IVINS CITY
PLANNING COMMISSION
MINUTES
April 4, 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 Chairman Jeff Loris, Commissioner Lance Anderson, Commissioner Mike Scott, and Commissioner Bryan Pack.

Staff Attending: Dale Coulam, City Manager-Attorney, Mike Rodriguez, Building and Zoning Administrator, Sharon Allen, Deputy City Recorder.

Audience Attending: Arlo Caldwell, Barry Burlile, Claudette Larsen, Jared Madsen, John Baker, Gia Best, Tim Best, Ken Miller, Brian Lewis, as well as others that did not sign in.

A. Acknowledgement of Quorum--Commissioner Adel Murphy was excused.

B. Flag Salute--Commissioner Bryan Pack

C. Invocation--Chairman Jeff Loris

D. Disclosures

Commissioner Lance Anderson stated that he has a conflict on Taviawk XI-M Final Plat. No other conflicts.

2) REPORTS AND PRESENTATIONS -

A. Concept Plan Hardy Subdivision Amended and Extended.

Dale Coulam asked Jared Madsen of Alpha Engineering to come up and help explain this Concept Plan. This is an amended and extended subdivision to create these ten lots. The three existing homes will be demolished. The zoning was listed as two separate zones 12.5 and R-1-10. It is kind of an odd configuration for the 12.5. Jared Madsen stated he would send an email to show the boundary for R-1-10 and the 12.5. **Dale Coulam** stated the proposed street was a private drive but will be replaced with a new street which is a little longer than 750 feet, the maximum length for a single access fire road. Drainage will also have to be addressed as they come forward with their Preliminary Plan.

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS-

A. Public Hearing on recommendation for a proposed Land Use Amendment of 1.17 acres from MDR (Medium Density Residential) to HDR (High Density Residential), located between approximately 100 West and 200 West on 200 South. Tim and Gia Best-Owner. Brian Lewis-Applicant.

Dale Coulam stated that Tim and Gia Best live on 100 West and 210 South, and this property is between 100 West and 200 West along 200 South. The Land Use was Medium Density Residential and they are hoping to subdivide it and get an extra lot. They are asking for it to be changed to High Density Residential. Staff does not make recommendations for land use changes. **Chairman Jeff Loris** opened up the Public Hearing. Gia Best stated they hope to put in some twin homes or affordable housing. They are close to the park and the elementary school so this could be a benefit to the City and the neighborhood as well. They would consider selling and renting them and Brian Lewis is going to build and sell what he builds. They would be about 1200 sq ft one level with a garage on either side. Desert landscaped front yards and a small lawn

in the back. **Chairman Jeff Loris** inquired how deep are the lots? Gia Best stated they were 4 lots, 12,500 sq ft lots each before they added the 12 feet from the City. As 5 lots they would be 10,000 sq ft lots. **Dale Coulam** stated that later in our agenda are some zoning text amendments as Kevin Rudd had proposed it, and there may very well be a twin-home zone. 12,500 is what is proposed here. By the time they get to zoning there may be a twin-home zone. Hearing no further comments, **Chairman Jeff Loris** closed the Public Hearing.

B. Discuss and consider recommendation for a proposed Land Use Amendment of 1.17 acres from MDR (Medium Density Residential) to HDR (High Density Residential), located between approximately 100 West and 200 West on 200 South. Tim and Gia Best-Owner. Brian Lewis-Applicant.

Commissioner Lance Anderson inquired to check the math and the frontage. That always messes applicants' plans up. **Chairman Jeff Loris** stated the depth is 70 ft plus the City's 12 ft ROW so 82 ft, and approximately 135 feet frontage. On the same road to the west is a duplex at Amber Estates on the southwest corner. The Morris' have a bed and breakfast and 100 West and 200 South has the Jensen's bed and breakfast on the corner. **Commissioner Lance Anderson** inquired what else is surrounding there? **Chairman Jeff Loris** stated medium density residential, high density residential and on the corner is neighborhood commercial. **Commissioner Mike Scott** stated you also have Amber Estates to the west, and to the south is farmland. **Chairman Jeff Loris** stated that the delineation stops where Amber Estates starts. Gia Best stated that she wanted to clarify that the strip across the front sits up a little bit higher but we'd like to do is go with homes behind that strip on decent sized lots. They would be 10-12,000 sq ft building lots.

