IVINS CITY
PLANNING COMMISSION
MINUTES
April 19, 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 Bryan Pack, Commissioner Adel Murphy, Chairman Jeff Loris, Commissioner Mike Scott, and Commissioner Lance Anderson.

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

Audience Attending: Lisa Rutherford, Jon Graf, Dennis Murphy, Kathy Barth, Delores Osborn, as well as others who did not sign in.

A. **Acknowledgement of Quorum**
B. **Flag Salute-Commissioner Bryan Pack**
C. **Invocation-Commissioner Lance Anderson**
D. **Disclosures-None**

2) REPORTS AND PRESENTATIONS-None

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS-None

5) DISCUSSION AND POTENTIAL ACTION ITEMS

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

Chairman Jeff Loris asked Commissioner Mike Scott to continue the discussion reviewing changes on the Resort Ordinance summary. He made all the changes to what was discussed last meeting. **Commissioner Mike Scott** stated Time Limits is where we will begin. 29 consecutive days max. How do you prevent people from leaving for a day and then coming back, or does it even matter? **Commissioner Adel Murphy** stated if they are forced to move, and as long as it is 180 days maximum. **Commissioner Bryan Pack** inquired what is the requirement for the transient room tax? **Dale Coulam** stated that he doesn't know how the Tax Commission would define that. **Commissioner Adel Murphy** will research and find out how that works. **Commissioner Lance Anderson** stated that motels make you go away for a day. You have to leave and change rooms in order to keep the transient room tax. What is the reason for it? **Dale Coulam** stated it was in the Virgin ordinance and that was the premise. **Commissioner Lance Anderson** inquired why do we care if it is 180 days if they meet the requirement for the transient room tax? If they go away they clean up and come back, why do we limit it? Is that so they don't become squatters? **Commissioner Bryan Pack** stated that it is easier to become a squatter the longer you are there. Should we require everything to be cleaned up? **Commissioner Adel Murphy** stated they aren't supposed to have any junk. If they check in and check out that would help contain that. **Commissioner Mike Scott** stated so should 180 days be more or

less? **Commissioner Lance Anderson** stated that becoming a squatter and the transient room tax would be the two reasons behind what we decide. **Commissioner Mike Scott** stated so they must vacate and all their belongings be off the premises for 24 hours and then they can come back. **Commissioner Bryan Pack** stated that it should be 72 hours because then it seems like they are actually leaving and not abusing the system. **Commissioner Mike Scott** stated that next is Utilities we agree with the requirements and added that generators are not to be used at any time. There is electricity that each RV would just plug into at every site. **Commissioner Adel Murphy** stated also a sewer connection at every site as well. **Commissioner Mike Scott** stated next is Landscaping and Recreation. Trees were one per site, but they can be problematic but are also a nice screen. **Commissioner Lance Anderson** stated we are trying to make the property more desirable to our community. **Commissioner Bryan Pack** stated it could be either a tree for each site or three trees every 30 linear feet for frontage. **Commissioner Lance Anderson** stated he thinks they should do both. **Commissioner Adel Murphy** stated that some RVs have slides so maybe there can be different types of sites to accommodate those types of RVs. **Commissioner Mike Scott** inquired so three trees along the frontage. Do we want to cluster? The other option is to have each site screened from adjacent properties by natural landscaping. **Commissioner Lance Anderson** stated that they need plants that are good year round, some evergreens mixed in. Clustering is to create a little forest. He thinks 3-5 trees clustered every 30 feet. **Commissioner Mike Scott** stated they need to define that it occurs regularly along there. **Commissioner Lance Anderson** stated to me the clustering looks more natural. We would make it a requirement so it doesn't look like a fence. It would look natural. No more than 30 feet between clusters. **Commissioner Mike Scott** inquired if we would be requiring that all along the boundaries? **Commissioner Lance Anderson** stated he thinks all the way around. **Commissioner Mike Scott** stated that open areas would be required to have landscaping. Open recreational space is a 10% minimum. Should open space be required throughout the development or just one area? **Commissioner Adel Murphy** stated that the clubhouse, pool and playground is included in the open space. **Chairman Jeff Loris** that is how we did it with the short-term rentals. **Commissioner Mike Scott** stated from a practical standpoint if we do the math they will have a phenomenal amount of open space. 137 units and tents for 24 acres. **Dale Coulam** stated it should include the buffer. **Commissioner Lance Anderson** stated that the 10% should just be non-buildable stuff. It is different than a short-term rental. **Chairman Jeff Loris** stated on this application almost 2/3 is open space. **Dale Coulam** clarified that they were saying 10% is open space, including the buffer area, but excluding buildable areas. That is reasonable. **Commissioner Lance Anderson** stated the difference in short-term rentals is we controlled the textures and colors but maybe 15% and excluding buildable areas. **Chairman Jeff Loris** stated that he feels 10% is enough. The one in Virgin is dense and it has a lot of green and open areas. **Dale Coulam** stated Virgin's RV Park sites were smaller than some of the newer units that are coming out. If we make ours larger it could prolong the use of this property. Either the pad is longer to allow the tow vehicle, if it's a trailer, or a towed vehicle if it's an RV; or allow a parking space next to the pad and guest parking by the lodge. Those were scattered throughout their park. **Commissioner Adel Murphy** stated the pad that you put your RV on and the grass next to it is what we call the site. You typically park on your site. **Commissioner Lance Anderson** stated so when we refer to square feet it is the pad, the parking, the picnic table, whatever is part of that site. In Virgin is all of that on a site? **Commissioner Adel Murphy** stated that higher-end RVs want the picnic table right at their site. **Commissioner Mike Scott** stated the space around their site is the most

