IVINS CITY
PLANNING COMMISSION
MINUTES
January 16, 2018
435-628-0606

1) WELCOME AND CALL TO ORDER

A. Acknowledgement of Quorum

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 05:30 p.m. All present included Chairman Jeff Loris, Commissioner Adel Murphy, Commissioner Bryan Pack, Commissioner Mike Scott, and Commissioner Lance Anderson.

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

Audience Attending: Richard Svien, Claudette Larsen, CJ Unzen, Regina Roper, William Watson, Michael and Sharon Barton, Robert Ence, Troy Nelson, as well as others who did not sign in.

B. Flag Salute--Commissioner Mike Scott

C. Invocation--Commissioner Bryan Pack

D. Disclosures

Commissioner Lance Anderson stated that he has a conflict with the Taviawk final plats. No other conflicts.

2) REPORTS AND PRESENTATIONS --None

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS-

A. Public Hearing regarding a Conditional Use Permit for Kay's Court Townhomes, located at approximately 100 West 50 South. Doris Ellen Ence-Owner. Robert Ence-Applicant.

Mike Rodriguez stated that this is a continuation to the townhomes development on Center Street across from the LDS church. They are adding two more buildings with six townhome units in each building. This is for the conditional use permit for them to be able to build these two additional buildings. **Chairman Jeff Loris** opened the Public Hearing. Hearing no comments, **Chairman Jeff Loris** closed the Public Hearing.

B. Discuss and consider approval of a Conditional Use Permit for Kay's Court Townhomes, located at approximately 100 West 50 South. Doris Ellen Ence-Owner. Robert Ence-Applicant.

Commissioner Mike Scott stated this is just a continuation of what they have been doing. **Commissioner Lance Anderson** stated the site plan needs to check the elevations. This looks good, but double check the pad elevations.

MOTION: Commissioner Bryan Pack moved to approve a Conditional Use Permit for Kay's Court Townhomes, located at approximately 100 West 50 South. Doris Ellen Ence-Owner. Robert Ence-Applicant.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

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

5) DISCUSSION AND POTENTIAL ACTION ITEMS-

A. Discuss and consider recommendation regarding Transportation Master Plan Update.

Chuck Gillette stated that the original transportation master plan stated that for private streets in residential subdivisions, we want them to meet one of our cross-sections. The intent was for single family homes, but now we are seeing multi-family developments proposed, but as staff reads it, the strict reading shows they should have to install the same streets, when in reality a lot of multi-family streets are more like parking lots, rather than similar to a single family road. We are recommending that we amend the transportation master plan and that the criteria used is simply the fire code. We did not want to do cross-sections because we can't predict what type of situations we will run into. There is also language in the new transportation master plan that they do have to provide for pedestrian needs. Fire code requires 26 feet minimum of driveable surface wherever there are fire hydrants. **Commissioner Lance Anderson** stated his concern is that we actually already reduced parking, but it will turn into a parking lot. If we reduce parking and roads, we need to keep a check on that type of concern.

MOTION: Commissioner Adel Murphy moved to approve recommendation regarding Transportation Master Plan Update.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

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

B. Discuss and consider recommendation regarding the requirements for the relocation of overhead utility services to underground.

Chuck Gillette stated that it is in the subdivision ordinance that all utilities are to be located underground. It is a long standing interpretation that if there is a line above your project, you need to pay to lower that line underground. Most streets we really do want them under ground, like Center Street. The portion at Freemont at Snow Canyon is being lowered. There is a segment of land owned by Hafen that may get lowered if they ever develop. There are not a whole lot of developed areas left to lower power lines. 400 West and 400 South has power lines that are going underground. Hwy 91 and 200 East have high voltage and they can't go underground. The cost is prohibitive for smaller 1-3 acre developments. We talked about limiting to a certain size lot where the power line may be exempted, maybe one or two acres; or if cost exceeds a certain amount; or a comparison to the size of the development. He would like the Planning Commission to discuss and think about it and come up with an idea of what is appropriate, or if we need to make all developers pay for it. Kay's Court has 12 units there, and he is probably looking at $40-50k expense to put them underground. On some of these smaller projects if we are trying to encourage infill development, do we make the developer pay that cost? **Commissioner Bryan Pack** stated right now everyone pays? **Commissioner Lance Anderson** stated yes, and little

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projects get stuck with things like this; they get a benefit, but not the whole benefit. It should not be the developer's total expense. **Chairman Jeff Loris** stated we could do a per linear foot. **Commissioner Lance Anderson** stated he agrees we should look at it. **Mike Rodriguez** stated we need to take all those factors into consideration and make a recommendation. **Commissioner Lance Anderson** stated we should look at the Transportation Plan and see where people are traveling through. **Chuck Gillette** stated it isn't a major safety issue, it is purely aesthetic. In the Subdivision Ordinance under Title 15.05.601 under general utility requirements, paragraph (1) all utilities shall be routed through underground service and properly recorded easements and rights of way and we could add a subparagraph to that going with the idea of maybe picking a certain size area. Existing overhead power lines, adjacent to the project and on the same side of the street, shall be relocated underground with exception to projects that are less than whatever number we select. That is one option. Or it could be linear foot. **Commissioner Lance Anderson** stated we should follow the Transportation Plan to determine what areas we want to allow that. **Chuck Gillette** stated that he has a map that shows where power lines are. There are areas he would like to see go underground, like Center Street, the Cemetery. We can do it by size or mechanism but if the City kicks in the funds, we need to know where we would pull those funds from. **Commissioner Lance Anderson** inquired if this couldn't be a Special Improvement District (SID) so that it goes to each person. **Chuck Gillette** stated the old township is where all the overhead lines are, and they are already paying a SID. **Commissioner Lance Anderson** but when they do it, their value increases. **Chairman Jeff Loris** stated we will table this until next meeting.

