IVINS CITY
PLANNING COMMISSION
MINUTES
May 16, 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.
Commissioner Adel Murphy was not present.
Staff Attending: Mike Rodriguez-Building and Zoning Administrator, Sharon Allen-Deputy City Recorder.
Audience Attending: Brian Lewis, as well as others who did not sign in.

A. Acknowledgement of Quorum
B. Flag Salute--Commissioner Bryan Pack
C. Invocation--Commissioner Lance Anderson
D. Disclosures--None.
2) REPORTS AND PRESENTATIONS -None
3) BUSINESS LICENSES -None
4) PUBLIC HEARING AND ACTION ITEMS-
A. Public Hearing on a proposed Zone Change of 1.17 Acres from R-1-10 (Residential minimum lot size 10,000 sq ft) to R-2-10 (Twin Home Zone). Located on the south side of 200 South at approximately 100 West and 200 West. Brian Lewis-Applicant. Tim and Gia Best-Owner.

Mike Rodriguez stated the applicants are applying for twin-home zone R-2-10. This is located between 100 West and 200 West on the South side of 200 South. The applicant wants to to develop twin-homes on the property. **Chairman Jeff Loris** opened the Public Hearing. Brian Lewis stated they are planning 12-1300 sq ft 3 bed, 2 bath, 2 car garage, single level twin homes. They will have an HOA to keep up the yards. Hearing no further comments, **Chairman Jeff Loris** closed the Public Hearing.

B. Discuss and consider recommendation on a proposed Zone Change of 1.17 Acres from R-1-10 (Residential minimum lot size 10,000 sq ft) to R-2-10 (Twin Home Zone). Located on the south side of 200 South at approximately 100 West and 200 West. Brian Lewis-Applicant. Tim and Gia Best-Owner.

Commissioner Lance Anderson stated that this was what we envisioned when we approved the land use change and falls in line with that. **Commissioner Mike Scott** stated that he agreed and was in favor of this. **Chairman Jeff Loris** stated that speaking of twin homes and affordable housing, the RVU studio apartments will rent for approximately $2000 a month and we need outside affordable housing.

MOTION: Commissioner Bryan Pack moved to approve recommendation on a proposed Zone Change of 1.17 Acres from R-1-10 (Residential minimum lot size 10,000 sq ft) to R-2-10 (Twin Home Zone). Located on the south side of 200 South at approximately 100 West and 200 West. Brian Lewis-Applicant. Tim and Gia Best-Owner.

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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 the Ivins City Planning Commission minutes for May 2, 2017.

MOTION: Commissioner Bryan Pack moved to approve the Ivins City Planning Commission minutes for May 2, 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

Chairman Jeff Loris stated he got an email from a young man doing an eagle project in the Ivins City area. Please think about projects he could possibly do. **Commissioner Bryan Pack** stated maybe something at the Reservoir.

C. Building and Zoning Administrator, Mike Rodriguez

Mike Rodriguez stated we don't have much to report. We have had a number of inquiries on properties for multi-family development. We do need affordable housing. City Council has the Blake Frei and Kade Ence townhomes on their agenda this week for those to possibly be approved. We will bring a report on housing to the Planning Commission next meeting.

D. City Attorney, Dale Coulam

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 Lance Anderson	AYE
Commissioner Mike Scott	AYE
Commissioner Bryan Pack	AYE

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