MOTION: Commissioner Bryan Pack moved to approve recommendation for a proposed Land Use Amendment of 1.17 acres from MDR (Medium Density Residential) to HDR (High Density Residential), located between approximately 100 West and 200 West on 200 South. Tim and Gia Best-Owner. Brian Lewis-Applicant.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Lance Anderson	AYE
Commissioner Mike Scott	AYE
Commissioner Bryan Pack	AYE

C. Public Hearing on Ordinance No. 2017-06, regarding zoning text amendments.

Dale Coulam went through the zoning text amendment changes. He stated the proposed definition of twin-home was put in by Kevin Rudd in Table 33-1 as a definition. Two attached single family dwellings having a fire wall separation from the lowest level to flush against the underside of the roof. Exterior shall be consistent so that it looks like a single family home. Each dwelling shall have its own attached two-car garage. **Commissioner Lance Anderson** stated that it has to be up a certain distance for the fire wall. **Mike Rodriguez** on a fire wall you can have that fire separation go to the under side of the roof. **Chairman Jeff Loris** stated that the 2" gap goes all the way to the roof sheeting. **Dale Coulam** stated that we changed the designation of the zoning district from R-2-6 to R-2-10 and it would be a class II permitted use. It could be approved by the zoning administrator and allowed in the R-2-10 zone and the multi-family zone. A-20 was done away with by previous zoning text amendments and Mobile Home was also done away with. Another change is to do away with RE-75. We have no designations on the zoning map for RE-75 or A-20 and we have never received an application requesting it. We have also

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had discussion about replacing the Mobile Home District to whatever size lots they currently are. The codifier noticed changes that needed to be made, so we are cleaning those up this time around on the zoning text amendment itself. This now states the statutory purpose as defined by the LUDMA. Dale Coulam said he researched and also checked with David Church the changes proposed in Section 9 and confirmed there is no statutory prohibition to combining land use application with the zoning application. That takes the guesswork out of it and the fear to the public of what will go in there. It saves time and money. We would still have stand along land use and zone change applications but we would now offer a combined application as well. **Commissioner Lance Anderson** stated it is only legislative for that zone at that density. **Commissioner Mike Scott** stated the applicant would pick one of the three options such as one of the High Density. If they came back and changed their mind later, we could evaluate their request. **Commissioner Lance Anderson** stated he would like to put it at the land use level and not at the zone level. **Commissioner Bryan Pack** stated this doesn't change the fact that someone can come change the zone, but it makes it more palatable what zone they are going for. This makes it easier to know. This is a good idea. **Dale Coulam** stated Section 10 are the flowcharts and figures that needed updating. Before they couldn't make recommendation the same night as the public hearing, but that is not the case anymore so he removed that. Section 11 is something that came up recently with a buyer as a possible change allowing density up to six units if they did townhomes. Two buildings of three units each but it would require open parking and no open space. This may no longer be relevant. He heard they are pending approval of a sale. The changes in Section 12 show that these changes should be reflected on the land use legend. Under High Density Residential there would be three tiers. Tier One is R-1-5 and R-2-10 and look like or are single family homes. Tier Two would be townhomes, which right now are only four-unit with garages for each unit; and Tier Three would be multi-family. Those are the changes being recommended. **Chairman Jeff Loris** opened the Public Hearing. **Dale Coulam** stated that three townhomes look more attractive than six trailers that are there now. It would be a definite improvement. It gives them incentive to move the trailers. Hearing no further comments, **Chairman Jeff Loris** closed the Public Hearing.