C. Approval of Final Plat for Westbrook Townhomes, located at approximately 200 South and 200 West. Brent Baxter-Applicant. Troy Nelson-Owner.

Mike Rodriguez stated that this is the final plat that has 8 units. It is three buildings, with two tri-plexes on the ends, and a twin-home in the center. They are platting these and it is a standard subdivision.

MOTION: Commissioner Bryan Pack moved to approve Final Plat for Westbrook Townhomes, located at approximately 200 South and 200 West. Brent Baxter-Applicant. Troy Nelson-Owner.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

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

D. Discuss and consider approval of Final Plat for Taviawk IX-T, located at approximately 781 West Wicasa Drive. Kayenta Development-Owner. Lance Anderson-Applicant.

Commissioner Lance Anderson recused himself. **Mike Rodriguez** stated this is a single lot subdivision and is in compliance with city codes and ordinances.

MOTION: Commissioner Bryan Pack moved to approve Final Plat for Taviawk IX-T, located at approximately 781 West Wicasa Drive. Kayenta Development-Owner. Lance Anderson-Applicant.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

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

E. Discuss and consider approval of Final Plat for Taviawk XI-P, located at approximately 554 West Tearasinab Way. Kayenta Development-Owner. Lance Anderson-Applicant.

Mike Rodriguez stated that this is a one lot subdivision. This has been reviewed by staff and is in compliance.

MOTION: Commissioner Bryan Pack moved to approve Final Plat for Taviawk XI-P, located at approximately 554 West Tearasinab Way. Kayenta Development-Owner. Lance Anderson-Applicant.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

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

F. Discuss and consider recommendation of proposed zoning text amendments, regarding carport restrictions and screening of recreational vehicles.

Mike Rodriguez stated that we have discussed this in several meetings. We have taken Planning Commissions' recommendations. The green highlight in an area that we may want to consider optional setback language. Height and roof has been discussed and we took the language on our code for detached garages to determine the size of the carport footprint. **Commissioner Bryan Pack** stated that under A for maximum size section. The language of 1 and 2 need to match. It states that it should not be greater than 50% of the square footage of the foot print. This is a stylistic change to match the language in both paragraphs by adding the word "square footage" on the second paragraph. Also in paragraph 1 is stated "0.5" and in the other paragraph we used fraction. It reads better if we make them match. **Chairman Jeff Loris** stated in subsection 17 it states that a carport shelter is open on at least three sides. It may also be freestanding. But then it states that freestanding carports may be open on four sides. **Commissioner Adel Murphy** stated if it is three sides it is attached and if it is four sides open it is freestanding. **Mike Rodriguez** stated that the only way you would have a wall on a carport would be because it is attached to an existing building. If it stands on its own it is open on all four sides. **Commissioner Lance Anderson** inquired if it could be 15 feet away from the main home? **Mike Rodriguez** stated yes. **Commissioner Lance Anderson** stated that Center Street is one place he would not want to allow these to happen. We should respect the Transportation Plan. we should change the map and remove Center Street off of that map. **Commissioner Mike Scott** stated we could just change the map. **Mike Rodriguez** stated we could state that lots fronting Center Street would be prohibited and would not apply. **Commissioner Lance Anderson** stated we could say 200 feet off Center Street. Or some magic number. A certain distance off of there, for the view corridor. We wouldn't allow a metal building except in the old township. We should use the Transportation plan. **Commissioner Adel Murphy** stated if the viewshed lets us put it off the street 50 feet, you feel that is not enough so that it sits further back off the street. She

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agrees. **Commissioner Lance Anderson** stated yes. There are only like eight lots that front Center Street. So say a minimum of 75 feet for front setback for carports that front Center Street. Our findings would relate back to the Transportation Plan for minor arterial streets. **Mike Rodriguez** inquired in subsection D, are we complying with the minimum setbacks? **Commissioner Lance Anderson** stated he wanted some citizens to come in and give feedback. He recommends to keep what is in D and he wants to encourage citizens to go to City Council to agree or disagree. Some lots will have a hard time doing that because they are long, narrow lots. **Mike Rodriguez** inquired if everyone was happy with the clarification for the three feet setback behind the front of the home. **Commissioner Lance Anderson** stated yes, but change Section I to Section E and bring it up so seismic isn't in the middle and it reads better.

MOTION: Commissioner Adel Murphy moved to approve recommendation of proposed zoning text amendments, regarding carport restrictions and screening of recreational vehicles, as amended with Planning Commissions' changes.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

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

G. Discuss and consider approval of the Ivins City Planning Commission minutes for December 5, and December 19, 2017.

MOTION: Commissioner Bryan Pack moved to approve the Ivins City Planning Commission minutes for December 5, and December 19, 2017.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

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

6) REPORTS

A. Planning Commission

Commissioner Mike Scott apologized for missing the last meeting.

B. Chairman

C. Building and Zoning Administrator, Mike Rodriguez

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 Adel Murphy	AYE
Commissioner Bryan Pack	AYE

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Commissioner Mike Scott	AYE
Commissioner Lance Anderson	AYE

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