that a traffic study would be done when a plan is submitted. **Dale Coulam** clarified that an overall City traffic study has been done but not a study specific to this parcel., Shelley Bryan stated she'd like to keep it Low Density Residential and moved here for the large parcel of land and to enjoy the beauty that is currently there. Maria Christensen stated the reason she moved was to have some elbow room. Changing to commercial would significantly impact that. She understands the need for growth and development, but we need to be careful where that happens. The lavaflow is unique and breathtaking. It is a treasure that can't be replaced. Jeanne Harrison stated she bought 25 years ago and has seen a great increase in growth. She thought it would be residential and keeping the density down. It is dangerous in front of the school (Vista). Traffic has increased three-fold. Stan Castleton stated he was the troublemaker here. He is partners with Alan Layton and the Sentierre project which is lower density than they were zoned. They have owned this property for quite some time. If you take that strip and restrict the commercial the City could wind up with something they probably don't want. A stripmall, or a weird hotel with long parking. They have in mind a well-planned, well-conceived project protecting the lava which is fantastic. Along this corridor will indicate the future of Ivins and he would want it to be quality, and it can't be the way it is zoned. Hearing no further comments, **Chairman Jeff Loris** closed the Public Hearing.

D. <u>Discuss and consider recommendation of a proposed amendment to the Land Use Plan to change 31.53 acres from RMU (Resort Mixed Use)/LDR (Low Density Residential) to RC (Resort Commercial), located on the south side of Snow Canyon Parkway at approximately 1300 East. Parkway Partners, Owner. Alan S. Layton and Stan Castleton-Applicant.</u>

Dale Coulam told the Planning Commission what their options were: change the Land Use as requested; do a residential buffering of these homes and expand the area designated as Resort Commercial; or they could deny it. **Commissioner Lance Anderson** stated they can put commercial right up to the street. **Dale Coulam** stated we typically require a buffer and we would require one; there is no argument with the applicant there. **Commissioner Adel Murphy** stated the buffer would be homes next to homes. We do not want a stripmall on Snow Canyon Parkway. That would be a travesty. **Commissioner Lance Anderson** stated it used to be a dirt road so traffic has definitely increased there. When someone builds their home it always affects another's home. We should protect the viewshed on the Parkway. It was an old mindset when the applicant back then had the idea of what they'd like to do with that property. **Dale Coulam** stated yes it was a High Density village planned back then. **Commissioner Lance Anderson** stated there would not be more accesses on that road. **Dale Coulam** stated there may be landscaped medians in that area, we don't know the plans. He inquired what the lots sizes were on Docena. **Kevin Rudd** thought they were 300 feet. **Chairman Jeff Loris** stated that the Master Plan shows a major access (Western Corridor). **Commissioner Lance Anderson** stated that there are Sensitive lands and that leaves some open space as well. **Chairman Jeff Loris** stated whether they could modify the bubble, but no closer than 300 feet, which is the

distance from the back of existing homes. **Commissioner Lance Anderson** stated 300 feet following the property line. **Commissioner Bryan Pack** stated he is opposed to changing the whole property Resort Commercial. If that is where the Parkway will be that corner will be a good spot. **Commissioner Lance Anderson** stated that no one will want a house on the Southwest corner. He suggested keeping it 300 feet. **Dale Coulam** stated they could expand the bubble and table the zoning to allow the applicant to amend the application for a zone change to fit the new land use designation.

MOTION: Commissioner Adel Murphy moved to approve recommendation of a proposed amendment to the Land Use Plan to expanding the current resort commercial bubble no further than 300 feet from the existing contiguous properties on the West. Parkway Partners, Owner. Alan S. Layton and Stan Castleton-Applicant.
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

E. <u>Public Hearing on a proposed Zone Change of 31.53 acres from RC (Resort Commercial)/RE-37.0 (Single Family Residential minimum lot size 37,000 sq ft) to RC (Resort Commercial), located on the south side of Snow Canyon Parkway at approximately 1300 E. Parkway Partners, Owner. Alan S. Layton and Stan Castleton-Applicant.</u>

