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. Discuss and consider recommendation on Proposed Amendments to Ivins City Zoning Ordinance.

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. Discuss and consider approval of Final Plat for Encanto Subdivision located at approximately 1380 E Snow Canyon Parkway.

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

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. Discuss and consider approval of the Ivins City Planning Commission minutes for Planning Commission February 16, 2016.

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) ADJOURNMENT

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