IVINS CITY
PLANNING COMMISSION
MINUTES
September 19, 2017
435-628-0606

1) WELCOME AND CALL TO ORDER

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 05:50 p.m. due to the lack of a quorum at 5:30 p.m. All present included Chairman Jeff Loris, 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, Eric McFadden, Paul and Merrie Lee, Dee Osborn, Regina Roper, Robert Ence, 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 a conflict with the final plat for Crescent Moon Village Phase 1A. No other conflicts.

2) REPORTS AND PRESENTATIONS --

A. Concept Plan Report for Kays Court Townhomes, located at approximately 50 S. 100 W.

Mike Rodriguez stated that these are located at 50 South 100 West. It is essentially a continuation of the townhomes on Center. The property is currently zoned RM Multi-family. It appears to be in compliance with our City standards. **Dale Coulam** stated their next step is filing a Conditional Use Permit.

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS-None

5) DISCUSSION AND POTENTIAL ACTION ITEMS-

A. Continued discussion of possible zoning text amendments regarding recreational vehicles.

Dale Coulam stated this is a report on what Councilmember Densley wanted the Planning Commission to look at for RV Parking in the City. He mentioned inconsistencies in the ordinance and asked us to review definitions of occupiable versus non-occupiable RVs and the requirement of a wall/fence along side yards. As far as inconsistencies, the statute had the general rule for parking RVs then a rule of exceptions. It has to meet certain standards. You are required to park them in a side yard or what would be considered a rear yard if possible. If you can't, you can park a limited number in front. It really isn't an inconsistency, it's an exception, so it really was just a clarification. An example of three RVs parked in a side yard with no wall and the other photos shows two RVs with a wall. This is what our current ordinance requires, so it if it is a taller RV it screens part of the RV. The issue is whether to require the wall or no wall. **Chairman Jeff Loris** stated that the three with no wall are out of compliance? **Dale Coulam** stated yes. Councilmember Densley prefers no wall because of the cost. **Commissioner Lance Anderson** inquired if the ordinance specifies minor, arterial and collector streets? Is this

DRAFT

throughout the City? **Dale Coulam** stated it is a requirement citywide. We wouldn't enforce it on private roads. If it was a gated community we wouldn't have public access to see the violation. **Chairman Jeff Loris** inquired if it is a normal gate or would it be wrought iron or what material? **Dale Coulam** stated there would have to be a gate. **Commissioner Bryan Pack** stated we need the text to view. He doesn't see much difference between the two here, but if there is other clutter along with it, that issue would be separate. **Dale Coulam** stated it would limit what you see, but it would not be completely concealed from view. **Commissioner Lance Anderson** stated everything is driven around shielding in our City, but if they are private roads we should follow the transportation plan. **Dale Coulam** stated that we previously handed out the RV ordinance so we will look at the definitions and go through it at the next meeting. **Commissioner Lance Anderson** stated that the wall is a backdrop to landscape, which softens it. **Dale Coulam** stated we will discuss it further, and then it would be set for public hearing. We will have another meeting to get the ordinance where you like it. **Commissioner Lance Anderson** stated people spoke out at that first meeting regarding this ordinance about shielding it.

B. Discuss and consider approval of a Final Plat for Crescent Moon Village Phase 1A, located at approximately 1500 W Crescent Moon Trail, Kayenta Development-Owner. Lance Anderson-Applicant.

Chairman Jeff Loris stated we have no quorum to discuss 5B.

C. Discuss and consider approval of the Ivins City Planning Commission minutes for August 15, 2017.

MOTION: Commissioner Bryan Pack moved to approve the Ivins City Planning Commission minutes for August 15, 2017.
SECOND: Commissioner Lance Anderson
VOTE: The motion carried.

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

6) REPORTS
A. Planning Commission
B. Chairman
C. Building and Zoning Administrator, Mike Rodriguez
D. City Attorney, Dale Coulam

Dale Coulam stated the Fall Land Use Conference is October 24th and 25th in Salt Lake City. Usually there is representation from both the development side and the City side, and hear what current issues are.

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.

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

DRAFT