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 interpretation 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. <u>Discussion regarding Ivins City Moderate Income Housing Plan.</u>

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

Mike Rodriguez stated that this is proposed South of Unity Park that is now Medium Density Residential with R-1-10 zoning. The developer is donating 2 acres of open space for a detention basin at the South end of the project. Staff considers this to be in compliance with City regulations. Chairman Loris opened the public hearing. Jake Heward on behalf of the developer was present for questions. Hearing no comments, **Chairman Loris** closed the public hearing.

B. Discuss and consider recommendation of a proposed Preliminary Plan and Zoning Map Amendment for Subdivision Enhancement Overlay District for Haven at Heritage Acres, located at approximately 400 West and 400 South. Seth Foster-Owner. Alpha Engineering-Applicant.

Chairman Loris asked why the lots were smaller than 10,000 sq. ft. What did they give up to get the smaller lots? **Dale Coulam** explained that they have to give 10% open space to qualify for a Subdivision Enhancement Overlay. The applicant is not asking for a density bonus. They are asking to put the same density on the remaining land after they give up the 2 acres. They want the same number of lots they would have put on it but they donated the land. It takes a SEO to do that. It ends up similar to Cliffrose as far as lot sizes. They gave up the 2 acres for a regional detention basin. Jeff Loris noted the larger lots are along the street. **Lance Anderson** stated that people along the park wanted some parking on 400 South. **Dale Coulam** stated there will be parallel parking. We are maximizing the detention basin already. There is not enough property for off-street parking, but it will now be organized parking. **Lance Anderson** asked if we had control over height? **Dale Coulam** stated just the maximum height of 25 feet. **Jeff Loris** asked if the roads will be named later on? **Mike Rodriguez** replied, yes. **Jeff Loris** stated 38 foot roads have sidewalks on one side. 43 feet is on both sides.

MOTION: Commissioner Bryan Pack moved to recommend approval of the proposed Preliminary Plan and Zoning Map Amendment for Subdivision Enhancement Overlay District for Haven at Heritage Acres, located at approximately 400 West and 400 South. Seth Foster-Owner. Alpha Engineerng-Applicant.
SECOND: Commissioner Mike Scott
VOTE: The motion carried unanimously.

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

C. Public Hearing of proposed zoning text amendments, regarding recreational vehicles parking and carport restrictions.

Mike Rodriguez stated that this is to hear some amendments towards parking of recreational vehicles and construction of carports. We have two pictures to show, one is with the screen wall. and conceals the lower portion. The next photo is of RVs parked alongside the residence without a wall. These are to take into consideration. The second issue is the construction of carports. Currently they are only allowed in the old township and they are restricted to metal carport structures limited in size to 12 feet by 22 feet and a maximum entry height of 10 feet. It limits a lot of RVs that people want to keep covered from the elements. They won't fit under a structure of that size. We are looking for input to change that ordinance to be able to help protect those RVs. **Adel Murphy** opened the Public Hearing. Comments on both issues are being accepted. **Bill Watson** stated that he lived on 125 E 350 N. He recently purchased a new toy hauler. This last summer the harmful sun rotted all four of the vents that open and close. They

need to be replaced. The trailer is not yet a year and a half old. Temperatures got up to 150 degrees inside. He would like to look at the ordinances that prohibit him from building a carport. It is 12'6" tall and 24' in length. The average length of trailers being sold today is between 21 and 28 feet and 13 feet plus high. He is asking for permission to change the ordinance to allow the necessary height to save his trailer. **Michael Holmes** stated he lives on 47 East 490 South in the mobile home area. His RV toyhauler is in the front yard and will not fit between houses. He believes he has been brought up to current code. He would like to know if it is okay in the front setback as long as it is on hard surface, like asphalt, concrete or gravel? **Dale Coulam** suggested he speak with Mike Rodriguez regarding his particular situation to be sure he is in compliance. **Adel Murphy** closed the Public Hearing.

MOTION: Commissioner Bryan Pack moved to approve moving the Public Hearing of proposed zoning text amendments, regarding recreational vehicles parking and carport restrictions to the first Public Hearing item.

