IVINS CITY
PLANNING COMMISSION
MINUTES
May 17, 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 Commissioner Lance Anderson, Commissioner Bryan Pack, and Commissioner Mike Scott.

Staff Attending: Kevin Rudd-Building and Zoning Administrator, Sharon Allen-Deputy City Recorder.

Audience Attending: Claudette Larsen, David Park, Tim Anderson, Chuck Flood, Brandee Walker, Richard Lambarth, Peter Rognli, Judith Rognli, Delores Osborn, Larry Robinson, Jessica Mousley, as well as others that did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Lance Anderson

C. Invocation--Commissioner Bryan Pack

D. Disclosures--None.

2) REPORTS AND PRESENTATIONS-None

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing on a Preliminary Plan with Subdivision Enhancement Overlay (SEO) for Shadow Canyons of Ivins Phase 3, located at approximately 500 S Main Street Ivins. Applicant-Gary Nelson. Owner-Saddleback Land Development Inc.

Kevin Rudd stated that Shadow Canyons Ph 3 had final plat approved about 10 years ago and they put in curb and gutter, some of the improvements. Then the market crashed and they let the final plat expire. They have come back and resubmitted the subdivision application. Similar situation to Indigo Trails. This also has a SEO overlay with a density bonus for increased open space. That was part of the first 2 phases. It is consistent with the original density bonus and the number of lots. Staff brings this forward for recommendation of approval. **Commissioner Mike Scott** opened the Public Hearing. Rich Lambarth stated that he lives on 57 W 400 S. He has no concern with developing the property but on the map it does not appear that they have added any storm water handling to the site around that area. In the last 10 years we've had 3 flash floods that exceed the 100-year planning. This is the low spot on the Hafen property and it flows and carries into the Hafen property. It will affect the properties on the West side and he recommended considering additional storm water handling. **Kevin Rudd** stated that we received Richard Lambarth's letter and our City Engineer has responded to his concerns. Rich Lambarth stated that is fine. **Kevin Rudd** stated that our City Engineer is suggesting that the developer put in a project wall along the boundary and that it be designed as an engineered flood wall and then in the corner there will be an underground drain and connect to the storm drain system and they will leave this section open, so if it overflows and will flow into the street. Rich Lambarth stated that he appreciated that. **Kevin Rudd** stated that the lots above have a storm drain and they dug underground and built a sump and graveled around it. If individual property owners would like to work with the developer to allow them tie into the storm drain, so that in a big event the

overflow would drain and then dump onto the street. It is a private system and we can't force the developer to do that, but hopefully they'd be willing to work with us on that. Brandee Walker stated that they are reviewing Chuck's letter. We have actually added a drainage channel along Lot 81, which was not on the original plat. Hearing no other comments, **Commissioner Mike Scott** closed the Public Hearing.

B. Discuss and consider recommendation on a Preliminary Plan with Subdivision Enhancement Overlay (SEO) for Shadow Canyons of Ivins Phase 3, located at approximately 500 S Main Street Ivins. Applicant-Gary Nelson. Owner-Saddleback Land Development Inc.

Commissioner Bryan Pack inquired that Chuck Gillette is going to have us require the flood wall; but the drainage on the West side they would have to work out themselves? **Kevin Rudd** stated yes these are private storm drains not the City so the property owners and developer would have to work together. The City could not require it. There is a public utility easement, so the plat may have to show that there is a private utility easement over there. On the final plat that would be identified on there if they are able to negotiate that. The wall wouldn't show on the final plat, but it would show on the construction drawings. **Commissioner Lance Anderson** inquired what they intended to do with their open space? **Kevin Rudd** stated it will be natural, rock and gravel; it would not be a park. **Commissioner Bryan Pack** stated that the open space is what allowed them to have the SEO. **Kevin Rudd** stated yes. The density bonus was prior to our SEO ordinance. It meets the original agreement. The streets and water services are already in. Staff recommends approval. **Commissioner Bryan Pack** stated it looks consistent with the prior agreement and the other phases of their subdivision.

MOTION: Commissioner Bryan Pack moved to approve recommendation on a Preliminary Plan with Subdivision Enhancement Overlay (SEO) for Shadow Canyons of Ivins Phase 3, located at approximately 500 S Main Street Ivins. Applicant-Gary Nelson. Owner-Saddleback Land Development Inc. with our City Engineer's recommendations.
SECOND: Commissioner Lance Anderson
VOTE: The motion carried.

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

C. Public Hearing on a proposed amendment to the Land Use Plan from MDR (Medium Density Residential) to HDR (High Density Residential), located at approximately 277 N. Main. Amber Davis-Applicant. Joyce Hughes-Owner.

Commissioner Mike Scott stated that the Land Use change application, Item 4C and 4D has been withdrawn and there will be no Public Hearing on those items.

D. Discuss and consider recommendation on a proposed amendment to the Land Use Plan from MDR (Medium Density Residential) to HDR (High Density Residential), located at approximately 277 N. Main. Amber Davis-Applicant. Joyce Hughes-Owner.

Commissioner Mike Scott stated that the Land Use change application, Item 4C and 4D has been withdrawn and there will be no Public Hearing on those items.

5) DISCUSSION AND POTENTIAL ACTION ITEMS

MOTION: Commissioner Bryan Pack moved to approve moving agenda Items 5B and 5C out of order to hear them before Item 5A.