IVINS CITY
PLANNING COMMISSION
MINUTES
October 4, 2016
435-628-0606
September 28, 2016

1) WELCOME AND CALL TO ORDER

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 05:30 p.m. All present included Commissioner Adel Murphy, Chairman Jeff Loris, Commissioner Bryan Pack, 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: Fritz Sawyer, Claudette Larsen, Dave Appel, as well as others that did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Mike Scott

C. Invocation--Commissioner Lance Anderson

D. Disclosures--None

2) REPORTS AND PRESENTATIONS-

A. Concept Plan for Red Desert, located at approximately 350 N. 600 E. Rob Roush-Owner/Applicant.

Kevin Rudd stated that concept plan is located above Palisades. It is a 5 acre parcel with one existing home. The property is owned by Rob Roush and the zone was previously changed to R-15. He will eventually develop all of the property, but this concept shows a gated subdivision into a cul-de-sac with lots on both sides. The Subdivision Enhancement Overlay (SEO) allows flexibility on the number of lots. Cumulative sq footage is equal to not more than 25% of the lots. Lot averaging will work on that. No problem with utilities and storm water will be worked out and may have to do some on-site detention. TRC has reviewed. **Commissioner Lance Anderson** inquired if on-site would affect a lot. **Kevin Rudd** stated on Preliminary they will have that or storm drain underground. Report only and if questions call or talk to Kevin Rudd.

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS-

A. Public Hearing on a proposed Zone Change of 24.52 Acres from RA-1 Residential/Agricultural to Resort Recreational, located on the south side of Highway 91 at approximately 100 West. Jon Graf -Applicant. Jan Graf-Owner.

B. Discuss and consider recommendation of a proposed Zone Change of 24.52 Acres from RA-1 Residential/Agricultural to Resort Recreational, located on the south side of Highway 91 at approximately 100 West. Jon Graf -Applicant. Jan Graf-Owner.

Dale Coulam stated that there has been appeal of the City Council's land use decision and as part of that, the appellant has filed a request for stay of any further proceedings pending the outcome of the administrative portion of the appeal. That request for stay has been granted. There can be no further action taken, including this request for a zone change, so we are prohibited from considering the applicant's zone change and we cannot hold the Public Hearing or have any discussion on that so we need to skip to the next agenda item.