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

Commission Bryan Pack inquired if there was a purpose to our original ordinance? **Dale Coulam** stated Council at that time was going for more requirements for garages that included RV's and that is why it was restricted to the old part of town. The main issue is the size and there is no dispute that the size of RVs has increased dramatically. **Commissioner Mike Scott** stated both the footprint and the size of the entry. **Mike Rodriguez** stated the height can be no taller than the primary structure but the entry point can be no taller than 10 feet; that is why it has been difficult. Bill Watson started his RV parking structure and his intent was to park his RV underneath. We visited him because what he wanted to build couldn't be built. **Commissioner Mike Scott** stated that the only real issue is to make the footprint wider. How could it be detrimental in that zone? **Commissioner Lance Anderson** stated it has to have a relationship to the home. **Commissioner Mike Scott** inquired with no set length, but maybe keep it no longer than the length and height of the house? **Commissioner Lance Anderson** stated we just don't want our carports to be bigger than our houses. **Chairman Jeff Loris** arrived at 19:16 and had no conflicts with the agenda. He inquired what the height of carports can be? **Mike Rodriguez** stated they generally can't be taller than the height of the house. **Commissioner Adel Murphy** stated she agrees on the front area. Carports should not be sticking out past the front of the house. They would still have to comply with setbacks. **Mike Rodriguez** stated another challenge is that currently they are limited in size based on the size of the footprint of the primary home, and on the lot, and whether it is determined to be attached or detached garage is determined by how far it is set back from the primary structure. If it is less than 10 feet then it is considered attached and they also have certain restrictions. **Commissioner Lance Anderson** stated in Bill Watson's situation would these changes help him? **Mike Rodriguez** stated that every situation is different, and in Mr. Watson's situation, he had a challenge on the sides of his lot. The size and configuration of the lot in each situation would

have to be based on their own merits. **Commissioner Adel Murphy** stated we could use the carport and do a percentage of the sq footage of the home. **Commissioner Lance Anderson** stated the challenge Mr. Watson has is meeting the side yard setback. **Mike Rodriguez** stated the issues that have been raised is the restrictive size in the areas that they are allowed, being limited to 12 by 22 feet; as well as the entry height only being 10 feet. **Commissioner Lance Anderson** stated none of us have a problem making the carports bigger than they are now, where they are allowed. If we applied the attached garage formula to it and kept using the percentage scale on the backyard, and change the height and make a 3-5 feet setback so it doesn't line up with the front of the house. Carports are just a cover with no walls. So in Mr. Watson's case, he would start building it 3-5 feet back and do it 50% of his house size and keep it lower than the maximum height of his home. The entrance should be 13.6 feet because most overpasses are 13.6 feet. Also he would comply with it being only 25% of his backyard. So those are his parameters. If we restrict width is 12 feet and length is based on the home size. **Commissioner Mike Scott** stated so if we stated a max height of 15 feet or the height of the house, whichever is smaller, that would give them their clearance. **Chairman Jeff Loris** stated he had two technicalities. On 17C it says constructed of 26 gauge steel. Is that the minimum? **Mike Rodriguez** stated the way the code reads now, they have to comply with size requirements and be constructed of 26 gauge steel or aluminum. We could change the language to include other types of materials. **Chairman Jeff Loris** stated it should just say minimum. **Commissioner Lance Anderson** stated we could take that language out and just say meet City code. Can we make it so this can cover all carports? **Dale Coulam** stated this is just referring to metal right now. We would need a different discussion to do others. **Commissioner Lance Anderson** stated he would encourage other materials. **Mike Rodriguez** stated that a carport is defined as a roof structure open on two or more sides. **Chairman Jeff Loris** stated that on Item H is states carports are open on three sides. **Dale Coulam** clarified that C should say, if metal, it should be constructed of 26 gauge steel minimum. We can come up with language as far as other materials. We could change the heading as long as it is still applying to just carports, so we could come back with a minimum standard on that. **Chairman Jeff Loris** stated on Item 14 on drainage it says no stormwater shall run off into adjacent properties, but under Item 3 B2 It states the identical statement. **Commissioner Adel Murphy** stated one is for garages. One is for accessory buildings. **Dale Coulam** stated one could be eliminated. **Commissioner Lance Anderson** asked to have staff look at this and revise it and look at it again. **Dale Coulam** inquired how they all felt about screening? **Commissioner Lance Anderson** stated we should stick with the screening we have. **Commissioner Bryan Pack** stated he is comfortable leaving it as it is currently. **Commissioner Mike Scott** stated he felt the same. **Dale Coulam** stated staff would bring this back next meeting.

E. <u>Public Hearing regarding Ivins City Moderate Income Housing Plan Update.</u>

Dale Coulam stated that Commissioner Mike Scott gave comments and his idea was to be consistent throughout and to reference timeframes. So he has gone through and made those changes. There were references to software and programs that we do not have access to. Five Counties did this plan. We are simply updating that plan. On Page 4 of the top there was information from the Kem Gardener Policy Institute. That did not exist when the plan was originally done. For consistency, we have used the source of the original plan. It is our recommendation to update the plan to this extent and on a future update we will ask Five Counties to run the numbers again for us using the Kem Gardener Policy Institute information as

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. Discuss and consider recommendation regarding Transportation Master Plan Update.

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. Discuss and consider recommendation of proposed zoning text amendments, including carport restrictions and recreational vehicles.

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

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

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. <u>Discuss and consider approval of the Ivins City Planning Commission minutes for December 5, and December 19, 2017.</u>

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. <u>Planning Commission</u>

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) <u>ADJOURNMENT</u>

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