D. Discuss and consider recommendation for Ordinance No. 2017-06, regarding zoning text amendments.

Chairman Jeff Loris stated that not once in his time here has a land use change not been the same as the zone change later. People have not done that. It is possible though. He likes the idea of applicants doing these requests at the same time. **Commissioner Bryan Pack** stated it is possible so we want to consider that. Tiering moves the application through the land use at that point. **Dale Coulam** stated we would still have to change the land use map to make that a separate land use. Right now it is just informational on the legend that those are zoning districts available under High Density Residential. So instead of just the legend defining it, you'd like us to bring it to the Land Use Plan change and break those into those three different tiers. **Commissioner Lance Anderson** stated yes exactly. **Commissioner Mike Scott** stated that people always want to know what's going in and this would help that. He really likes this change. **Commissioner Bryan Pack** stated he thinks the six townhome change is a good idea. **Dale Coulam** stated that there used to be four and it just kind of grew to more units there at one time. This was a change to encourage redevelopment. Otherwise those mobile homes get in worse physical shape. They have single car garages and open parking. **Chairman Jeff Loris** stated the table wasn't on there or the figures. **Dale Coulam** showed those and stated this would be as amended as you have seen today, with any additional changes.

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MOTION: Commissioner Bryan Pack moved to approve recommendation for Ordinance No. 2017-06, regarding zoning text amendments, as amended.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Lance Anderson	AYE
Commissioner Mike Scott	AYE
Commissioner Bryan Pack	AYE

5) DISCUSSION AND POTENTIAL ACTION ITEMS-

A. Discuss and consider approval of Santarra Estates Final Plat, located at approximately 400 West Center Street. New Trend Construction-Owner. Alpha Engineering-Applicant.

Mike Rodriguez stated that staff has reviewed the final plat at TRC. It is consistent with the preliminary plan. We recommend approval. The applicant is here to answer any questions.
MOTION: Commissioner Bryan Pack moved to approve Santarra Estates Final Plat, located at approximately 400 West Center Street. New Trend Construction-Owner. Alpha Engineering-Applicant.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Lance Anderson	AYE
Commissioner Mike Scott	AYE
Commissioner Bryan Pack	AYE

B. Discuss and consider approval of Cliffrose Phase 3 Final Plat, located at approximately 400 South and 600 West. Development Solutions-Owner/Applicant.

Mike Rodriguez stated the final plat has been reviewed by staff at TRC. The applicant is here to answer any questions. We recommend approval. **Chairman Jeff Loris** stated this finishes the plat off and the access road goes to the North. **Dale Coulam** stated that these lots are located below the property that was the subject of the Land Use application presented earlier. This would be equivalent to R-1-7.5 density. This is higher density than those applicants below them. **Commissioner Lance Anderson** stated but they gave up density to gain the open space. The only difference between this and the preliminary plan is the adjusted drainage. Ken Miller stated that Chuck Gillette has worked that out.
MOTION: Commissioner Bryan Pack moved to approve Cliffrose Phase 3 Final Plat, located at approximately 400 South and 600 West. Development Solutions-Owner/Applicant.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Lance Anderson	AYE
Commissioner Mike Scott	AYE
Commissioner Bryan Pack	AYE

C. Discuss and consider approval of Taviawk IX-Q Final Plat, located at approximately 745 Shinava Drive. Kayenta Development-Owner. Lance Anderson-Applicant.

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Commissioner Lance Anderson recused himself. **Chairman Jeff Loris** stated he looked it over and he has no issues or concerns. **Dale Coulam** stated this plat matches the preliminary plan. Staff and TRC recommended approval.

MOTION: Commissioner Bryan Pack moved to approve Taviawk IX-Q Final Plat, located at approximately 745 Shinava Drive. Kayenta Development-Owner. Lance Anderson-Applicant.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Lance Anderson	AYE
Commissioner Mike Scott	AYE
Commissioner Bryan Pack	AYE

D. Discuss and consider approval of the Ivins City Planning Commission minutes for March 14, 2017.

MOTION: Commissioner Bryan Pack moved to approve the Ivins City Planning Commission minutes for March 14, 2017.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

Chairman Jeff Loris	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

Dale Coulam stated that we can now add the Building and Zoning Administrator to our reports.

D. Items to be placed on future agendas

Mike Rodriguez stated we have had an application come in for Crossings at Red Desert. There is a 20 acre parcel just South of Unity Park. There is also a lot of inquiries out on Highway 91 corridor and interest coming in. He is trying to get familiar with our Zoning Ordinance.

7) ADJOURNMENT

MOTION: Commissioner Lance Anderson moved to approve ADJOURNMENT

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Lance Anderson	AYE
Commissioner Mike Scott	AYE
Commissioner Bryan Pack	AYE

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