IVINS CITY
PLANNING COMMISSION
MINUTES
August 1, 2017
435-628-0606

1) WELCOME AND CALL TO ORDER

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 5:30 p.m. All present included Chairman Jeff Loris, Commissioner Adel Murphy, and Commissioner Lance Anderson.

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

Audience Attending: Justin and Sandy Bennett, Brandon Anderson, Claudette Larsen, Peggy Proffit, Rob Roush and Riley Richardson, as well as others that did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Lance Anderson

C. Invocation--Chairman Jeff Loris

D. Disclosures

Commissioner Lance Anderson stated that he has items 5 A and B on the agenda.

2) REPORTS AND PRESENTATIONS --None

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS-

A. Public Hearing of a proposed Land Use Amendment from MDR (Medium Density Residential) to HDR (High Density Residential) and a proposed Zoning District Change from R-1-10 (Residential 10,000 sq ft lots) to R-2-10 (Twinhome) on .28 acres. Located at approximately 197 E 300 N. Justin Bennett Owner/Applicant.

Mike Rodriguez stated that a land use amendment has been requested. There is currently a single wide mobile home on the property, and they want to remove it and instead build a twin-home with the new twin home zoning. **Chairman Jeff Loris** opened the Public Hearing. Peggy Proffit inquired if .28 acres is the equivalent of 12,000 sq ft? They are not changing boundary lines or anything? Mike Rodriguez stated that was correct. Hearing no further comments, **Chairman Jeff Loris** closed the Public Hearing.

B. Discuss and consider recommendation of a proposed Land Use Amendment from MDR (Medium Density Residential) to HDR (High Density Residential) and a proposed Zoning District Change from R-1-10 (Residential 10,000 sq ft lots) to R-2-10 (Twinhome) on .28 acres. Located at approximately 197 E 300 N. Justin Bennett Owner/Applicant.

Commissioner Lance Anderson inquired when it was changed R-1-10 for a mobile home? **Dale Coulam** stated it was quite some time ago. Down the street on 200 East is another older existing duplex. There is some few multi-family scattered around this area. Now that we have the combined process we know exactly what they are applying for. It will look like a larger single family home but it will be two and both will have a two-car garage, built as a bigger home. It blends better. A duplex allowed carports instead of garages. There is fencing already in place there. **Commissioner Lance Anderson** inquired if there would be any walls required? **Dale Coulam** stated not in residential. Only if we are separating uses, such as from commercial to

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residential. **Commissioner Lance Anderson** inquired on a twin-home, how is the outside use of the yard figured? **Dale Coulam** stated they could have a shared yard, or on the Ence Townhomes there could bea small wall to divide the yard. That is up to them. **Commissioner Lance Anderson** inquired if they can subdivide? **Dale Coulam** stated no it is not a big enough lot. **Commissioner Lance Anderson** inquired if it would remain one owner? **Dale Coulam** stated yes and it makes it more economically viable to remove the existing structure and get two rentals out of it. It is just up the street from Rocky Vista University. **Commissioner Lance Anderson** stated his only concern is the yards and having two homes with front yards full of storage. There are other units like this close by? **Dale Coulam** stated there is a duplex on 200 East just down the street. **Commissioner Adel Murphy** stated it looks like a large house. It would not look like just one large line? There has to be offsets though, correct? **Mike Rodriguez** stated yes our code addresses having some architectural features to offset that. **Commissioner Adel Murphy** stated they are taking a mobile home out of there so they are improving the property. **Mike Rodriguez** stated since it is a corner lot, they could have one facing each street if they chose to. **Commissioner Lance Anderson** stated if they do that the driveway needs to be so many feet from the corner.

MOTION: Commissioner Adel Murphy moved to approve recommendation of a proposed Land Use Amendment from MDR (Medium Density Residential) to HDR (High Density Residential) and a proposed Zoning District Change from R-1-10 (Residential 10,000 sq ft lots) to R-2-10 (Twinhome) on .28 acres. Located at approximately 197 E 300 N. Justin Bennett Owner/Applicant.

