IVINS CITY
PLANNING COMMISSION
MINUTES
May 30, 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, and Commissioner Bryan Pack.

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

Audience Attending: Claudette Larsen, Judith Kapuscinski.

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-None

5) DISCUSSION AND POTENTIAL ACTION ITEMS-

A. Discuss updated Arts Master Plan.

Dale Coulam stated that the Arts Commission has submitted an updated plan and it was sent to City Council who sent it to the Planning Commission because it was adopted as an element of the General Plan. Judith Kapuscinski explained to the City Council that the Master Plan itself had stayed the way it was and the appendices were now incorporated into the text rather than as separate attachments. After reviewing this, if you still have questions or feel it is too specific or regulating or mandating certain things, come prepared at the next meeting to discuss those items. If you feel comfortable setting a Public Hearing, we will notice that. **Commissioner Lance Anderson** stated that it was detailed because there was nowhere else that it fits in. **Commissioner Bryan Pack** stated that he is not ready to forward this on, and he shares concern that they may be regulating too strictly. **Commissioner Lance Anderson** stated while reviewing this as part of the General Plan, maybe we should implement some of the suggestions into action. **Commissioner Adel Murphy** stated that she thinks it was good to include the appendices as part of the text.

B. Discuss and review Conditional Use Process.

Dale Coulam discussed a short PowerPoint presentation, a copy of which is available upon request from City Hall. Since the City recently received complaints about concerts out at Kayenta this body may be asked to consider the Conditional Use permits allowing such outdoor concerts. Permitted uses are allowed per City Code. Conditional Uses are allowed with conditions to mitigate foreseen adverse consequences. Prohibited uses are not allowed. A conditional use shall be approved if reasonable conditions are proposed, or can be imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards, if those have been adopted. If it cannot be mitigated, you may deny the use. Possible standards generally focus on off-site impacts like safety of people and property, health

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and sanitation, environmental concerns, dust, chemicals, runoff, traffic, light, noise, parking, hours of operation. **Commissioner Adel Murphy** stated that for example if the lighting ordinance says what the standard is, the standard is already there, but we can be more restrictive. **Dale Coulam** stated that with conditional uses we are trying to protect the integrity of the underlying zone. We are looking at adverse impacts and imposing conditions so that the uses can co-exist together.

C. Discuss and consider approval of the Ivins City Planning Commission minutes for May 16, 2017.

MOTION: Commissioner Bryan Pack moved to approve the Ivins City Planning Commission minutes for May 16, 2017.
SECOND: Commissioner Lance Anderson
VOTE: The motion carried.

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

6) REPORTS

A. Planning Commission

B. Chairman

C. Building and Zoning Administrator, Mike Rodriguez

There will be one Planning Commission meeting in June and one in July. They will be loaded up with applications.

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 Bryan Pack
VOTE: The motion carried.

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

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