IVINS CITY
PLANNING COMMISSION
MINUTES
October 18, 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 Chairman Jeff Loris, Commissioner Adel Murphy, Commissioner Bryan Pack, and Commissioner Lance Anderson.
Commissioner Mike Scott was excused.
Staff Attending: Kevin Rudd-Building and Zoning Administrator, Sharon Allen-Deputy City Recorder.
Audience Attending: Fritz Sawyer

A. Acknowledgement of Quorum
B. Flag Salute--Chairman Jeff Loris
C. Invocation--Chairman Jeff Loris
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 and Review possible locations for High Density Zoning.

Kevin Rudd stated after last meeting they discussed creating tiers in the high density land use and defining R-1-5 and R-2-10 and Staff went through the zoning ordinance and prepared what it would look like in the ordinance form. Chapter 6 of the zoning ordinance lists all the zones within the zoning districts. Staff did decide to do away with the A-20 zone. There has never been a request for that. Staff is proposing doing away with the RE-75 zone that was created in 2005. It has never been used and we don't need that. If the Planning Commission wants to leave that in there they could. It was just another option greater than the RE-43. We have so many zones and it might be nice if we don't use them to do away with them. Staff modified the two-family from R-2-6 to R-2-10. Proposing to move that from 6,000 sq ft lots to 10,000 sq ft lots for the duplexes. **Commissioner Lance Anderson** inquired if we need a mobile home district? Even though they exist, we are not going to allow any new ones. **Kevin Rudd** stated that was under the recommendation of the land planner Bruce Parker in 2005.**Chairman Jeff Loris** inquired if this for existing and new? **Kevin Rudd** stated it is still named that mobile home district but single wide mobile homes are not allowed within the city. We could discuss changing that to an R-1-5 zone or something like that. **Commissioner Lance Anderson** inquired if we are going to clean things up why have it on there if no one can ask for it? It is legal non-conforming use, but no one will ask for that again. **Chairman Jeff Loris** stated if we want to make it R-1-5 we could. **Kevin Rudd** stated we could do R-1-5 or R-1-7.5 we would have to look at the map and if there is a zone that would work closely with the current lot sizes. It would be nice to not make the lot size non-conforming. Appraisers call us all the time asking if the lots are conforming because the zone says something different. Staff will look at this and report back. Dale Coulam and I, since the creation of the new RV resort, have wondered about sticking it with the

commercial zones. #6 is the commercial districts. He wondered if it should go in the new RV District that's been created in the commercial zone. We decided to create another Resort Recreation District and within that is the RV Resort and we took a couple of outdoor recreation and indoor recreation that we are proposing to put within the recreation. Commercial recreation is basically a sports facility. We have an outdoor and indoor one. We are proposing creating those and categorize them as a resort recreation districts. **Commissioner Lance Anderson** inquired if that is something that relates to a HOA or a subdivision? Is it for commercial use only? **Kevin Rudd** stated this is kind of an explanation of the districts. He has taken out A-20 and the RE-75 and he changed the R-2-6 to R-2-10 and down in the overlay he has taken the A-20 and RE-75 out of those. Then on resort recreational district definition, the first one says resort recreational vehicle provides a housing option for short-term visitors to Ivins City who are traveling in recreational vehicles. So that is a zone within this resort recreational district. The next one says that commercial recreation district provides recreation entertainment and sports recreation in both indoor and outdoor uses, may include accessory uses associated, eating and drinking areas, retail sales and staff offices. **Chairman Jeff Loris** inquired if that is a concern because a portion of the RV Resort is not short term? 180 says is more long-term isn't it? **Kevin Rudd** stated short-term would be less than 30 days. Even though the ordinance does allow them to stay longer he would still want to categorize the RV district as short-term vacation visitors. **Chairman Jeff Loris** stated that in the ordinance it says that a portion of that area can be long-term. **Commissioner Lance Anderson** stated there are both. **Kevin Rudd** stated that Chapter 6 lists all the zones and gives a brief description of what they are. The use table has those districts we are talking about. RV Zone which is defined as two or more RV sites with amenities, facilities and services designed to provide guests with a higher quality experience not found in an RV Park or campground are offered for short-term rental to the public and complies with requirements of Chapter 17. That is the new RV Resort Ordinance. As you go across you can see the new zoning district, a class V use, which means it would have two public hearings with the City Council having the ultimate approval on that. **Chairman Jeff Loris** inquired if we want to change that? **Kevin Rudd** stated if you go to Chapter 17 it defines it more. It has the details in it. It explains the regulations that there are a certain percentage that are available for longer than 30 days. If the Planning Commission wants to change it to both short-term and long-term he is fine with that. **Commissioner Bryan Pack** stated what if we take out the reference of short-term, just left it at rental? **Kevin Rudd** stated sure. **Commissioner Bryan Pack** stated that he thinks the others are concerned because when they hear short-term they think less than 30 days because that is how we have used it in other ordinances so if we took out the term short-term that would solve it. **Kevin Rudd** stated that the RV Zone has been approved. He thinks that these should be up front in those descriptions so people know this isn't a long-term RV Park. **Commissioner Bryan Pack** stated and yet a portion of it is. **Adel Murphy** inquired if long term 6 months? **Chairman Jeff Loris** stated anything over 30 days. **Kevin Rudd** stated he will remove the short-term. **Commissioner Lance Anderson** stated leave it in there to know they can have a few long term but short-term is the majority. **Adel Murphy** stated if we put short-term and long-term they would say they can do what they want. She would say leave the short-term in. **Commissioner Bryan Pack** stated this is much ado about nothing. **Kevin Rudd** stated on the table of uses for R-1-5 and R-2-10 there were not a lot of changes. He changed from R-2-6 to an R-2-10 and listed as 10000 sq ft. The next page what would we require for the sq footage on those two zones. Suggest 1000 sq feet being the lowest or 1200 minimum house size. The R-1-5 and the R-2-10. The City Council previously had it set at 1300. **Adel Murphy** stated that is

