MOTION: Commissioner Bryan Pack moved to approve Taviawk Subdivision Phase XI-M, located at approximately 451 W Tearasinab. Lance Anderson-Applicant. Kayenta Development-Owner, 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	ABSTAIN

C. **Discuss proposed amendments to Ivins City Zoning Ordinance for Recreational Vehicle Resort.**

Dale Coulam stated that he, Kevin Rudd and Benny Sorensen made it up to Zions RV Resort, took various measurements and spoke with the people there briefly. They also went and spoke to the Town of Virgin. The numbers that we have in the draft ordinance pretty closely correlate with the park that currently exists as updated by Virgin's new ordinance to accommodate today's larger RV vehicles. The applicant stated he basically wanted to take that resort and put it in Ivins. Therefore, the updated Virgin Ordinance and/or the actual measurements taken, whichever is more strict, should be the minimum standards for our draft ordinance. **Commissioner Bryan Pack** inquired if a manager lives on site. **Dale Coulam** stated yes. They live above the store. They live on-site and have employees that come in and assist. **Commissioner Bryan Pack** inquired if the Virgin Ordinance stated no more than 30 days. **Dale Coulam** stated that it says 30 days, which jeopardizes the transient room tax. To qualify for Transient Room Tax, the stay must be less than 30 days. **Commissioner Bryan Pack** inquired if they had a 90-day option. **Dale Coulam** stated that they just have a total within a year of 180 days. You cannot exceed 6 months in any given year. There are off-months where the Resort would not have full occupancy. Do we want a vacant RV park or allow a certain percentage or number to be used longer than 29 consecutive days depending on the season? **Dale Coulam** inquired if tent sites should be allowed on the interior of the project and out of sight from the highway. The topography of the land there is such that if they create a road to a lower level, if tent sites are placed there they would not be visible because they would be on an interior slope not visible from the highway. **Commissioner Lance Anderson** stated that during the summer months if there is a vacant park, it makes sense to allow for longer stays. **Commissioner Adel Murphy** stated that it needs to be a resort and not an RV Park. This year she has been to every single RV Park in the County. It was part of her job. **Kevin Rudd** stated that there are snowbirders that want to come and stay longer than 30 days in nice units and they would be eating and shopping here. The applicant and their representative do not want to see it be people living there, they cannot take off the wheels or skirt it, no sheds, etc. **Commissioner Lance Anderson** stated that if RVs are getting wider, we should give them more space. Trees and pop-outs both need to be accommodated. **Commissioner Bryan Pack** stated that a few tents should be able to be set up in the RV area as well. **Chairman Jeff Loris** inquired if he was saying as long as there was a primary RV vehicle, then one single secondary tent would be allowed. **Commissioner Adel Murphy** stated that she is totally against tents but if we do them, they need to be on the interior, have electric hook up, no generators, and on grassy areas. Also every RV needs sewer hook-up at every space. **Commissioner Mike Scott** inquired if there was a safety concern allowing tents next to the RV. **Commissioner Lance Anderson** stated that it