SECOND: Commissioner Lance Anderson

VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Adel Murphy	AYE
Commissioner Lance Anderson	AYE

C. Public Hearing of a proposed Land Use Amendment from MDR (Medium Density Residential) to HDR (High Density Residential) and a proposed Zoning District Change from R-1-7.5 (Residential 7,500 sq ft lots) to Townhouse on 1.33 acres. Located at approximately Guy Lane and Normandy Road. Sun Country Home Solutions-Owner. Riley Richardson-Applicant.

Mike Rodriguez stated that this property is located south of Ryders Automotive near the cell tower. Most of the property is already High Density Residential and zoned Multi-Family but it was uncertain what would be built there at that time, so there was a small medium density buffer zoned R-1-7.5 residential there. This would enable them to build townhomes on the entire property. **Dale Coulam** stated that the application is for the buffer area. Instead of single family homes this would be townhouse zone having no more than 4 units per building with two car garages for each unit. When this was originally considered, the concern was it would be High Density Residential without knowing what it would become, so the buffer was created. The project southwest of it has been an on-again/off-again discussion. The school has put its property up for sale now. **Chairman Jeff Loris** opened up the Public Hearing. Peggy Proffit inquired about the traffic and how many townhomes would be built? **Dale Coulam** stated that they are not required to have a plan at this stage. However, the project to the southwest is for over 100 homes. The traffic for these townhomes would be small opposed to that area. Behind them was proposed a High School and that is up for sale so that may develop into something different as well. Peggy Proffit inquired if the other plan for the 100 homes was denied? **Dale Coulam** stated

the plan was approved by a settlement agreement. If they came forward with a modification they would have to follow all our new ordinances. Peggy Proffit stated there is one lane traffic on Highway 91 with a reservoir down the road and inquired if we can make the road wider if approved. Riley Richardson clarified that although the application is just for the 1.33 acre buffer, their plan is to do the same on the larger area, resulting in fewer units than if they did High Density Residential. Instead we are doing townhome with each having two car garages. Hearing no further comments, **Chairman Jeff Loris** closed the Public Hearing.

D. Discuss and consider recommendation of a proposed Land Use Amendment from MDR (Medium Density Residential) to HDR (High Density Residential) and a proposed Zoning District Change from R-1-7.5 (Residential 7,500 sq ft lots) to Townhouse on 1.33 acres. Located at approximately Guy Lane and Normandy Road. Sun Country Home Solutions-Owner. Riley Richardson-Applicant.

Commissioner Adel Murphy inquired why we recently changed that portion, that strip of land? **Dale Coulam** stated that it was not a recent change. Maybe over a year ago it was changed. There was going to be an R-1-10 type development at the base of the hill and then larger lots scattered up the hillside. Before the townhome zone, there was a buffer because there was fear that if they changed the use to High Density Residential /Multi-Family there could be apartments. Now they are asking for townhomes for that buffer, which is no more than four units per building, each having a two-car garage. **Chairman Jeff Loris** stated to answer Peggy Proffit's question on traffic, the City Engineer has presented to the City Council a ten to fifteen year plan and the road will be improved as it was in Santa Clara up to Shivwits reservation. Initially it will be a three-lane roach, which may expand to a five-lane if needed. **Dale Coulam** stated that depends on funding that we are actively trying to get. This project is not required to pay for that since they do not abut the highway, but they do pay street impact fees and that is what we use to develop our streets. When it is done, it will probably be done in phases, depending on funding. **Commissioner Lance Anderson** stated that the Movara parcel is how we justified the buffer. He liked the idea of townhomes, but where do we stop the creep? It is four units together with their own garage. Who owns the piece to the West? **Dale Coulam** stated it is the school property that is for sale; also the hillside development that was called Commanche Cliffs. **Commissioner Lance Anderson** stated that RM is how we justified having High Density there. There could be seven or eight units in there. Riley Richardson stated the net effect would be maybe two more units. Sun Country Home Solutions is not for profit affordable housing. They are subsidized by banks and tax credits. We can't sell these units unless the people buying are moving into it. **Commissioner Adel Murphy** stated that because it is townhomes she is more inclined to say yes. She has no problem with it. In order to have a product they can sell it would be more marketable if they did the whole parcel townhomes. **Chairman Jeff Loris** stated a bonus is that it is affordable housing. He is inclined to allow it. We may get more open space down by the street and still get a buffer of some kind. **Commissioner Lance Anderson** stated you can start to see how it could change the whole mountainside and if they can keep it more open space by the street. He doesn't want to see them to continue to move up the hill.

