IVINS CITY
PLANNING COMMISSION
MINUTES
November 29, 2016
435-628-0606

1) WELCOME AND CALL TO ORDER

A. Acknowledgement of Quorum

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 05:30 p.m. All present included Chairman Jeffrey Loris, Commissioner Adel Murphy, Commissioner Lance Anderson, and Commissioner Bryan Pack.
Commissioner Mike Scott was not present.
Staff Attending: Dale Coulam-City Manager/Attorney, Sharon Allen-Deputy City Recorder.
Audience Attending: Jared Madsen, Delores Osborn, Claudette Larsen.

B. Flag Salute--Commissioner Adel Murphy

C. Invocation--Chairman Jeffrey Loris

D. Disclosures--None.

2) REPORTS AND PRESENTATIONS -Concept Plan for Santarra Estates, located at approximately 400 West Center. New Trend Construction LLC-Owner. Alpha Engineering-Applicant.

Dale Coulam stated that this is located at Center Street and 400 West and Suncrest West surrounds it. It had a connecting road from Suncrest and it was required to have an access off 400 West. That really tied their hands on what type of plan they could come up with. It is 14 lots 10,000 sq ft or larger. The zoning was changed to R-1-10 and it complies with the zoning.

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS-None

5) DISCUSSION AND POTENTIAL ACTION ITEMS-

A. Discuss and consider approval of the Planning Commission Meeting Schedule for Calendar Year 2017.

Dale Coulam stated these dates are scheduled two days before City Council meetings, and there are a few months that have three because several City Council meetings fall on the 1st of the month. We are not required to hold two meetings a month. **Commissioner Bryan Pack** stated he would like to remove February 14, 2016 due to Valentines Day.

MOTION: Commissioner Bryan Pack moved to approve the Planning Commission Meeting Schedule for Calendar Year 2017, with the removal of the February 14, 2016 meeting.

SECOND: Commissioner Adel Murphy

VOTE: The motion carried.

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

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

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

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

6) REPORTS

A. Planning Commission

B. Chairman

C. Building & Zoning Administrator, Kevin Rudd

Dale Coulam stated that we have talked about changing the mobile home zoning districts and getting rid of that designation and changing them closer to their actual zoning. Across from Lightfoots would be changed to R-1-5, except where there is multi-family in two locations. The second area is in the old township and it is a mixture of R-1-10, some sections of 12.5 and a little multi-family. So when we look on the land use plan in the old township, we see a sea of blue, medium density residential and a little high density residential that was the multi-family, but 12.5 and 10,000 fit in medium density zoning. We had some discussion about going into the old township and designating some areas as high density residential. Kevin Rudd at that time brought up the idea of twin-homes. The city has received a couple of inquiries about that, but first they have to change the land use plan. What would the reaction be to have a little dot of green, high density residential, in the big sea of blue, medium density residential? Some areas that still have trailers would be an upgrade in that area. The trade-off of a single wide trailer versus a twin-home. **Commissioner Bryan Pack** stated if it upgrades what is there and it won't clash with what has been redeveloped then it's a great idea. **Dale Coulam** stated that the concern may be more with the City Council. He will make a similar report to them and it will probably be placed on a future agenda for discussion.

D. City Attorney, Dale Coulam

E. Items to be placed on future agendas

Dale Coulam stated that he wants to further clarify legislative and administrative decisions to follow statutes and case law before we change zoning on those big areas.

7) ADJOURNMENT

MOTION: Commissioner Lance Anderson moved to approve ADJOURNMENT
SECOND: Commissioner Bryan Pack
VOTE: The motion carried.

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

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