**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.**

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|---|---|
| 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 |