IVINS CITY
PLANNING COMMISSION
MINUTES
December 5, 2017
435-628-0606

1) WELCOME AND CALL TO ORDER

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 05:25 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: Rose and William Watson, Richard Svien, Pam Dale, Clyde and Amber Davis, Dan and Jan Brown, Jason Smith, Jessica Mousley, Laura Erdmann, Andrea Platis, Jenny Johnson, Lily Ofcarcik, Helen Furr, Lucia Castro, Brent Baxter, as well as others who did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Adel Murphy

C. Invocation--Commissioner Jeff Loris

D. Disclosures

Chairman Jeff Loris stated that the zone change on Item 4C and 4D has been prepared by the company he works for, but he has no part in the design or development. No other conflicts.

2) REPORTS AND PRESENTATIONS --None

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS-

A. Public Hearing on a proposed Zoning Map Amendment, changing Mobile Home Zoning District (MH) to Single Family Residential, 10,000 sq ft minimum lot size (R-1-10), located within blocks of 200 North to 400 North, and between 200 West and 200 East.

Mike Rodriguez stated recently the City changed an area from Mobile Home (MH) to R-1-5 zoning. This area outlined in blue is currently Mobile Home, which isn't in our code anymore. R-1-10 is closest to those lot sizes. The area in the orange is an area we are going to include in a later action. R-1-10 zoning is also to the West and to the East of this proposed area. **Chairman Jeff Loris** opened the Public Hearing. Laura Erdmann stated she lives at 395 North and asked about the insurance on her trailer. **Dale Coulam** responded that you can repair and replace but not expand. **Mike Rodriguez** clarified that it would need to be set on a permanent foundation or a site-built home. **Commissioner Adel Murphy** stated mobile homes are described as pre-1976 and after that they had HUD stickers. **Dale Coulam** stated that a mobile home has an axle, and a manufactured home is set on a permanent foundation. Hearing no other comments, **Chairman Jeff Loris** closed the Public Hearing.

B. Discuss and consider recommendation on a proposed Zoning Map Amendment, changing Mobile Home Zoning District (MH) to Single Family Residential, 10,000 sq ft minimum lot size (R-1-10), located within blocks of 200 North to 400 North, and between 200 West and 200 East.

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Chairman Jeff Loris stated these match the size of the lots that are there now and Mobile Home is now non-conforming. **Dale Coulam** stated it doesn't have a current designation so yes we need to assign one.

MOTION: Commissioner Adel Murphy moved to approve recommendation on a proposed Zoning Map Amendment, changing Mobile Home Zoning District (MH) to Single Family Residential, 10,000 sq ft minimum lot size (R-1-10), located within blocks of 200 North to 400 North, and between 200 West and 200 East.

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 Zone Change/Map Amendment from R-1-5 (Residential 5000 sq ft) to RM (Multi-Family Residential) for I-SB-69 E, located at approximately 560 South 150 East. Jason Smith-Applicant. Marjorie Painter-Owner.

Mike Rodriguez stated that the applicant is requesting changing their .918 acre parcel to have RM/Multi-Family residential zoning. This site is in shown on the map in red lines. Directly south of this is an existing townhouse development and the six mobile homes on 600 South. R-1-5 is what the Mobile Home area was changed to just a few months ago. There is an old mobile home that currently exists on this parcel. **Chairman Jeff Loris** opened the Public Hearing. Hearing no comments, **Chairman Jeff Loris** closed the Public Hearing.

D. Discuss and consider recommendation of a proposed Zoning Change/Map Amendment from R-1-5 (Residential 5000 sq ft) to RM (Multi-Family Residential) for I-SB-69 E, located at approximately 560 South 150 East. Jason Smith-Applicant. Marjorie Painter-Owner.

Jason Smith, representing the applicant, stated that they had not yet decided for certain, but they could do 12 units on that property. It will be built similar to the property South of this parcel. Four-plexes can get financed a bit easier. **Chairman Jeff Loris** stated that an R-1-5 would accommodate 8 units; 12 would match what is to the South and West a little bit. Lily Ofcarcik inquired if she could ask a question. She stated that is a lot of densely populated areas and she is wondering what the City's plan is with units like this? **Dale Coulam** stated that the public hearing is over, but the State requires us to have a moderate income housing plan. This is in an already densely populated area so changing from Mobile Home to Townhome makes sense. He invited her to come in and meet with staff to answer those questions.

MOTION: Commissioner Adel Murphy moved to approve recommendation of a proposed Zoning Change/Map Amendment from R-1-5 (Residential 5000 sq ft) to RM (Multi-Family Residential) for I-SB-69 E, located at approximately 560 South 150 East. Jason Smith-Applicant. Marjorie Painter-Owner.

SECOND: Commissioner Lance Anderson

VOTE: The motion carried.

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

E. Public Hearing regarding Transportation Master Plan Update.

Mike Rodriguez stated this was a discussion item last meeting to allow private streets on Multi-Family developments to not have to comply with Single-Family development standards. This would allow Multi-Family to have reduced street sizes. **Commissioner Lance Anderson** inquired if we have a copy of the cross sections? **Dale Coulam** stated that the City Engineer stated that the guidelines that exist now were for single family projects, not Multi-Family or townhome-type projects. The City Engineer thought it was an unnecessary requirement and proposed having smaller width streets in those type of projects. **Commissioner Lance Anderson** stated he would want to see the cross-section if it is needed. **Mike Rodriguez** stated if a development comes forward it would still have to meet fire code, accesses and service vehicles. **Chairman Jeff Loris** opened the Public Hearing. Hearing no comments, **Chairman Jeff Loris** closed the Public Hearing.