MOTION: Commissioner Adel Murphy moved to table Public Hearing on a proposed Zone Change of 31.53 acres from RC (Resort Commercial)/RE-37.0 (Single Family Residential minimum lot size 37,000 sq ft) to RC (Resort Commercial), located on the south side of Snow Canyon Parkway at approximately 1300 E. Parkway Partners, Owner. Alan S. Layton and Stan Castleton-Applicant.
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

F. <u>Discuss and consider recommendation on a proposed Zone Change for 31.53 acres from RC (Resort Commercial)/37.0 (Single Family Residential minimum lot size 37,000 sq ft) to RC (Resort Commercial), located on the south side of Snow Canyon Parkway at approximately 1300 E. Parkway Partners, Owner. Alan S. Layton and Stan Castleton-Applicant.</u>

MOTION: Commissioner Adel Murphy moved to table Discuss and consider recommendation on a proposed Zone Change for 31.53 acres from RC (Resort Commercial)/37.0 (Single Family Residential minimum lot size 37,000 sq ft) to RC (Resort Commercial), located on the south side of Snow Canyon Parkway at approximately 1300 E. Parkway Partners, Owner. Alan S. Layton and Stan Castleton-Applicant.

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

G. Public Hearing on a Preliminary Plan for Indigo Trails Subdivision, located on the south side of Highway 91 at approximately 600 West. Kayenta Development, Inc.-Owner. Lance Anderson-Applicant.

Commissioner Lance Anderson moved into the audience for the discussion. **Kevin Rudd** stated that this property comes in on Hwy 91. They have asked for lot averaging so there is a number of different sized lots that are allowed. Staff brings this forward with a recommendation for approval. **Commissioner Bryan Pack** inquired if it was consistent with the concept plan they saw? **Kevin Rudd** stated yes. Sensitive Lands will be in the next phase. **Chairman Jeff Loris** opened the Public Hearing. Hearing no comments, **Chairman Jeff Loris** closed the Public Hearing.

H. Discuss and consider recommendation on a Preliminary Plan for Indigo Trails Subdivision, located on the south side of Highway 91 at approximately 600 West. Kayenta Development Inc.-Owner. Lance Anderson-Applicant.

MOTION: Commissioner Adel Murphy moved to approve recommendation on a Preliminary Plan for Indigo Trails Subdivision, located on the south side of Highway 91 at approximately 600 West. Kayenta Development Inc.-Owner. Lance Anderson-Applicant.
SECOND: Commissioner Bryan Pack
VOTE: The motion carried.

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

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Continue Discussion on a proposed amendments to the Subdivision Ordinance

Dale Coulam stated that the Public Hearing will be on the next meeting.

B. Continue Discussion on a proposed amendments to the Zoning Ordinance Text, including Table of Uses.

Dale Coulam discovered a section on the appeals process regarding administrative law judge and it appealed to the Commission, so it will be changed on the appeals process as a text change. We will moves this to a Public Hearing.

C. Discuss amendment to the Ivins City Zoning Ordinance for a "Recreational Vehicle Resort."

Kevin Rudd stated that staff wants to make an on-site visit to Virgin's Zion River RV Resort. **Dale Coulam** stated that staff has reviewed various other ordinances but staff wants to see the way that Resort was actually developed. Staff is close to putting a draft together manager. **Commissioner Lance Anderson** mentioned they have drones now that give topography elevations. It is pretty slick. **Dale Coulam** stated he was on the way to Springdale a

few weeks ago and there are a lot of trees behind the wall along the highway. Small cabins are the first thing you see, then the clubhouse and then the trailers. We will use standards based off our field trip. Next meeting we should have a draft ordinance.

D. <u>Discuss and consider approval of the Ivins City Planning Commission minutes for Planning Commission February 2, 2016.</u>

MOTION: Commissioner Bryan Pack moved to approve the Ivins City Planning Commission minutes for Planning Commission February 2, 2016.
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

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) <u>ADJOURNMENT</u>

MOTION: Commissioner Lance Anderson moved to approve ADJOURNMENT
SECOND: Commissioner Bryan Pack
VOTE: The motion carried.

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