IVINS CITY
PLANNING COMMISSION
MINUTES
October 17, 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 Bryan Pack, Commissioner Mike Scott, and Commissioner Lance Anderson.

Staff Attending: Mike Rodriguez-Building and Zoning Administrator, Sharon Allen-Deputy Recorder.

Audience Attending: Jim and Peggy Schaetz, Mike and Connie Wood, Dick Wells, William Watson, Jim and Doris Horan, Julie Kump, Eva Foote, Riley Richardson, Gerald Foote, Roger Anderson, Claudette Larsen, Michele Pruder, Leslie and Craig Andrews, Brent Baxter, Cal and Wendy Dunbar, Rob Roush, as well as others that did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Mike Scott

C. Invocation--Commissioner Bryan Pack

D. Disclosures

Commissioner Lance Anderson stated he had a conflict on Crescent Moon Village. No other conflicts.

2) REPORTS AND PRESENTATIONS --

A. Concept Plan Report for Sage Villas, located at approximately Guy Lane and Normandy Road. Sun Country Home Solutions-Owner. Riley Richardson-Applicant.

Mike Rodriguez stated that this property is South of Highway 91 near Ryder's shop, located at Guy land and Normandy Road. It is proposed for townhomes. There was a buffer that we recently rezoned from single family use to townhome use. They are proposing 54 units. They will work with staff on their preliminary plan but this is the initial concept. **Chairman Jeff Loris** stated that Rosenberg is the company he works for. He feels it is no conflict because he has nothing to do with the project itself. **Mike Rodriguez** stated these are proposed to be two story units, with two-car garages below, and amenities such as a community pool.

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS-None

5) DISCUSSION AND POTENTIAL ACTION ITEMS-

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

Commissioner Lance Anderson recused himself. **Mike Rodriguez** stated this is the final plat for Crescent Moon Village Phase 1A. They changed the entrance off of Highway 91 further South and provided parking for Fire Lake Park and changed some lot lines for other uses. They went through the process and amended the Conditional Use Permit to allow these uses. This is to finalize the plat to allow them to move on with the development. **Commissioner Lance Anderson** stated we have worked with the City for years on the entrance. The City had a portion that became their property and we gave up some road for the path, and there will be allowed

parking on one side of the road but not the other because of width, but this will give better sight distance. **Mike Rodriguez** stated one building has been under construction and part of the conditional use amendment was because they had additional uses they wanted in that building. **Commissioner Bryan Pack** stated it appears consistent with what we have seen.

MOTION: Commissioner Bryan Pack moved to approve Final Plat for Crescent Moon Village Phase 1A, located at approximately 1500 West Crescent Moon Trail, Kayenta Development-Owner. Lance Anderson-Applicant.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Lance Anderson	RECUSE

B. Discuss zoning text amendments regarding recreational vehicles, including carport restrictions.

Mike Rodriguez stated that this may move forward for a public hearing. Councilmember Ron Densley asked us to review the code requirements on this. Additionally, a resident on 350 North has raised questions regarding the construction of metal carports that are currently only allowed in a couple of places in the old township and what used to be the old mobile home zone on 600 South and 200 East. It was recently rezoned. Those are the only two areas in the City they are currently allowed. It is somewhat restrictive. Mr. Watson questioned the size and height of the carports. It doesn't allow for a larger RV to be parked under a carport the way it is written currently. The Commission has the ordinance and the language for RV and for carports before them. There is a photograph example of RVs parked in the Discovery development. One example is screened and one shows it without screening. They have access off an alley on the other side. The reason for this coming forward is to review these regulations and consider a public hearing to amend these regulations if the Commission feels it is necessary. **Chairman Jeff Loris** stated there is no public hearing tonight. **Mike Rodriguez** stated no, this is just discussing possible zoning text amendments tonight. **Commissioner Mike Scott** stated Item c(iii) One occupiable RV may be parked on a residential lot during the construction of the primary residence. Pointing to that and on first page 1a(v) Occupiable RVs shall not be parked or stored on any vacant lot prior to the construction of the primary residence. We need clarification there. **Mike Rodriguez** stated that staff interpretations was that any RVs that are intended to be occupied were not to be stored or utilized on a vacant lot. The other paragraph means that they can be utilized during construction only with a valid building permit. **Commissioner Mike Scott** stated Page 1 should be an exclusion. Page 2 should be an exception. **Mike Rodriguez** stated that once a permit is issued that is deemed to be during construction. The code requires that construction be completed within a year. They can ask for an extension. **Commissioner Bryan Pack** stated that he sees no need to change the code. Screening seems to be the big issue and whether or not it is too restrictive, and he doesn't feel like it is. **Mike Rodriguez** stated this example shows screening and landscaping. **Commissioner Bryan Pack** stated that the wall adds a nice element to screen from the public street. **Mike Rodriguez** stated that was the intent of the code when it was put in place. **Commissioner Lance Anderson** stated in our subdivision ordinance we require screening everywhere. **Commissioner Bryan Pack** inquired if it is creating a burden on the City to try to enforce this? **Mike Rodriguez** stated it presents challenges on people where to place them but we take action as

