IVINS CITY
PLANNING COMMISSION
MINUTES
March 14, 2017
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 Commissioner Adel Murphy, Commissioner Lance Anderson, Commissioner Mike Scott, and Commissioner Bryan Pack.

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

Audience Attending: David Lynn, Tom Ahey, Kade Ence, Blake Frei, Ken Miller, Steve Brown, Claudette Larsen, William Papanikolaus, as well as others who did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Mike Scott

C. Invocation--Commissioner Bryan Pack

D. Disclosures

2) REPORTS AND PRESENTATIONS -

A. Crossings at Red Desert Estates-Concept Plan Report.

Dale Coulam stated that this application was originally for 41 lots and showed the proposed configuration. A second concept plan was presented at to the Technical Review Committee that showed 45 lots and would have removed Main Street's direct access to Highway 91. The Transportation Master Plan requires squaring up Main Street as it connects to Highway 91. 200 West is also required to square up with Highway 91 but shows a smaller radius than Main Street. A smaller radius at Main Street will move that intersection East closer to the Western Corridor. The property is zoned multi-family, but what they are showing are lots for smaller homes. It also has an overlay on it for short-term rental, but with no amenities, it would appear to be a single-family smaller lot subdivision. **Commissioner Bryan Pack** inquired if there is a minimum length the road needs to be away from the Western Corridor. **Dale Coulam** stated what they are showing is a compromise between the two versions. **Commissioner Bryan Pack** inquired if there is a recommended distance they have to require? **Dale Coulam** stated they would need to check with a traffic engineer. The issue is how best do you want them to square up. **Commissioner Bryan Pack** stated that he does not like the jog through the subdivision. That doesn't make any sense. Main Street needs to tie into the Highway in some way. **Commissioner Adel Murphy** stated that makes sense. **Commissioner Bryan Pack** stated he would like to check with the Traffic Engineer if we should make the radius smaller and closer to the Western Corridor or not. **Dale Coulam** stated their next step during the preliminary process is to get those answers and possibly revise the plan. **Commissioner Adel Murphy** stated she does not want to see any entrance off Highway 91. It should come off of 800 South as shown in the latest version. That makes the most sense.

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS-

A. Public Hearing on a Land Use Amendment from LDR (Low Density Residential) to HDR (High Density Residential) located at approximately 300 West Highway 91. Graf Land and Livestock-Owner. Blake Frei/Kade Ence-Applicant.

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Dale Coulam stated that the land use plan shows this property as Low Density Residential. There are properties with short-term rental overlays to the West and East of this property. The RV Resort that was approved is across Highway 91 to the south. Movara is also across Highway 91 to the south with hotel-condo type units planned. Next to that is Ryders Automotive. When you see Low Density Residential oftentimes it is a holding use and RA-1 or RA-5 are usually holding zones, usuallymeaning there has not yet been an application to develop those properties. The applicant is asking for High Density Residential and is not required to have a development plan but the applicant's concept is a townhome projectStaff does not make recommendation on land use or zoning applications. The applicant is present. **Commissioner Adel Murphy** opened the Public Hearing. Applicant, Kade Ence, stated that there is a need for affordable homes. They have been selling units in Pioneer Crossing and Tuscany Cliffrose Townhomes. They are hoping to be able to get their clients into housing and own a home at a cost less than $300,000. He did a search for homes under $200,000 and there are five homes. A mobile Home; a manufactured home; and three other homes under 1400 sq ft that were built in the 1990's. They would like their townhomes to be in the $200,000 range; 1700 sq ft; 3 bed; 2.5 bath, and 2 car garage; a nice new home. There is a demand for that here. They would also qualify for Utah Rural Housing loans that are available in Ivins. **Commissioner Bryan Pack** inquired if they will be a townhome-type home? Kade Ence stated they will have the Craftsman or Southwestern look. They will be two levels. **Commissioner Bryan Pack** inquired if they had spoken to the adjoining owners. Kade Ence stated that the gentleman to the west supports it. Blake Frei stated he spoke to the Pendleton's, specifically Rafael Perez and he supported it. Movara thought it would be a good fit as well. Bill Papanikolas owns the adjoining parcel to the west and he is in favor of it. In the future he may want a similar use on his property. (Commissioner Lance Anderson arrived at 5:45 pm.) Hearing no further comments, **Commissioner Adel Murphy** closed the Public Hearing.

B. Discuss and consider recommendation on a Land Use Amendment from LDR (Low Density Residential) to HDR (High Density Residential) located at approximately 300 West Highway 91. Graf Land and Livestock-Owner. Blake Frei/Kade Ence-Applicant.