good. It is double the lot size. **Commissioner Lance Anderson** stated that is good. **Kevin Rudd** stated that on the landscaping he changed that R-2-10 has to be fully landscaped before CO. The R-1-5 is front yard only. **Commissioner Lance Anderson** inquired what the table said for setbacks on the R-1-5? **Kevin Rudd** R-1-5 setbacks are 8 and 10 and one side yard can be reduced to 5 feet when there is a minimum of 15 feet between. He would not reduce setbacks less than 5 feet. That is the building code minimum. Once you go below 5 feet you run into firewalls and other problems. **Commissioner Lance Anderson** inquired if we are allowing for someone to build the road sizes to make these functional? **Kevin Rudd** stated that would be part of the subdivision. We are not going there yet. **Commissioner Lance Anderson** stated to make this functional you would have to do that on the majority of the lots because the road size is what kills you and the setbacks. What about the frontage? **Kevin Rudd** stated R-1-5 can be 50 feet wide. 60 feet on a corner lot. He is not proposing to change that. 70 feet on a duplex lot. That is pretty narrow. On height he took out the A-20 and removed the R-1-5 and R-2-6 and the 25 feet height. Down below he said that no primary building located on a lot in any R-1-5 or R-2-10 district shall exceed one story. They are restricted to one story and shall not exceed height greater than 18 feet. **Chairman Jeff Loris** stated they could put in a bonus room on a second story in a single story house. **Commissioner Lance Anderson** stated if they stay under 18 feet. **Kevin Rudd** stated that the Planning Commission had expressed concern that they didn't want to allow that. Quail Cove had people saying theirs were two story. It depends on your interpretation of that. **Chairman Jeff Loris** stated as long as the exterior looks like a single level. 18 feet is nice because you can't get a tall room you only have 10 feet to work with. It would be a storage room or an attic space. **Kevin Rudd** stated technically it would still be defined as a second story. If they had a flat roof-you could get a second story. We would need to define that if you want to allow bonus rooms. **Commissioner Lance Anderson** inquired so single family single level with or without a bonus room? **Kevin Rudd** stated the strict letter of the law would be no bonus rooms allowed. That would be the safest thing to do. **Commissioner Bryan Pack** stated if we are looking at affordable housing a bonus room is great way to get some extra square footage. **Commissioner Bryan Pack** stated that it seems to him that the 18 feet is a better mitigating factor because even if it has a bonus room it is still only 18 feet high. **Commissioner Lance Anderson** stated single level means to me no bonus room because it is another level in the house. Going down in a basement is not. **Chairman Jeff Loris** inquired if we are restricting the levels or are we restricting the height so that it matches the neighboring buildings? If it is 18 feet why should what they put in the shell be a concern? **Commissioner Bryan Pack** stated in fact if it is affordable housing we ought to allow a bonus room. **Commissioner Lance Anderson** stated we aren't doing it for affordable housing, we are doing it for infill. **Chairman Jeff Loris** stated not necessarily. Kevin Rudd has been pushing to get some affordable housing, we need a certain percentage of affordable housing. Commissioner Pack makes a very good point in saying that the bonus area is a good draw for affordable housing. **Commissioner Lance Anderson** stated then you need to have four more parking spaces for the extra two people in the house. We are trying to keep them single level and 18 feet so they look nice and are similar to the neighbor. **Kevin Rudd** stated that the way it is written bonus rooms would not be allowed. If we want to allow bonus rooms we need to write up something and limit the area of the bonus room. **Commissioner Lance Anderson** stated when you try to squeeze in an 8 foot space it is not really usable space. **Chairman Jeff Loris** stated he is in favor of leaving the bonus area in. **Commissioner Lance Anderson** stated he is against it. **Commissioner Adel Murphy** stated she is against it. What will people try to squeeze in there

