IVINS CITY
PLANNING COMMISSION
MINUTES
March 1, 2016
435-628-0606

1) WELCOME AND CALL TO ORDER

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 5:30 p.m. All present included Chairman Jeff Loris, Commissioner Adel Murphy, Commissioner Bryan Pack, Commissioner Mike Scott, and Commissioner Lance Anderson.

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

Audience Attending: Claudette Larsen, Martin Spahr, Vinnie Pisani, Kathy Barth, Curren Christensen, Brandee Walker, Jon Graf Delores Osborn, Wayne Pace, Walt Plumb, as well as others who did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Lance Anderson

C. Invocation--Chairman Jeff Loris

D. Disclosures

Chairman Jeff Loris stated that between preliminary and final plat, he has been contracted to do the structural engineering on Encanto. 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 5.2 acres from C-1 (Community Commercial) to RM (Multi-Family Residential) and R-1-7.5 (Single Family-minimum lot size 7,500 sq ft), located on Guy Lane (approximately 411 W. Hwy 91) on east side of street and south of Rider's Mountain View Tire Inc. Tizzinuf LLC-Owner. Curren Christensen/Bob Hermandson, Applicant/Agent.

Kevin Rudd stated the property's location. The zone change is for two zones on this property. As part of the process we need to define exactly where that line is. When the land use was approved, the intention was to provide a buffer of single family dwellings along Fitness Ridge Way. The land use is in place for this proposed zone amendment so they are in compliance with the current Land Use Plan. **Commissioner Lance Anderson** inquired if the current zone of a parcel to the southwest is C-1? **Kevin Rudd** stated it is zoned RA-5 but is shown as a school. **Chairman Jeff Loris** opened the Public Hearing. Hearing no comments, **Chairman Jeff Loris** closed the Public Hearing.

B. Discuss and consider recommendation on a proposed Zone Change of 5.2 acres from C-1 (Community Commercial) to RM (Multi-Family Residential) and R-1-7.5 (Single Family-minimum lot size 7,500 sq ft), located on Guy Lane (approximately 411 W. Hwy 91) on east side of street and south of Rider's Mountain View Tire Inc. Tizzinuf LLC-Owner. Curren Christensen/Bob Hermandson, Applicant/Agent.

Commissioner Lance Anderson stated that the Commission needs to define the area, and if it should be one or two lots deep. **Commissioner Mike Scott** stated one lot depth was discussed in the past. **Kevin Rudd** stated that it would be about a 100 feet boundary line along there. 80 feet

wide and 100 foot depth. **Commissioner Lance Anderson** stated that should be our minimum. **Kevin Rudd** stated that Cullen Christensen is the owner's representative and he is here nodding his head in agreement. Fitness Ridge Way will be the street to have the buffer.

MOTION: Commissioner Bryan Pack moved to approve recommendation on a proposed Zone Change of 5.2 acres from C-1 (Community Commercial) to RM (Multi-Family Residential) and R-1-7.5 (Single Family-minimum lot size 7,500 sq ft), located on Guy Lane (approximately 411 W. Hwy 91) on east side of street and south of Rider's Mountain View Tire Inc. Tizzinuf LLC-Owner. Curren Christensen/Bob Hermandson, Applicant/Agent, with the R-1-7.5 on the South side of the property adjacent to Fitness Ridge Way to be 100 feet and the rest multi-family residential.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

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

C. <u>Public Hearing on Proposed Amendments to Ivins City Subdivision Ordinance.</u>

Dale Coulam stated the purpose is to comply with Land Use statutes and Chuck Gillette rewrote a lot of the application and review processes from concept all the way to final plat so it would be easier to understand. It also reduced the number of paper copies of plans that would be required to be submitted. **Chairman Jeff Loris** opened up the Public Hearing. Hearing no comments, **Chairman Jeff Loris** closed the Public Hearing.

D. <u>Discuss and consider recommendation on Proposed Amendments to Ivins City Subdivision Ordinance.</u>

Commissioner Bryan Pack stated that based on earlier discussions, he is in favor.

