IVINS CITY
PLANNING COMMISSION
MINUTES
February 27, 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 Lance Anderson, Commissioner Bryan Pack, and Commissioner Mike Scott.

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

Audience Attending: Richard and Sally Tom, Mike and Karen Martinez, Dennis and Vera Dooley, Gerard and Molly Cote, Cheri Jameson, Edward Dienes, Kris and Bernie Bush, Steve Jolley, Claudette Larsen, Connie and Steve Jackson, Maggie Lameka, Lloyd Warner, Dennis and Pat Dierks, Ann and Gary Cazin, Stacy Young, Logan Blake, David Thayer, CJ Unzen, Bob Hermandsen, as well as others that did not sign in.

B. Flag Salute--Commissioner Bryan Pack

C. Invocation--Chairman Jeff Loris

D. Disclosures

Commissioner Lance Anderson stated that he has neighboring land next to 580 West Normandy Road, who has an item on the agenda. No other disclosures.

2) REPORTS AND PRESENTATIONS --None.

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing regarding Concurrent Land Use/Zoning Amendment for Sendero Subdivision, located at approximately 200 West Center Street. Washington County School District-Owner. Development Solutions Group, Inc-Applicant.

Mike Rodriguez stated that the concurrent application for 17.57 acres is owned by the Washington County School District from Center to 200 North and adjacent to 200 West on the East side of it. Tenaya Estates is to the West. We neglected to include that they are proposing lot averaging on this. They are asking for Medium Density Residential and R-1-10 Zoning. **Dale Coulam** stated that lot averaging is an overlay that is part of the zoning and R-1-10 would mean a minimum of 10,000 sq ft, but with an overlay some lots can be smaller or larger, they must average 10,000 sq ft. We will hold the public hearing and then continue it to the next meeting. **Chairman Jeff Loris** opened the Public Hearing. Maggie Lameka stated she is in Tenaya Estates and she would like to honor the integrity of the area to make it a 12.5 zone. Most of the homes with 10,000 sq ft are on top of each other. Most people moved here to have some elbow room. Ed Dienes stated that 200 North is his concern and he is worried about two-story homes blocking views. Ernie Bush stated he is in Quail Cove to the North of the proposed property. He questioned what they have in mind with ingress and egress and on what streets? He had similar concerns as the others, and asked that Sendero respect the integrity of the areas single resident homes. He is hopeful that this development will be similar in nature and be careful of traffic. **Chairman Jeff Loris** reminded the audience that tonight the discussion is on the use of

the lot. When it comes time for the concept plan they will present what they want to do with their lot. We will see this subdivision at the Planning Commission a few more times. **Dale Coulam** stated that both zones are single family residential. There will be no multi-family homes. The height in our City is a maximum of 25 feet. As far as a plan, they need to know what the allowed density is first so they can know what lot space is allowed for their plan. Richard Tom stated he feels that a density of 12.5 is more reasonable to protect the property values and views they have. He would like to suggest to the developer to consider having a greenbelt buffer that can be an access or a walkway. Dave Thayer lives on Madera Trail and inquired if twenty-five feet is one story or two? **Dale Coulam** stated it can be two but it is tight. Dave Thayer stated that a greenbelt buffer would be great and inquired about grading and walls? **Chairman Jeff Loris** stated that tonight we are discussing only the zoning issue. **Mike Rodriguez** stated the code states that 6 foot walls are allowed. Cheri Jameson stated her concern is the size of small lot and she would request making them larger. **Chairman Jeff Loris** continued the Public Hearing and discussion to the next meeting.

B. Discuss and consider recommendation regarding Concurrent Land Use/Zoning Amendment for Sendero Subdivision, located at approximately 200 West Center Street. Washington County School District-Owner. Development Solutions Group, Inc-Applicant.

Commissioner Adel Murphy stated that Medium Density Residential also encompasses the 12.5 density and that we need to look to see what is around it. **Mike Rodriguez** stated to the East of 200 West is 12.5 density. Tenaya Sands has an overlay. RE-15 is Tenaya Estates density. Quail Cove is R-1-10; 400 West and 200 North Santerra Estates and Redstone Estates are standard subdivisions and R-1-10 with lot averaging. Suncrest West is 7.5. **Commissioner Adel Murphy** stated she would say 12.5 density with lot averaging. **Commissioner Bryan Pack** stated he would like to shelf the discussion until the next Public Hearing. **Chairman Jeff Loris** stated that the maximum building height is 25 feet. Most people don't build that tall but they can put a bonus room in there. **Dale Coulam** stated the Washington County School District no longer is planning on additional schools in Ivins so they are selling their land..

C. Public Hearing regarding Concurrent Land Use Zoning Amendment for Sage Cove Subdivision, located at approximately 580 West Normandy Road. Washington County School District-Owner. Development Solutions Group, Inc-Applicant.

Mike Rodriguez stated this property is West of Ryders and Indigo Trails. **Chairman Jeff Loris** stated they are also proposing lot averaging. RE-15 is Indigo Trails with lot averaging. It is the 7.6 acre piece along Guy Lane. This is Washington County School District property also, with same applicant. It is RE-5 zoning currently. **Commissioner Bryan Pack** stated that the Land Use Plan shows Low Density Residential surrounding it. Commissioner Lance Anderson stated they do not front the highway. **Chairman Jeff Loris** opened the Public Hearing. Cheri Jameson inquired if it is the same developer or builder? **Dale Coulam** stated the applicant is not the builder or the ultimate developer. They go through the land use process and sometimes there is an applicant that gets it zoned. The City is familiar with this applicant. He stated the City will also continue this Public Hearing to next meeting. CJ Unzen inquired if she could come in and get a map of all the areas? **Dale Coulam** stated to come in to the building department.

