behind her but it's turned out that it hasn't been a negative thing. She felt that there needs to be some place in Ivins for young families starting out and stated there isn't going to be anybody that wants it in their neighborhood. She proposed that there be a buffer of duplexes. **Council Member Mehr** preferred to leave the zoning as it is or to R-2-6 with duplexes as a buffer but didn't support multi-family. He preferred to see the developer build on the other parcel first and see what happens with that. **Council Member McDonald** agreed with Council Member Johnson and was in favor of duplexes as a buffer on the east side of the property and the rest as multi-family.

MOTION: Council Member Densley moved that the piece in question, the 10 acres, be zoned R-2-6 duplex 6,000 sq ft lots
SECOND: The motion failed for lack of a second.

MOTION: Council Member Roberts moved to approve the zoning for R-2-6 along the eastern boundary of the ten (10) acres from approximately the point of Red Mountain Storage Units and the rest as RM Multi-Family in conjunction with the one across the street
SECOND: Council Member Johnson
VOTE: The motion carried.

Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Roberts	AYE
Council Member Mehr	NAY
Council Member Densley	NAY

Three (3) Council Members voted in favor and two (2) Council members voted in opposition. The Motion carried three (3) to two (2).

C. Public Hearing on the Planning Commission's recommendation to approve an amendment to the Land Use Plan to expand Resort Commercial and leave a buffer area of existing RMU (Resort Mixed Use)/LDR (Low Density Residential) along the western border of the property. Located on approximately 31.53 acres on the south side of Snow Canyon Parkway at approximately 1300 East

Kevin Rudd indicated that the applicant is requesting that the Land Use Plan be amended to show the property as RC Resort Commercial. The current Land Use Plan shows the property as RMU Resort Mixed Use on a small strip along Center Street, with the remainder shown as LDR Low Density Residential. The intent of the Land Use Plan was to create a buffer between residential and commercial. The Planning Commission voted unanimously to deny the application request to amend the entire parcel to RC Resort Commercial but made a recommendation to adjust the existing LDR Low Density Residential boundary to within 300' of the existing single family residential to the west and increase the RC Resort Commercial boundary to the new LDR Low Density Residential alignment. The Planning Commission felt that would provide a sufficient buffer to single family residences to the west and provide the applicant with an increased area for commercial development.
Mayor Hart opened the Public Hearing. **Bill Davidson** commented that the City Council is doing a great job managing growth. He was concerned with development disturbing the lava field and felt that the Planning Commission's recommendation was arbitrary on how the

determined where the line would be drawn. He requested that the City Council not accept the Planning Commission's recommendation. He felt that the Resort Commercial area was larger than it needed to be. He also expressed concerns with traffic and safety pulling out onto Snow Canyon Parkway. **Mayor Hart** commented that the Western Corridor will go through a portion of the property and intersect with Snow Canyon Parkway. **Chuck Gillette** explained traffic flows and lava as sensitive lands. **Kevin Rudd** clarified that Ivins City has Sensitive Lands Ordinance that preserves 30% of the lava in the commercial or residential development process. **Tim Bryan** resides on Mesa Vista and was present representing himself and two (2) neighbors who were out of town. He was opposed to any zone change based on views being affected in the area to the east and traffic concerns. **Brenda Davidson** stated that there needs to be a compromise and was concerned with the stewardship of the land. **Stan Castleton** was present representing the applicant. He develops high end mixed use properties and is working with Alan Layton on this property as well as the Sentierre project. He agreed that this piece of ground is a very special piece of ground and he does not want to force commercial towards the Parkway; but the way it's currently identified on the Land Use Plan, any development would be forced towards Snow Canyon Parkway. There being no other comments, **Mayor Hart** closed the Public Hearing.

D. Discuss and consider approval of the Planning Commission's recommendation to approve an amendment to the Land Use Plan to expand Resort Commercial and leave a buffer area of existing RMU (Resort Mixed Use)/LDR (Low Density Residential) along the western border of the property. Located on approximately 31.53 acres on the south side of Snow Canyon Parkway at approximately 1300 East

The **Mayor and City Council** looked at maps of the Land Use Plan and what the Planning Commission proposed. They determined they would like to see a topography map of the area to determine where the lava outcroppings were and to see where the proposed boundary lines would be as well as any overlays. Chuck Gillette will prepare that information and the City Council will continue this discussion on the next City Council agenda.

MOTION: Council Member Mehr moved to continue this discussion
SECOND: Council Member Johnson
VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Roberts	AYE
Council Member Densley	AYE

E. Public Hearing on the Planning Commission's recommendation to approve a Preliminary Plan for Indigo Trails Subdivision on property located on the south side of Highway 91 at approximately 600 West

Kevin Rudd stated that the Preliminary Plan complies with Ivins City ordinances. The TRC (Technical Review Committee) has reviewed the plan and recommends approval. **Mayor Hart** opened the Public Hearing. There being no comments, **Mayor Hart** closed the Public Hearing.