IVINS CITY
PLANNING COMMISSION
MINUTES
January 3, 2017
435-628-0606

1) WELCOME AND CALL TO ORDER

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 5:31 p.m. All present included Chairman Jeffrey Loris, Commissioner Adel Murphy, Commissioner Bryan Pack, Commissioner Mike Scott, and Commissioner Lance Anderson.

Staff Attending: Dale Coulam-City Manager/Attorney, Sharon Allen-Deputy City Recorder.

Audience Attending: Fritz Sawyer, Charles Hammon, Claudette Larsen, Delores Osborn, Becky and Chuck Warren, Rebecca Jackson, Sharon Aspenberg, George Stoddard, as well as others that did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Bryan Pack

C. Invocation--Chairman Jeff Loris

D. Disclosures

Commissioner Lance Anderson disclosed that he has two items on the agenda, Crescent Moon Village Concept Plan and Shinob Kai Way Road Dedication. No other conflicts.

2) REPORTS AND PRESENTATIONS -

A. Concept Plan for Fremont at Snow Canyon, located at approximately 100 West Center. Fremont at Snow Canyon, LLC-Owner. RDM Land and Development-Applicant.

Dale Coulam stated that we have seen this at zoning because the idea was pretty well thought out. Although they were not required to show their plan at that stage they did and, including elevations of what the structures would look like. A concept plan report for a subdivision is just required to show the layout. These structures are either 3-4 unit townhome buildings with a total of 30 units. There was some discussion about the line-up of the project entrance with the street across the way. However, the entrance is centered with the development and complies with turnarounds out of the fire code. The location of the entrance also provides a nice view to the interior of project. **Chairman Jeff Loris** inquired if there would be no access on 100 West. **Dale Coulam** stated that with 30 units or less a single access meets fire code. **Commissioner Lance Anderson** stated if he lived there he would rather be on 100 West rather than Main street to cross two lanes to get out. **Dale Coulam** stated the architect is in attendance and has heard your comments.

B. Concept Plan for Crescent Moon Village-RT Marten-Owner. Kayenta Development/Lance Anderson-Applicant.

Commissioner Lance Anderson recused himself. **Dale Coulam** stated that Crescent Moon Village subdivision currently has a Conditional Use Permit for these uses. The developer will also be coming forward with an amendment to the Conditional Use Permit because over the years there have been little tweaks here and there, and in totality it is time to bring it current. With this subdivision concept plan, the City would acquire this as an area for parking. In so doing, the developer will lose some of these units so they are proposing to move them to this other corner. They will also do road dedications and part of the road dedication is the new

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entrance into Fire Lake Park. It will move further east on Highway 91 for traffic safety reasons and there will be parking for cyclists wanting to ride the Veyo Loop. That is the basis for the County's willingness to assist with the paving of that road. **Commissioner Lance Anderson** stated that the park has been 5-6 years in the making, and the parking areas will provide about 60 parking spaces.

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS-None

5) DISCUSSION AND POTENTIAL ACTION ITEMS-

A. Discuss and consider approval of the road dedication for Shinob Kai Way-Kayenta Development-Owner. Lance Anderson-Applicant.

Dale Coulam stated that this is straightforward. This was not conditioned on anything. This is an extension of Shinob Kai Way. **Commissioner Lance Anderson** stated yes, right now there is a paved cul-de-sac at the top of the map. What is driving this road is an access to go to the new water tank while being prepared for the future. **Chairman Jeff Loris** stated that this makes it over 1000 feet long. Is that allowed? **Commissioner Lance Anderson** stated he understands that it is because of the geologic features of the dam. **Dale Coulam** stated the City recognizes that with the existing dam structures we would recognize this as an exception to the 750-foot rule. You can't drive over them or cut through them. **Chairman Jeff Loris** stated that it makes sense that it is a geographical issue. The extension of the roundabout or cul-de-sac is 1000 feet and based on residences on the road, and also geologic features. He has no problem with it.

MOTION: Commissioner Bryan Pack moved to approve the road dedication for Shinob Kai Way-Kayenta Development-Owner. Lance Anderson-Applicant.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

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

B. Discuss and consider approval of the Ivins City Planning Commission minutes for November 29, 2016.

MOTION: Commissioner Adel Murphy moved to approve the Ivins City Planning Commission minutes for November 29, 2016.

SECOND: Commissioner Bryan Pack

VOTE: The motion carried.

Chairman Jeffrey Loris	AYE
Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	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

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Dale Coulam stated that in January we do trainings for the Open Meetings Act. He will do it with City Council on Thursday and with the Planning Commission on January 17th. You should have received disclosure statements to update. We do that every year as well.

E. Items to be placed on future agendas

7) ADJOURNMENT

MOTION: Commissioner Lance Anderson moved to approve ADJOURNMENT

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

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

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