IVINS CITY
PLANNING COMMISSION
MINUTES
February 13, 2018
435-628-0606
February 9, 2018

1) WELCOME AND CALL TO ORDER

A. Acknowledgement of Quorum

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 5:30 p.m. All present included Chairman Jeff Loris, Commissioner Lance Anderson, Commissioner Adel Murphy, Commissioner Bryan Pack, and Commissioner Mike Scott.

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

Audience Attending: Claudette Larsen, Ethan Pack, Rob Roush, Dee Osborn.

B. Flag Salute-Commissioner Adel Murphy

C. Invocation-Commissioner Bryan Pack

D. Disclosures

Commissioner Lance Anderson disclosed he has a conflict with Posovi IIG Final Plat. No other conflicts.

2) REPORTS AND PRESENTATIONS --None

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS-None

5) DISCUSSION AND POTENTIAL ACTION ITEMS-

A. Discuss and consider approval of Red Desert Phase 1 Final Plat, located at approximately 400 East to 500 East and 350 North to 400 North. Red Earth Development Company-Owner. Rob Roush-Applicant.

Mike Rodriguez stated this plat consists of 5 lots north of Palisades. There is an existing home on lot 11. **Chairman Jeff Loris** stated the recorder had sent a new note 11. Mike Rodriguez stated there was a punctuation change to make it consistent with the development agreement. On lots 14 and 15 they will have minimum rear setback of 35 feet. **Chairman Jeff Loris** stated there will be 25 off the street as well. Mike Rodriguez stated yes and these are 15000 sq ft lots. They have plenty of space and are zoned RE-15 as a standard subdivision. This is the first phase. **Chairman Jeff Loris** stated so this is just a setback rather than an easement. **Commissioner Adel Murphy** stated this is the development being discussed the other night at work meeting. That is why they have moved these homes forward to keep the pads high. **Chairman Jeff Loris** stated he has no issues with this plat.

MOTION: Commissioner Bryan Pack moved to approve Red Desert Phase 1 Final Plat, located at approximately 400 East to 500 East and 350 North to 400 North. Red Earth Development Company-Owner. Rob Roush-Applicant.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

DRAFT

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

B. Discuss and consider approval of Posovi IIG Final Plat, located at approximately 902 West Donoma Court. Kayenta Development-Owner. Lance Anderson-Applicant.

Commissioner Lance Anderson recused himself. **Mike Rodriguez** stated that this is a one lot plat on the northwest corner of Uwan and Donoma. This has been reviewed by staff and is consistent with our ordinances. This is the second lot in Posovi. **Chairman Jeff Loris** stated it looked good. No issues.

MOTION: Commissioner Bryan Pack moved to approve Posovi IIG Final Plat, located at approximately 902 West Donoma Court. 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

C. Discuss language for relocating overhead power lines to underground.

Dale Coulam stated that we reworded the exceptions and Chuck Gillette did research and found that the maximum voltage for a line to go underground was 15kv. If you are satisfied with the language, then we will put this on next agenda for a public hearing as a proposed amendment to the subdivision ordinance. We first talked about three exceptions but 200 North turned out to not be an exception. **Commissioner Bryan Pack** inquired about the language and if it specifies who is responsible to put it under ground? Do we need to define it? **Dale Coulam** stated the subdivision ordinance requires the developer to put the power lines underground but these are the exceptions. **Commissioner Bryan Pack** stated so elsewhere in the code it states who is responsible, we don't need to define it further than that? **Dale Coulam** stated that was correct; we are looking at if we should require it for smaller infill developments. **Commissioner Bryan Pack** stated he was just making sure we weren't creating any ambiguity. **Commissioner Lance Anderson** stated the Highway corridor where no one will ever build streets there, that would be a City issue. **Dale Coulam** stated yes, it will have to be part of the corridor project. The St George line can go underground but it would be at our expense because it doesn't serve anyone in Ivins. The Rocky Mountain side is too high a voltage to go underground. **Commissioner Bryan Pack** stated on "A" it says "a" development projects. We just need to take off the "a". **Dale Coulam** stated that next Planning Commission this will come back as a Public Hearing. **Commissioner Lance Anderson** inquired if a group wanted to do something by themselves to bury a line, they could form a district. **Dale Coulam** stated they could do a Special Assessment Area (SAA).

D. Discuss and consider approval of the Ivins City Planning Commission minutes for January 30, 2018.

DRAFT

MOTION: Commissioner Bryan Pack moved to approve the Ivins City Planning Commission minutes for January 30, 2018.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

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

6) REPORTS

A. Planning Commission

Chairman Jeff Loris stated that he is passing on that the Mayor and City Council want the Planning Commission to know of their gratitude for the labor-intensive work that they do and study up on, and to thank them for their services.

B. Chairman

C. Building and Zoning Administrator, Mike Rodriguez

Mike Rodriguez stated that coming forward will be a concurrent land use/zone change for R-1-10 zoning on 200 West and Center and the School District property off Hwy 91 east of Indigo Trails.

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 Lance Anderson	AYE
Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE

DRAFT