and what will it look like? **Chairman Jeff Loris** stated if they went to a steep pitch they'd have to have a short span that would be below that level. If they have a 1300-1600 sq ft building on the lot you don't have the width and the depth to get a truss that size. Or they would have a shallower pitch and a taller heel so the eave is at 10 feet and a shallower pitch to increase the size of the room inside and still below 18 feet. **Commissioner Bryan Pack** stated that he feels we are going too far into regulation. 18 feet is plenty. If they only get a 3-foot bonus room then that rules most of them out. **Commissioner Lance Anderson** stated it leads to bad design. If people can, they will try it. Then it doesn't sell and changes the value of everyone around it. **Commissioner Adel Murphy** stated single story 18 feet. **Kevin Rudd** stated that he would not allow it. If we decide to move forward on this we would do it on the second meeting in November. Everyone think about it. The next thing would be amending the Land Use legend to create the tiers. Below each one of the districts he would like to list the zones allowed there. People are always confused by that. Down below high density residential we are going to have tier one zoning district which is R-1-5 and R-2-10. Tier two zoning districts is RM and RM townhome only. That would be an amendment to the land use plan to create the two tiers. That is all we have to do. **Commissioner Lance Anderson** stated we decided that townhome is in second tier. **Kevin Rudd** stated yes because townhomes are mostly two-story homes. **Commissioner Lance Anderson** stated if we are going to clean it up let's look at the mobile home district. **Kevin Rudd** stated he will look through that but he will not be at the next Planning Commission meeting. **Commissioner Adel Murphy** stated in the mobile home district, if we go into purposes, it says the district is specifically provided as recognizing existing areas the city already developed as mobile home subdivisions and mobile home uses. It says this district is specifically provided to avoid non-conforming existing uses. Is there something we could put under the district? **Commissioner Lance Anderson** stated but if we just make it R-1-5 then none of our maps would show mobile home districts. **Commissioner Adel Murphy** stated if they want to leave it there, there should be some qualifier for existing only or something like that, if City Council doesn't want it out. **Kevin Rudd** stated if we remove mobile home district and place single family dwelling over those areas where there are mobile homes it would encourage those areas. To clarify, a mobile home is not a manufactured home. It was built pre-1976. A manufactured home can be anywhere they want. It may be against CCR's but if you come in and want to put a manufactured home in the City, he would approve it. **Commissioner Adel Murphy** stated they have HUD tags and now you can't put them anywhere in the state once you move one that is pre-1976. It can stay there as long as you live there but you can't move it. **Kevin Rudd** stated changing the district would improve the property values of the people who build single family homes in the district. **Commissioner Lance Anderson** stated it is on all our maps and they can't do anything with it. It has been 11 years ago we updated this. **Kevin Rudd** stated he will look at that and present at the second meeting in November and report back and decide if we want a Public Hearing in December.

B. Discuss and consider approval of the Ivins City Planning Commission minutes for October 4, 2016.

Chairman Jeff Loris stated that on Item 5A the Planning Commission voted for Crimson Canyon subdivision and there was an "Aye" vote for him where he should have still been marked absent.

MOTION: Commissioner Adel Murphy moved to approve the Ivins City Planning Commission minutes for October 4, 2016, with changes.

SECOND: Commissioner Bryan Pack

VOTE: The motion carried.

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

6) REPORTS

A. Planning Commission

B. Chairman

C. Building & Zoning Administrator, Kevin Rudd

Kevin Rudd stated the Ivins City Christmas party will be held on the same date as the Planning Commission meeting and so we will have to cancel that.

D. City Attorney, Dale Coulam

E. Items to be placed on future agendas

Kevin Rudd stated that on the next meeting we will have a public hearing on a zone change on 400 West and Center. They are asking for R-1-10 zone. Suncrest West is 7.5 and it is a lower density than what they are requesting. It is medium density zoning so the options are 7.5, 10 or 12.5. It is kind of pre-determined their size because there is a road that is stubbed in that goes into Suncrest West.

7) ADJOURNMENT Reasonable accommodation: Ivins City will make efforts to provide reasonable accommodation to persons with disabilities in accessing City programs. Please contact the City Recorder at least 24 hours in advance if you have special needs.

MOTION: Commissioner Lance Anderson moved to approve ADJOURNMENT

SECOND: Commissioner Adel Murphy

VOTE: The motion carried.

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