F. <u>Discuss and consider recommendation regarding Transportation Master Plan Update.</u>

The Planning Commission decided to continue this to see a cross-section if that would be applicable.

MOTION: Commissioner Adel Murphy moved to table Discuss and consider recommendation regarding Transportation Master Plan Update to check with our City Engineer on whether a cross-section is needed.
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 Preliminary Plan for Westbrook Townhomes, located at approximately 200 South and 200 West. Brent Baxter-Applicant. Troy Nelson-Owner.

Mike Rodriguez stated that we have seen this plan before. The applicant now wants to subdivide this and this is the preliminary plat with two triplexes and a duplex in the center. Each unit has a two-car garage. **Dale Coulam** stated that if a property is a standard subdivision there is no public hearing. **Commissioner Lance Anderson** inquired if the driveways are part of the lot? Brent Baxter stated that we created a PUD with driveways as a common area and the home itself will be singularly built and with singular ownership. **Chairman Jeff Loris** stated so they are independent but they are built together in a cluster. Brent Baxter stated that they are going to be built in a cluster but able to sell separately for when the rental market wasn't quite as strong.

MOTION: Commissioner Adel Murphy moved to approve recommendation of Preliminary Plan for Westbrook Townhomes, located at approximately 200 South and 200 West. Brent Baxter-Applicant. Troy Nelson-Owner.
SECOND: Commissioner Lance Anderson
VOTE: The motion carried.

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

B. <u>Discuss and consider recommendation of proposed zoning text amendments, including carport restrictions and recreational vehicles.</u>

Dale Coulam stated there has been a public hearing on this previously and that has been closed. However, there will still be a public hearing when the City Council considers this. **Mike Rodriguez Commissioner Lance Anderson** stated we talked about carports being open on three sides. **Mike Rodriguez** stated okay. In the IRC and IBC carports are defined as open on at least two sides. **Commissioner Lance Anderson** stated that was the intent. **Mike Rodriguez** described changes he had made to the text based on last meeting's discussion. The Planning Commission discussed further changes to clarify the size and materials that could be used to construct a carport. **Commissioner Lance Anderson** stated that keeping 3 sides open, keeping it back off the sides and the front as much as they can from the neighbors, is what is important. **Commissioner Adel Murphy** stated that they aren't limited to the length of the house if they can take the house and divide it by 50% of the main structure. That is the detached structure formula. You can go bigger if it is half the size of the house. **Chairman Jeff Loris** stated that 17A would be 12 feet by whatever length would be determined by the footprint of the house. **Commissioner Adel Murphy** stated let's match whatever they can build for a detached garage, whatever size they can have, that is the size they can have for the carport, so 50%. **Commissioner Lance Anderson** stated those lots are long and narrow and suggested we limit it to 50 fee in length. **Commissioner Adel Murphy** stated so the formula maximum is 12 feet by 50 feet and do the detached garage formula, whichever is less. **Commissioner Lance Anderson** stated so they need a 5 foot setback in order to be able to build a 15 foot building. **Mike Rodriguez** stated the table has to be changed and inserted to be applicable to carports or as it is written it applies to detached garages and they would have to be 10 feet away from the primary structure. They would have to comply with setbacks and heights. **Commissioner Lance Anderson** asked so if it was a 3 foot setback with a 13.6 foot high entrance how would those neighbors feel about that? He would say it needs more room, but he doesn't want to restrict it for other people and their lifestyle in the old township. **Chairman Jeff Loris** stated it should be 5 feet as a setback. **Mike Rodriguez** stated the carport on 200 West has a flat roof, it is partially open on 3 sides and is higher than the primary building. It complies with the setbacks because it is a wider lot. **Commissioner Lance Anderson** stated he believes that first they built that carport, then they came back in and asked to put up a cover or a screen. **Dale Coulam** stated you can't have drainage going onto other properties so with a carport that is 15 feet high water would cascade off if there is any slope to the side. **Commissioner Adel Murphy** stated we want it attached to the house. Not free-standing. Asphalt or pad, it doesn't matter. Also open on 3 sides. **Commissioner Lance Anderson** stated also no enclosed use in the top part of the carport. **Chairman Jeff Loris** inquired does this then become part of the footprint? Why attach the carport? **Commissioner Lance Anderson** stated attaching it to the house brings the massive size of a carport down. **Commissioner Adel Murphy** stated if it is freestanding, then all four sides are open. If it is attached, then the one side required is the house side. She summarized her understanding of the requirements as 50 foot length maximum, a maximum entry height is 13'6", a maximum structure height of 15', and set back 3 feet from the front of the primary home. **Chairman Jeff Loris** clarified 3 feet behind whatever it is sitting next to. **Commissioner Adel Murphy** stated we want to make these revisions and look at it again.

C. <u>Discuss and consider approval of the Planning Commission 2018 Meeting Dates.</u>

Dale Coulam stated the Council left July 5th on their calendar. It is up to the Planning Commission to strike any dates now and not have a meeting, or wait until they are closer to the

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dates having potential conflicts. **Commissioner Lance Anderson** requested we remove January 2nd. **Commissioner Adel Murphy** stated we should strike the July 3rd meeting as well.

MOTION: Commissioner Adel Murphy moved to approve Planning Commission 2018 Meeting Dates, as amended.

SECOND: Commissioner Lance Anderson

VOTE: The motion carried.

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

D. <u>Discuss and consider approval of the Ivins City Planning Commission minutes for November 14, 2017.</u>

MOTION: Commissioner Adel Murphy moved to approve the Ivins City Planning Commission minutes for November 14, 2017.

SECOND: Commissioner Lance Anderson

VOTE: The motion carried.

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

D. City Attorney, Dale Coulam

E. Items to be placed on future agendas

7) <u>ADJOURNMENT</u>

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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