IVINS CITY
PLANNING COMMISSION
MINUTES
May 2, 2017
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 Jeff Loris, Commissioner Bryan Pack, Commissioner Adel Murphy, Commissioner Mike Scott, and Commissioner Lance Anderson.

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

Audience Attending: Brett Kee, Luke Godfrey, Blake Frei, Kade Ence, Rob Rousch, Brandee Walker.

B. Flag Salute--Commissioner Adel Murphy

C. Invocation--Commissioner Bryan Pack

D. Disclosures--Commissioner Lance Anderson came in later (3:40) and stated he had a conflict on Taviawk XI-M Final Plat and that his son was a neighbor of the Cousin Eddie property. No other conflicts.

2) REPORTS AND PRESENTATIONS -None

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS-

A. Public Hearing on a proposed Zone Change of 7.5 Acres from RA-1 Residential/Agricultural to Townhouse. Located at approximately 300 West on the North side of Highway 91. Blake Frei/Kade Ence-Applicant. Graf Land and Livestock-Owner.

Dale Coulam stated that City Council granted the High Density Residential land use on this property. So the available zones would be Single Family 5000 sq ft, Twin home, Townhouse, and Multi-Family. They have asked for townhouse zoning which is a maximum four units per building with each unit having its own two-car garage. Multi-Family townhouse would be more like Robert Ence's across the street with carports and more units in a building. This is located in the middle lot between 200 West and 400 West off of Hwy 91. **Chairman Jeff Loris** opened the Public Hearing. Hearing no comments, **Chairman Jeff Loris** closed the Public Hearing.

B. Discuss and consider recommendation on a proposed Zone Change of 7.5 Acres from RA-1 Residential/Agricultural to Townhouse. Located at approximately 300 West on the North side of Highway 91. Blake Frei/Kade Ence-Applicant. Graf Land and Livestock-Owner.

Commissioner Bryan Pack stated it is consistent with the Land Use change. It is a good spot for it and he is in favor of it. **Commissioner Adel Murphy** stated that she is glad they asked for Townhouse with the four units and two-car garages for each unit. She is comfortable with that in that zone and putting their common area buffer in the front so the buildings are not right against Hwy 91. She has no problem with the Townhouse. **Chairman Jeff Loris** stated he is okay with Townhouse as well.

MOTION: Commissioner Bryan Pack moved to approve recommendation on a proposed Zone Change of 7.5 Acres from RA-1 Residential/Agricultural to Townhouse. Located at approximately 300 West on the North side of Highway 91. Blake Frei/Kade Ence-Applicant. Graf Land and Livestock-Owner.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

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

C. Public Hearing on a proposed Zone Change of 4.63 Acres from RA-1 to R-1-10. Located at approximately 600 West 280 South. Brett Kee-Applicant. Cousin Eddie, LC/Joe Langston-Owner.

Mike Rodriguez stated this property is located just North of Cliffrose subdivision There are three zones available but they are asking for R-1-10. **Dale Coulam** stated the options are Single Family R-1-7.5, R-1-10, or RE-12.5. A little conflict from the previous meeting is that the applicant that stood in the audience previously mentioned RE-12.5, but their engineer said R-1-10. At City Council they clarified R-1-10 was what they wanted and that is was they filed for. Adjoining properties to the East are RA-1 but the land use is Medium Density Residential. Cliffrose to the south has a density bonus with lots ranging in size and some between 7,500 and 8,000 sq. ft. **Commissioner Lance Anderson** stated they will have to give up some area for 600 West. There is a 108 foot right of way there he believes. **Chairman Jeff Loris** opened the Public Hearing. Jay Beacham stated that he gave an updated letter to both the Planning Commission and the City Council. The letter is on file with the City office and available upon request. His concern is that the City is raising his taxes each time there is new development near him. It is a detriment to him financially. The last development, three City Council members approved it so it went through. During that discussion, Council Member Jenny Johnson stated that she lives on South Main Street and it still feels very rural. To her, she feels rural because there is so much space between their homes in her area. But these people here have housing on all three sides of them and block walls. He is opposed to it. Brandee Walker stated they have met with a lot of neighbors. It is straightforward subdivision. The average size in Cliffrose is around 8000 and we are stepping that up. We have the burden of 600 West as well and the landscape corridor with the trail on it. The lay of the land tied them to a single road down the middle. On average lots are larger than 10,000 sq ft. At the R-1-10 zone there are 13 lots. They are large lots, at least 127 feet deep and an average of 90 feet wide. Hearing no further comments, **Chairman Jeff Loris** closed the Public Hearing.

D. Discuss and consider recommendation on a proposed Zone Change of 4.63 Acres from RA-1 to R-1-10. Located at approximately 600 West 280 South. Brett Kee-Applicant. Cousin Eddie, LC/Joe Langston-Owner.

Commissioner Bryan Pack feels better at 12.5 and that was his thought at the land use change. **Commissioner Adel Murphy** stated she voted it down at the time of the land use change, but it was approved by City Council. She is comfortable with 12.5 and thinks it is a better choice. **Commissioner Bryan Pack** stated this is getting close to where we want to make changes. As we start going West we want to see larger lots. **Commissioner Lance Anderson** stated the land use is High Density Residential and commercial to the West. He

wanted to reiterate that this is next to his son's property. He inquired about lot averaging? **Chairman Jeff Loris** stated it would probably stay around 13 lots. **Commissioner Mike Scott** agrees with the idea of going to 12.5 and it will act as a buffer going North.

MOTION: Commissioner Bryan Pack moved to deny recommendation on a proposed Zone Change of 4.63 Acres from RA-1 to R-1-10 and instead recommend RE-12.5. Located at approximately 600 West 280 South. Brett Kee-Applicant. Cousin Eddie, LC/Joe Langston-Owner.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

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

5) DISCUSSION AND POTENTIAL ACTION ITEMS-

A. Discuss and consider approval of Taviawk XI-M Final Plat-Kayenta Development-Owner. Lance Anderson–Applicant.

Commissioner Lance Anderson recused himself. **Mike Rodriguez** stated that this is a seven lot plat applicant submitted and all the revisions requested by the City Engineer have been completed. **Chairman Jeff Loris** stated that there is a change that should have a rebar cap but Brett Henke has changed it already.

MOTION: Commissioner Adel Murphy moved to approve Taviawk XI-M Final Plat-Kayenta Development-Owner. Lance Anderson–Applicant.

SECOND: Commissioner Bryan Pack

VOTE: The motion carried.

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

B. Discuss and consider approval of the Ivins City Planning Commission minutes for April 18, 2017.

MOTION: Commissioner Bryan Pack moved to approve the Ivins City Planning Commission minutes for April 18, 2017.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

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

6) REPORTS

A. Planning Commission

B. Chairman

C. Building and Zoning Administrator, Mike Rodriguez

Mike Rodriguez stated that we have 40 new homes for the year. We are getting inquiries for Multi-Family homes or land to rezone.

D. City Attorney, Dale Coulam

Dale Coulam stated that Kevin's retirement party is tomorrow 12-2 pm here. Light refreshments will be served.

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