MOTION: Commissioner Adel Murphy moved to approve recommendation of a proposed Land Use Amendment from MDR (Medium Density Residential) to HDR (High Density Residential) and a proposed Zoning District Change from R-1-7.5 (Residential 7,500 sq ft lots) to Townhouse on 1.33 acres. Located at approximately Guy Lane and Normandy Road. Sun Country Home Solutions-Owner. Riley Richardson-Applicant.

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SECOND: Commissioner Lance Anderson
VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Adel Murphy	AYE
Commissioner Lance Anderson	AYE

5) DISCUSSION AND POTENTIAL ACTION ITEMS-

A. Discuss and consider recommendation of a Class V Amended Conditional Use Permit for Crescent Moon Village, located at approximately 1500 West off Highway 91. RT Marten/Kayenta Development-Owner. Lance Anderson-Applicant.

Chairman Jeff Loris stated we needed to table both items 5A and 5B because we do not have a quorum. **Dale Coulam** stated the applicant is one of the planning commission members so there are not enough remaining members to vote.

B. Discuss and consider approval of Final Plat for Indigo Trails 1B, located on Wild Indigo Way-Lance Anderson-Owner/Applicant.

C. Discuss and consider proposed zoning text amendments.

Dale Coulam stated that this is clean up from the codifier on other changes we previously made that affected other areas of the zoning ordinance. The first substantive change was parking requirements for Multi-Family residential, which we previously discussed. It proposes a requirement of 2 spaces for 2-3 bedrooms instead of 2.5. More than 3 bedrooms would be 2.5 units. A quarter parking space for guest parking remains the standard for guest parking. Instead of requiring mandatory covered parking, it now reads "may be provided." Instead of requiring it be "completely concealed," it now reads "screened from view with landscape or walls." We did a power point on Conditional Uses and talked about imposing reasonable conditions as we apply applicable standards to mitigate any foreseen adverse impacts. We tweaked the verbiage to make reference to determine reasonable conditions. He changed the introduction to this section to more closely follow the statute. We have talked in TRC about a future text amendment to make the Conditional Use Permit process similar to a subdivision application process, but that will come later. Then you would see infrastructure and everything along with it. Bigger projects have followed that process naturally, but we don't have it in our code that makes it clear to applicants how to go about that. Also Councilmember Densely asked that we take a look at Recreational RV Parking in residential zones. He handed out copies of the section. This will be for discussion on future agenda and whether it should be changed. **Commissioner Adel Murphy** inquired what Councilmember Densley was wanting to change? **Dale Coulam** stated he believes Councilmember Densley stated a contradiction in the ordinance and he would like to loosen some of the restrictions. If it does contradict itself, then we would remove the contradiction and discuss what reasonable restrictions would be. **Commissioner Lance Anderson** inquired if we could we ask Council member Densley why he wanted the RV changes? **Dale Coulam** stated it was a fairly brief discussion but he thought it was too strict. He will see if he can provide additional clarification.

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

MOTION: Commissioner Adel Murphy moved to approve the Ivins City Planning Commission minutes for July 18, 2017.
SECOND: Chairman Jeff Loris
VOTE: The motion carried.

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Chairman Jeff Loris	AYE
Commissioner Adel Murphy	AYE
Commissioner Lance Anderson	AYE

6) REPORTS

A. Planning Commission

B. Chairman

C. Building and Zoning Administrator, Mike Rodriguez

Mike Rodriguez stated that Tuscan Grove sounds as though it was sold recently on Center and 600 West. It has been vacant for a number of years. We will be moving forward with the subdivision.

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 Adel Murphy

VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Adel Murphy	AYE
Commissioner Lance Anderson	AYE

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