IVINS CITY
PLANNING COMMISSION
MINUTES
January 30, 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 Bryan Pack, Commissioner Mike Scott, Commissioner Adel Murphy, and Commissioner Lance Anderson.

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

Audience Attending: Claudette Larsen, Brett Kee, Jason Smith, Brandee Walker, as well as others who did not sign in.

B. Flag Salute--Commissioner Mike Scott

C. Invocation--Chairman Jeff Loris

D. Disclosures

Commissioner Lance Anderson stated he has a final plat on the agenda. **Chairman Jeff Loris** stated that he has a conflict with the concept plan for Ivins Townhomes, although this is just a presentation. **Commissioner Bryan Pack** arrived at 6:20 pm and stated he had no conflicts.

2) REPORTS AND PRESENTATIONS --

A. Concept Plan Ivins Townhomes, located at approximately 560 South 150 East. JLB3S LLC-Owner. Jason Smith-Applicant.

Mike Rodriguez stated that this was a lot that had a mobile home on it. The owner has purchased the lot and they are looking at putting 12 townhomes there. The exhibit we have has been changed to a mirror image of the shown concept plan. It is adjacent to the neighborhood park and they will provide access to that as well.

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS-None

5) DISCUSSION AND POTENTIAL ACTION ITEMS-

A. Discuss and consider recommendation of Preliminary Plan for Kee Stone Village, located at approximately 600 West and 280 South. B and V Investments LLC, Owner. Brett-Kee-Applicant.

Mike Rodriguez stated this is a 13 lot standard subdivision with R-1-10 zoning, just North of Cliffrose Phase 3 off 600 West. Primary access will be off of 600 West into the cul-de-sac. There will be a block wall on the East end so there will be no access through the other subdivision. **Commissioner Mike Scott** stated this is consistent with what the Planning Commission has seen. **Commissioner Lance Anderson** inquired if this project will have a block wall around the entire perimeter? **Mike Rodriguez** stated yes. The East side was concerned that we not have an additional access there so there will be a wall on that end.

MOTION: Commissioner Adel Murphy moved to approve recommendation of Preliminary Plan for Kee Stone Village, located at approximately 600 West and 280 South. B and V Investments LLC, Owner. Brett-Kee-Applicant.

DRAFT

SECOND: Commissioner Mike Scott
VOTE: The motion carried.

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

B. Discuss and consider approval of Taviawk IX-V Final Plat, located at approximately 758 West Shinava Drive. Kayenta Development, Inc Owner/Applicant.

Commissioner Lance Anderson recused himself. **Mike Rodriguez** stated this project contains 5 lots. Staff has reviewed this and it appears to be compliant with our ordinances.

MOTION: Commissioner Adel Murphy moved to approve Taviawk IX-V Final Plat, located at approximately 758 West Shinava Drive. Kayenta Development, Inc Owner/Applicant.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

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

C. Discuss subdivision text amendments regarding overhead power lines & side lot line utility easements.

Dale Coulam stated that he put Chuck Gillette's language in the form of an ordinance. So the exception to the requirement of putting overhead power lines underground is if the development project is less than 2 acres in size. Are there any other exceptions you can think of? This came about because of the proposed townhouse development on 100 West; the power would have to go around Center Street and wrap around the corner to 100 West and tie into the transformer. It would be a lot more than just adjacent to his property. In the old township we are trying to encourage infill development. It is cost prohibitive because the power company makes you go to a transformer. Another related question is that side-lot easements on every plat have primarily been for overhead power and rear utility easements. We went to a meeting with Washington and Iron County recorders, surveyors and engineers; they were talking about how difficult amending plats and keeping track of those easements can be. They suggested that maybe those easements have outlived their purpose. **Chuck Gillette** stated he was requested to do the utility map by the Planning Commission. Highway 91 has power lines on both sides and the voltage there is too high so they won't go underground. 200 East the line is also too high. 600 West has a segment that could go underground. Most of the remaining lines, the development has already occurred around them. Maybe one day if homeowners wanted, they could form a SID or if the City contributes funds they could bring them all underground. **Chuck Gillette** stated he used Google street view to get these lines mapped. **The** Cemetery is one place that we can use City funds to lower the power lines there. The majority are in the old township and we are trying to encourage infill development. These power line requirements are causing developers grief for these expenses. **Commissioner Lance Anderson** stated follow the transportation plan. If the old township wants infill and it isn't on the master transportation plan it wouldn't matter to us. **Chuck Gillette** stated that flag lots would be exempt if this ordinance passes. **Chairman**