would create a different feeling there if a tent gets involved. Put them in a tent area, on the interior. **Commissioner Adel Murphy** stated that it should be a very small tent area. **Commissioner Lance Anderson** stated that if there is power and water there, some people would rather have a tent than an RV. **Commissioner Bryan Pack** stated he thinks there will be snowbirders that have grandkids come down for the weekend and stay next to the RV. **Commissioner Adel Murphy** stated that a lot of RV Resorts limits how many people can be in a site. **Commissioner Bryan Pack** stated he envisions one tent, not multiple tents. **Commissioner Lance Anderson** stated that tents are okay but in a small area where they are confined and not visible. If Snow Canyon is full, it gives people somewhere to stay the night. **Chairman Jeff Loris** stated he is leaning towards tents but in a small area. **Commissioner Mike Scott** stated that the topography is such that it means the tents would be down below. The RVer that doesn't like tents can select a different area higher up to stay. **Commissioner Lance Anderson** stated that a high-ender won't want tents with kids next to him. **Commissioner Adel Murphy** stated that designated tent spots could work if it is away from neighboring RV's. The consensus was to allow tents in a separate tent area on the interior of the Resort. **Commissioner Mike Scott** stated that in the General Standards and the size of the RV, he put 25 feet long. **Commissioner Lance Anderson** inquired about RV size and the definition of an RV. **Kevin Rudd** stated that they have big spaces for big RV and they have toy trailers that pull through, but the perimeter had smaller units for smaller trailers that were towed. The teardrop trailers are coming back. We need to decide on spacing area, width and depth for each space for RV. **Commissioner Adel Murphy** stated that they are looking at purchasing one, and it is only 17'. **Chairman Jeff Loris** stated we need to be careful on our minimum size. **Commissioner Lance Anderson** inquired why there was even a minimum suggested. **Kevin Rudd** stated that they are doing big spaces for big RV's. RV's must be licensed and in good condition, painted, not rusted, etc. **Commissioner Mike Scott** stated that the minimum size requirement for each space will then tell us our density. The Commission considered the minimum acreage required for an RV Resort. **Dale Coulam** stated that the applicant has more than 20 acres, so leaving it at 20 acres is a good number. It does not prohibit this application from moving forward. **Commissioner Mike Scott** next stated that streets should be paved. **Commissioner Adel Murphy** inquired whether pads should be concrete or paved. **Chairman Jeff Loris** stated that concrete is much more feasible. **Commissioner Adel Murphy** stated that manager is the only person that should live there permanently. Only one family can live on-site. Not their staff. **Commissioner Lance Anderson** inquired if it is one residential structure, what size would it be? **Commissioner Adel Murphy** stated that it should say no more than the maximum of so many square feet. **Commissioner Mike Scott** stated it needs to be designed by professionals. Dumpsters are to be screened so they are not visible to neighboring properties. Exterior boundary to have a 6 foot wall. **Kevin Rudd** stated that would be unreasonable to follow the geography. **Commissioner Mike Scott** stated that he envisions the Highway 91 side to have a wall on the exterior boundaries. **Chairman Jeff Loris** stated our other ordinances already have those standards, so we would just need to follow and copy those standards. **Commissioner Mike Scott** inquired if they want to determine wall materials, like masonry and stucco. **Kevin Rudd** stated that the ordinance requires wall modulation to be adjacent to a pubic road. On a common property line we do not require modulation. So we would require modulation along the Highway and then leave the rest to be between them and the neighbors. **Commissioner Mike Scott** inquired if the buffer wall was at property boundary? It won't hide the RV's. **Kevin Rudd** stated that it softens the structures. He envisioned on Highway

91 a 100 foot right of way and an additional 30 foot buffer, do the buffer, then the wall, then 20 feet to the RV pad. **Dale Coulam** stated that Virgin has a 50 foot buffer. Maybe we should require a 30 foot buffer along the Highway. **Commissioner Lance Anderson** stated that he'd like to see the cabins on the perimeter and suggested a buffer of 30 feet along any boundary with an exception that if cabins are placed along a perimeter abutting private property the buffer could be 20 feet. **Commissioner Lance Anderson** stated 20 feet is minimum for fire access. We have to make sure that the staging areas are 26 feet. He would refer to the fire chief for those numbers. **Commissioner Mike Scott** stated next is RV parking requirements. The minimum separation of vehicles/structures. That is a fire question. Off-street parking only. Designated storage area. Maximum number of vehicles per unit to be one RV and one vehicle. Only allow for tire removal for up to 24 hours in case of an emergency. Sidewalks. No. **Commissioner Lance Anderson** stated we could do a trail system through the development and help with the fire access.

D. Discuss and consider approval of the Ivins City Planning Commission minutes for Planning Commission March 15, 2016.

MOTION: Commissioner Adel Murphy moved to approve the Ivins City Planning Commission minutes for Planning Commission March 15, 2016.
SECOND: Commissioner Bryan Pack
VOTE: The motion carried.

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

6) REPORTS

A. Planning Commission

B. Chairman

Chairman Jeff Loris stated that Rosenberg did the civil design for Zion RV Resort. He will look for a copy of that plan.

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 Lance Anderson	AYE
Commissioner Mike Scott	AYE