IVINS CITY
PLANNING COMMISSION
MINUTES
June 14, 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 Mike Scott, Commissioner Lance Anderson, and Commissioner Bryan Pack.

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

Audience Attending: Sharon Hodson, Richard Svien, Mariah and Rafael Perez, Jon and Jan Graf, Delores Osborn, Gary Pendleton, James Spendlove, Rob Reid, Dave Appel, Gerald and Reva Daily, Dave Lynn, David Preston, as well as others who did not sign in.

A. **Acknowledgement of Quorum**
B. **Flag Salute-Chairman Jeff Loris**
C. **Invocation-Chairman Jeff Loris**
D. **Disclosures**

Commissioner Lance Anderson had two items on the agenda, Taviawk IX-N and Willow Springs Final plats. 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 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.**

Kevin Rudd stated the location is approximately 300 West and Main and the application is to change the Land Use Plan. In order to change the zone, they first must comply with the Land Use Plan. This property owner wishes to change the zone to put some multi-family housing like a duplex, triplex, etc. which required High Density Residential. Staff does not make recommendation on Land Use Plan or zoning. It is zoned single family Medium Density RE-12.5 currently. After the Commission makes their recommendation for High Density, there will be another Public Hearing before the City Council for them to make the final decision on this.

Commissioner Mike Scott inquired what surrounding properties are zoned. **Kevin Rudd** stated Medium Density. It is surrounded by single family and some multi-family a block over.

Chairman Jeff Loris opened the Public Hearing. Gerald Daily inquired how they would handle parking and things like that? It doesn't seem reasonable to be able to change it. Hearing no other comments, **Chairman Jeff Loris** closed the Public Hearing.

B. **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 Lance Anderson inquired whether the East side of Main street those were similar sized homes? **Kevin Rudd** stated yes. **Commissioner Bryan Pack** stated based on the interest of keeping development compatible in similar areas, he is not in favor of this. Single

Family homes should go there. **Commissioner Mike Scott** stated he agreed to keep it Medium Density and keep it cohesive. **Commissioner Lance Anderson** stated he agrees. Those other homes are all similar sizes there. **Chairman Jeff Loris** stated that we often speak of having more uses for land like this. Does anyone think that would be feasible here? **Commissioner Bryan Pack** stated spot zoning on something like this where it is just one lot is not going to make much of a difference. There are larger scale areas that would be more compatible. **Commissioner Lance Anderson** stated if the other land owners and casitas wanted to become that use as well, then yes. **Commissioner Bryan Pack** there would be issues with parking, etc as well. **Commissioner Lance Anderson** stated trying to squeeze the road in there for fire would be tough. **Kevin Rudd** stated that a duplex would work there and maybe a tri-plex could work there. Staff doesn't make recommendations but there is a need to spread out amongst the City so it isn't all in one place. It would help to soften it. **Commissioner Bryan Pack** stated that we need planning to do that appropriately, not spot zoning, to incorporate that kind of plan.

MOTION: Commissioner Bryan Pack moved to deny 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.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

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

C. **Public Hearing of a proposed amendment to Ivins City Zoning Ordinance allowing and regulating Recreational Vehicle Resorts.**

Chairman Jeff Loris stated that this is on the RV ordinance itself, the text that was required by the City Council. He opened the Public Hearing. Gary Pendleton inquired on the ordinance and if it establishes density? **Commissioner Mike Scott** stated that the draft ordinance requires 7.5 units per gross usable area. The ordinance sets a minimum pad site size, design issues, setbacks, buffer area, etc. The applicant was looking for 134 spaces and the math permitted potentially 150 to 180 based on the 7.5. There would have to be a pool clubhouse, storage areas, how garbage is dealt with, lighting, pets, etc. Gary Pendleton inquired if each pad has electric and sewer? **Chairman Jeff Loris** stated yes and no generators are allowed in this ordinance. **Dale Coulam** stated that anyone can review the proposed ordinance. It is on the Ivins City website. Gary Pendleton stated that they have approximately 10 acres up on the bench in the agricultural there. **Commissioner Mike Scott** stated that the minimum site size was significant and much larger than Virgin's. We have 40 x 80 site pads so 3200 square feet. Mariah Perez stated there could be residential there as well. What are the hours they are allowed to make noise? **Commissioner Lance Anderson** stated that we have a current noise ordinance they will follow. Jon Graf stated that the ordinance mentioned a couple types of fencing and he is concerned about block on that long of a distance, that it would crack and not look good. He brought a sample of a product from Orem, a polyethylene product called Syntec in two colors. He showed a red and taupe color. It is not like a vinyl fence. It has steel reinforcement so it doesn't flex. He would like that item changed on the ordinance. David Preston has not read the ordinance but he would like to limit ATV use in the area and limit the amount of time they can stay so it won't become a trailer park. James Spendlove stated he has read the ordinance. First the