Commissioner Bryan Pack stated that there does seem to be a need for High Density Residential and with what is across the street it fits. He is not crazy about jumping from Low Density Residential to High Density Residential. **Commissioner Lance Anderson** inquired what is the height requirement? **Dale Coulam** stated the other townhome project we saw was 25 feet. Once it is High Density Residential they could ask for any of the High Density Residential zones. What they described fits the townhome zone. Students are looking for affordable rental though, not homes to purchase. **Commissioner Mike Scott** stated he is not concerned about the jump for that location, because of what's happening on the South side of Highway 91 and because you have Medium Density Residential around it, His concern would be ingress and egress off Hwy 91 and what impact that has on traffic. He likes the idea. **Commissioner Lance Anderson** stated he would like it to be set further back in, like Movara. **Commissioner Adel Murphy** stated she doesn't want to see tall buildings right off the road. **Dale Coulam** reminded the Commission that this application is for Land Use, not zoning or building types. **Commissioner Lance Anderson** stated there is a 30 foot buffer off Highway 91. The back yard would be 15-20 feet setback. **Dale Coulam** read from Chapter 18 of the Zoning Ordinance requirements for Multi-family: "the maximum building height within 60 feet of any property line shall not exceed 25 feet. Beyond 60 feet the maximum building height is 35 feet." Kade Ence stated they have no intention to do apartments and they are happy to make that

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agreement. It is hard to sell property close to a highway and they want it to have space and look beautiful. He lives on Hwy 91 as well. We had considered a playground and amenities closer to the highway where we could not put a townhome anyway. We all want the same thing. **Commissioner Lance Anderson** stated we need to have our land use tiered to allow different areas. If these guys move on and someone else gets the property and takes over, then it goes to apartments. **Commissioner Adel Murphy** stated having the two tier zone in place would make me more comfortable with this. **Dale Coulam** stated you still have the opportunity to decide what zoning is allowed. **Commissioner Bryan Pack** stated he is okay approving this because of the controls that we have put in place in our zone change level and the caution that we have expressed. It is appropriate here. No opposition expressed.

MOTION: Commissioner Bryan Pack moved to approve recommendation on a Land Use Amendment from LDR (Low Density Residential) to HDR (High Density Residential) located at approximately 300 West Highway 91. Graf Land and Livestock-Owner. Blake Frei/Kade Ence-Applicant.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

Commissioner Lance Anderson	AYE
Commissioner Mike Scott	AYE
Commissioner Bryan Pack	AYE
Commissioner Adel Murphy	NAY

5) DISCUSSION AND POTENTIAL ACTION ITEMS-

A. Discuss and consider approval of Crimson Canyon Final Plat, located at approximately 250 E 300 N. Craig Flowers-Owner. Development Solutions-Applicant.

Dale Coulam stated that this is the final plat for Craig Flowers. Ken Miller with Development solutions is here if we have any questions. It matches the preliminary plan and staff recommends approval. TRC had a few minor corrections that have been made.

MOTION: Commissioner Bryan Pack moved to approve Crimson Canyon Final Plat, located at approximately 250 E 300 N. Craig Flowers-Owner. Development Solutions-Applicant.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

Commissioner Adel Murphy	AYE
Commissioner Lance Anderson	AYE
Commissioner Mike Scott	AYE
Commissioner Bryan Pack	AYE

B. Discuss and consider approval of the Ivins City Planning Commission minutes for February 28, 2017.

Sharon Allen stated that Mike Rodriguez was not written as one of the audience members at the top of the minutes.

MOTION: Commissioner Bryan Pack moved to approve the Ivins City Planning Commission minutes for February 28, 2017, as amended.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

Commissioner Adel Murphy	AYE
Commissioner Lance Anderson	AYE
Commissioner Mike Scott	AYE

Commissioner Bryan Pack	AYE

6) REPORTS

A. Planning Commission

B. Chairman

C. City Attorney, Dale Coulam

Mike Rodriguez will begin work on the Land Use tier project. He will be taking over more of that zoning role.

D. Items to be placed on future agendas

7) ADJOURNMENT

MOTION: Commissioner Lance Anderson moved to approve ADJOURNMENT

SECOND: Commissioner Bryan Pack

VOTE: The motion carried.

Commissioner Adel Murphy	AYE
Commissioner Lance Anderson	AYE
Commissioner Mike Scott	AYE
Commissioner Bryan Pack	AYE

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