valuable to them. He likes having a larger minimum space requirement. That then takes away from other parts of the property that could be improved for recreation and other activities. **Dale Coulam** stated instead of increasing that percentage, make the sites bigger. They will provide amenities in exchange for open space. He thinks it is a positive trade-off. **Commissioner Lance Anderson** inquired what is a good site size? Jon Graf stated that 80 feet long on most sites is what they were thinking. **Chairman Jeff Loris** stated that if you are 30 x 80 it is 2400 square feet. **Chairman Jeff Loris** stated that each site should be separated by at least 15 feet. Only one RV per site. **Commissioner Mike Scott** inquired about prohibiting mailboxes, fuel tanks or open storage. **Commissioner Lance Anderson** inquired why would we prohibit just those items? He likes saying no outside open storage of personal property. **Dale Coulam** stated it doesn't hurt to put that prohibition in there. **Commissioner Mike Scott** stated that it could say "such as, but not limited to". **Commissioner Adel Murphy** stated that people bring their barbecues, lawn chairs, etc. Fire pits could be allowed, but they should have rings. **Dale Coulam** stated that storage says no open storage on site. Mailboxes are a separate heading because of an appearance of permanence. **Commissioner Mike Scott** stated accessory facilities office is a requirement. Do our design standards cover that? **Kevin Rudd** stated we can reference Chapter 19 guidelines. **Commissioner Mike Scott** stated on the laundry room, no laundry lines, and restroom and shower facilities are required. **Dale Coulam** stated Virgin added these minimum numbers of restrooms. Jon Graf stated he would have more than that and some family-style restrooms. **Commissioner Mike Scott** stated that he will clean it all up and add to the last meeting's changes and then get the information to Kevin Rudd. **Dale Coulam** inquired if they want to review one more time before a Public Hearing? The Commission agreed. **Kevin Rudd** stated May 17th would be the scheduled Public Hearing.

B. **Discuss and consider approval of the Ivins City Planning Commission minutes for Planning Commission April 5, 2016.**

MOTION: Commissioner Bryan Pack moved to approve the Ivins City Planning Commission minutes for Planning Commission April 5, 2016.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

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

6) REPORTS

A. Planning Commission

B. Chairman

C. Building & Zoning Administrator, Kevin Rudd

D. City Attorney, Dale Coulam

Dale Coulam stated that Rocky Vista University's current Conditional Use Permit that included the medical center (fka Snow Canyon Clinic) and the 10 acre section where the medical school will be. They want to add Phase 1 student housing and a clubhouse. They have an easement agreement that the Medical School parking can be used for Phase 1 student housing parking. Phase 2 of student housing will install the upper parking. If this future parking ever changes from student housing, they must provide the minimum number of parking spaces and covered parking so that it meets the requirements for apartment parking. That will be clarified in the amended