MOTION: Commissioner Adel Murphy moved to approve recommendation on Proposed Amendments to Ivins City Subdivision Ordinance as amended.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

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

E. <u>Public Hearing on Proposed Amendments to Ivins City Zoning Ordinance.</u>

Dale Coulam reviewed text changes regarding a section to state the appeal authority is as set forth in Chapter 30and a change that would allow parcels of property with a non-conforming use on it be allowed to construct a building that would be a conforming use and/or additional parking. Examples would include Riders and Troys Auto Body. Troys was previously allowed to expand its parking and Riders still needs to do so. Troys would also like to construct a building separate from the auto body shop that would qualify for a legal conforming use. The next section amends the tables of uses and the flow charts for Class V Conditional Use applications. **Commissioner Mike Scott** inquired about Figure 16.2 and 16.4 showing Class V to have a Public Hearing at the Planning Commission level. **Dale Coulam** stated that

subdivisions are required to be at the Planning Commission level. City Council decided that for Class V conditional uses they also should be at the Planning Commission level. City Council would review the public comment and the Planning Commission's recommendation and make the final decision. **Chairman Jeff Loris** opened the Public Hearing. Hearing no comments, **Chairman Jeff Loris** closed the Public Hearing.

F. <u>Discuss and consider recommendation on Proposed Amendments to Ivins City Zoning Ordinance.</u>

Commissioner Lance Anderson stated that if it is a separate building and they have the fire wall, he feels that is fine. **Commissioner Mike Scott** stated legal non-conforming uses should not prevent allowable legal uses for that property.

MOTION: Commissioner Bryan Pack moved to approve recommendation on Proposed Amendments to Ivins City Zoning Ordinance, as amended.

SECOND: Commissioner Adel Murphy

VOTE: The motion carried.

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

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. <u>Discuss and consider approval of Final Plat for Encanto Subdivision located at approximately 1380 E Snow Canyon Parkway.</u>

Kevin Rudd showed the location. He stated that this final plat complies with the Preliminary Plan that was approved by the City Council. It has 30 building pads and a club house and is compliant with the Conditional Use Permit.

MOTION: Commissioner Adel Murphy moved to approve Final Plat for Encanto Subdivision located at approximately 1380 E Snow Canyon Parkway.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

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

B. <u>Discuss amendment to the Ivins City Zoning Ordinance for a "Recreational Vehicle Resort."</u>

Dale Coulam stated that he drafted the ordinance as a starting point and there was already a chapter in the Zoning Ordinance called resort-mixed use requirements. So he created a new part that is for recreational vehicle resort requirements. The draft is closest to Virgin's amended ordinance and on the applicant's desire to take a resort like that and put it in Ivins. These are pretty much the minimum requirements to do that. The department heads still plan on a field trip there to measure it out. There are still a section for definitions that will be in the next draft and some other provisions that need to be addressed, such as the turn lanes or acceleration or deceleration lanes. As far as the length of stay suggested by applicant's "expert" to change 29 days to 31 days, this would cause the City to lose all transient room tax. For the majority of the park it has to be 29 days or less. The question is do you want to allow longer stays that are

consecutive days for a specified percentage of the sites.. We will look forward to your comments and then we will fine-tune it and get it ready to go to Public Hearing. Commissioners Mike Scott and Adel Murphy have a lot of changes. Chairman Jeff Loris stated if they would email the comments to the Planning Commission and then they will review it. **Commissioner Adel Murphy** inquired where 26 feet came from. **Dale Coulam** stated that the fire staging area requires 26 feet, although fire access lanes can be 20 feet. **Commissioner Adel Murphy** explained how the County Assessor appraises by market value. The income approach is just one approach to value that is considered. So while they can use the income approach, they won't go to every RV park every year and change the value. It is a market value and income is just one component of market value.

MOTION: Commissioner Lance Anderson moved to table amendment to the Ivins City Zoning Ordinance for a "Recreational Vehicle Resort."
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

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

C. <u>Discuss and consider approval of the Ivins City Planning Commission minutes for Planning Commission February 16, 2016.</u>

Moved by Adel. 2nd by Bryan Pack. Unanimous.

MOTION: Commissioner Adel Murphy moved to approve the Ivins City Planning Commission minutes for Planning Commission February 16, 2016.
SECOND: Commissioner Bryan Pack
VOTE: The motion carried.

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

Commissioner Mike Scott	AYE
Commissioner Lance Anderson	AYE

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