necessary. **Chairman Jeff Loris** stated the RV Park going in on Highway 91 we discussed things that couldn't be outside such as no propane tank, but things do start to accumulate, trash, weeds etc. A screen would beautify where the public could see that. **Commissioner Lance Anderson** stated people at the RV Park meeting wanted it more restrictive and it was inside a park. He likes the idea of leaving the wall as it is in the ordinance. **Commissioner Bryan Pack** stated it would be valuable to have a Public Hearing. **Mike Rodriguez** stated we will schedule it on a future meeting date and have the Commission review the code language, and make any changes if necessary. **Chairman Jeff Loris** inquired about the carport item? **Commissioner Bryan Pack** stated if the resident can't build a carport, could he build a garage? **Mike Rodriguez** stated yes he can. Metal carports are popular but our code limits where and the height and size of them. **Commissioner Bryan Pack** stated to accommodate this gentleman, we would need to approve a change in size. **Commissioner Lance Anderson** inquired if he is in the old township, but he is over the limits? **Mike Rodriguez** stated yes our code only allows a maximum 12x22 long carport that can be 10 feet tall entrance. **Commissioner Lance Anderson** stated if he doesn't live on major or arterial street of the Master Transportation plan and we have allowed carports in his area already at one time we could consider increasing the size. There is not an RV that fits those dimensions anymore. If we increased in size that would be a benefit to those residents. **Mike Rodriguez** stated that it has been a challenge for staff as well because we have had to take action against some of these because of the size. Some have even had to be removed. **Commissioner Lance Anderson** stated about 10 years ago there were concerns that carport architecture would take away from the houses. If it is allowed, we could increase the size in the old township where it is already allowed. **Commissioner Mike Scott** stated yes he would be in favor of allowing it in the areas it is currently allowed in. **Commissioner Bryan Pack** stated is there a certain setback or location on the lot where these can be? **Mike Rodriguez** stated it has to comply with the setbacks for the zone. **Chairman Jeff Loris** stated section 4-5 has the table on the setbacks. **Mike Rodriguez** stated yes we can look at those setbacks as well. **Commissioner Bryan Pack** stated that is an appropriate setback. We wouldn't want them sitting right up front. **Chairman Jeff Loris** stated on 16.12.104 1(a) it says no detached garage shall be higher than 20 feet. But in 16.12.103 it does not stipulate how tall a carport can be. **Mike Rodriguez** stated that it cannot be any higher than the height of the primary structure. Accessory building section discusses the maximum height and setbacks. **Chairman Jeff Loris** stated that in 16.12.104 b(3) maximum building height is 15 feet for an accessory building, so not stipulated from the height of the primary structure. **Commissioner Mike Scott** stated in those zones as they currently are today he could have a 10 foot tall entry but have a 15 foot tall building. **Chairman Jeff Loris** stated most RVs are 12-15 feet. **Mike Rodriguez** stated the code as it is makes it challenging for newer RVs to park their RVs. **Commissioner Lance Anderson** stated if we stay in the zones it is already allowed in he would be in favor of looking at it. **Chairman Jeff Loris** stated they would like to move forward to the Public Hearing.

C. Discussion regarding Ivins City Moderate Income Housing Plan.

Mike Rodriguez stated this is an element of the General Plan and we are required by legislation to submit a new report and any changes. It is due before the end of the calendar year. We would like the Commission to take a look and review it as it is currently written and see if anything has changed or need to be included. Staff will look at census data to see if we have any stat changes. We want to make sure we are meeting the requirements of the plan. **Commissioner Bryan Pack** stated that he is interested on Staff input on where we stand in the City. County wide, this

DRAFT

is a big issue. It is almost impossible to find a place to rent here. What research has been done? **Mike Rodriguez** stated Staff is looking to see if anything has been changed significantly. Staff will get a better understanding to report on it. **Commissioner Lance Anderson** stated he would like to see if programs like USDA Rural loans and self-help programs are still available. This report is 10 years old. **Chairman Jeff Loris** inquired how many building permits have we done this year? **Mike Rodriguez** stated we just recently received our 100th building permit for new single family homes this year. We are seeing more of an interest in multi-family homes. We have Westbrook Townhomes, the concept plan we just did, Robert Ence townhomes, and Rocky Vista University. **Chairman Jeff Loris** stated that staff will go through the stats of these and then Planning Commission will verify the differences between the reports.

D. Discuss and consider approval of the Ivins City Planning Commission minutes for October 3, 2017.

MOTION: Commissioner Bryan Pack moved to approve the Ivins City Planning Commission minutes for October 3, 2017.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Bryan Pack	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 the agenda on October 31st will be filled up. **Commissioner Bryan Pack** stated he would prefer not having a meeting that night, or change the date. **Chairman Jeff Loris** stated that it was a conflict with his schedule as well. If they were mostly public hearings, we would not see much attendance because of Halloween. **Mike Rodriguez** stated he would speak with our City Manager, Dale Coulam and let Commission know if we can change or cancel that date.

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.

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

DRAFT