Jeff Loris stated he is okay with it then, but exclude Center. What about the downtown area? **Chuck Gillette** stated that David Hafen's son Kelvin would still have to lower theirs because they would be more than 2 acres. He could divide that up and do the first 2 acres and then do one to avoid that expense. **Commissioner Lance Anderson** stated that if they are not on a minor or major collector, anything that is not a residential, then they have to drop their lines. No minimum because it would not look good. **Commissioner Adel Murphy** stated that people appeal their property value because of power lines. It can have an effect. **Dale Coulam** clarified they were talking about not on a minor or major collector, 200 North between 200 West and 200 East or if the voltage is too high. **Commissioner Lance Anderson** stated those side and rear easements are also for drainage. **Chuck Gillette** stated if they had not had side lot easements, we would not have been able to do Padre Canyon. **Commissioner Lance Anderson** stated we need to keep it. If someone changes something upstream it affects those lots and it is nice to have those easements in. 24" is our biggest water line. **Dale Coulam** stated it was being brought to the Planning Commission because the County did away with it, as well as some other cities. **Chairman Jeff Loris** stated we will bring this back next meeting.

D. Discuss zoning text amendment regarding setbacks in the Twinhome and Townhouse zoning districts.

Dale Coulam stated we have created the Twinhome and Townhome zones to feel more like residential and He showed a recent plan of a single story Twinhome that was 80 feet in width rather than the currently allowed 60 foot maximum wall length. He then showed the south side of the Freemont project which complies with the current ordinance. Along the West boundary, however, it depends on how you treat architectural offsets in the wall. This type of building is made to look residential. As you can see, with an 80 foot wall length it would allow a twinhome and a triplex but some further clarification would be needed regarding wall offsets for a four-plex. **Commissioner Adel Murphy** stated on multi-family we don't want big long walls. She could see this in the twinhome zone, but not for Multi-Family townhomes. 4-unit townhomes can get pretty long. **Commissioner Mike Scott** stated if he was to build one structure 100 feet long he would have to double the setbacks. If he breaks it into two units it breaks up the mass and then do a lesser setback. **Commissioner Lance Anderson** stated Movara was not what he perceived at all. We created townhome development over there and he doesn't want any unintended consequences. He would rather require they have to have a certain percentage of relief on the wall. **Chuck Gillette** stated that height matters too. **Commissioner Lance Anderson** stated seeing visual movement in the building makes a difference. **Commissioner Adel Murphy** stated we could leave it 60 ft with relief, but if they want to do the 80 feet, then only for twinhome. **Commissioner Adel Murphy** inquired if Fremont was out of compliance? **Chairman Jeff Loris** stated they are asking for 80 and the ordinance is 60. **Commissioner Lance Anderson** stated it is interpretation. **Dale Coulam** stated it depends on if we count the cutouts as enough relief. **Commissioner Adel Murphy** stated we have Single Family on the West and South. **Dale Coulam** stated this was considered relief on the South side so the West side may be an issue, depending on how you treat the offsets. **Mike Rodriguez** stated that the design guidelines still require the offsets of two feet. **Dale Coulam** stated if it is seen, it is required every 40 feet. **Commissioner Lance Anderson** stated twinhomes can be 80 feet; he thought townhomes should be left at 60 max with relief after that.

E. Discuss and consider approval of the Ivins City Planning Commission minutes for January 16, 2018.

DRAFT

MOTION: Commissioner Adel Murphy moved to approve the Ivins City Planning Commission minutes for January 16, 2018.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	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

Dale Coulam stated that City Council wants a work meeting to discuss water and irrigation master plans. Possibly next Tuesday 5:30 pm.

E. Items to be placed on future agendas

Mike Rodriguez sated that Haven at Heritage Estates will be coming soon as well as Posovi IIG and the School District property East of 200 West. They are looking at a denser zoning there.

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 Adel Murphy	AYE
Commissioner Lance Anderson	AYE

DRAFT