D. Discuss and consider recommendation regarding Concurrent Land Use Zoning Amendment for Sage Cove Subdivision, located at approximately 580 West Normandy Road. Washington County School District-Owner. Development Solutions Group, Inc-Applicant.

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Chairman Jeff Loris stated that we would be continuing this discussion at the next meeting.

E. Public Hearing on text amendments regarding overhead power lines.

Mike Rodriguez stated the attached map shows where the power lines exist above grade. The draft Ordinance presented recommended language in red, and showed that they shall be underground except projects in the historic township, not on a minor or major collector arterial street, or where the line voltage is more than 15 kv. **Chairman Jeff Loris** opened the Public Hearing. Hearing no comments, **Chairman Jeff Loris** closed the Public Hearing.

F. Discuss and consider recommendation on text amendments regarding overhead power lines.

Dale Coulam stated that we generally try to have new development put the power lines in underground, but in the historic township we have owners on very narrow lots so it is a small frontage. The power company requires developers to go from transformer to transformer. 200 East will never go underground because the voltage is too high. **Commissioner Lance Anderson** stated on the Highway the south lines can't go underground but the north side of the Highway could. **Chairman Jeff Loris** stated we have had several applicants that can't move forward with their projects because of the cost.

MOTION: Commissioner Bryan Pack moved to approve recommendation on text amendments regarding overhead power lines.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

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

G. Public Hearing on zoning text amendment regarding setbacks in the Twinhome and Townhouse zoning districts.

Dale Coulam stated there are two concerns. The old ordinance used to say that a building wall that was more than 60 feet had to have double the setback distance. That was before we created the twinhome and townhouse zones. They are designed to look like a single family home with two car garages. We had someone go through the zone change process and now would not be able to build a twinhome on that lot ifthis requirement was not amended for a twinhome. If that changed to 80 feet, then it fits – but it must be single story. Many single family homes have walls longer than 80 feet. Their plans were at 76 feet and require that larger wall. Townhouse zone means that there are usually 3-4 units in a cluster and they have two car garages. So if we go 60 feet at the normal setback and have an offset in that wall of at least 10 feet the building could have another wall plane up to 60’ in length. We would measure each wall separately as long as there was a 10 foot separation or offset. **Chairman Jeff Loris** opened the Public Hearing. A question regarding water connections for twinhomes and townhomes was asked, and if there is someone overseeing the water? **Dale Coulam** stated they could go to the Public Works department to discuss their concerns. Hearing no further comments, **Chairman Jeff Loris** closed the Public Hearing.

H. Discuss and consider recommendation on zoning text amendment regarding setbacks in the Twinhome and Townhouse zoning districts.

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Commissioner Mike Scott stated this is in line with what we talked about to minimize the mass and he likes how the twinhome zoning encourages single story buildings. That is a plus. **Commissioner Adel Murphy** stated this is exactly what we were discussing last meeting.

MOTION: Commissioner Adel Murphy moved to approve recommendation on zoning text amendment regarding setbacks in the Twinhome and Townhouse zoning districts.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

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

5) DISCUSSION AND POTENTIAL ACTION ITEMS-

A. Discuss and consider recommendation of Preliminary Plan for Red Mountain Vistas Townhomes, located at approximately Hwy 91 and 300 West. Dutch Holdings, LLC-Owner. Bush and Gudgell/Blake Frei-Applicant.

Mike Rodriguez stated that under this proposed property is across from Movara and is under 8 acres with 72 townhomes to subdivide. This has the Townhome zoning so they will be limited to no more than four dwelling units per building and each is required to have a two car garage. This is along Hwy 91. **Chairman Jeff Loris** inquired whether the developer can call them townhomes when we have a Townhouse zone. **Dale Coulam** stated that the plans showed an optional wall or fence along Hwy 91 separating the townhomes from the highway. Staff believes it is required by Section 15.05.503. It states that a fence is required if development is adjacent to an incompatible use identified by the City, such as canals, ditches, channels or other water ways, or other hazardous or unsightly uses. He thinks a 50 mph highway would be classified by the City as a hazardous, incompatible use next to a high density residential project. Subsection 3 may also apply because it is in a residential zone. Staff recommends that the recommendation include a wall between the development and Highway 91. **Mike Rodriguez** stated that the applicant agrees and construction of the fence will comply with all design standards. **Commissioner Lance Anderson** stated these townhouses can be 25 feet high. **Commissioner Adel Murphy** inquired if they also have to have breaks, massing and offsets? **Dale Coulam** stated yes they do. Bob Hermandsen stated that he has submitted elevations and four drawings for the site plan. They are under 25 feet and they are two-story. **Mike Rodriguez** stated the roof lines and walls were offset from unit to unit and there were color variations between units. The front elevation cantilevers out on the rear and you can see where the arched element is above each one of the patio doors. It will vary and have roof changes and it will also have offsets. We have had considerable discussions with the applicant and then they have made those adjustments.

MOTION: Commissioner Mike Scott moved to approve recommendation of Preliminary Plan for Red Mountain Vistas Townhomes, located at approximately Hwy 91 and 300 West. Dutch Holdings, LLC-Owner. Bush and Gudgell/Blake Frei-Applicant, with the requirement of a fence between Highway 91 and the property.

SECOND: Commissioner Bryan Pack

VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Adel Murphy	AYE

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

B. Discuss and consider approval of Final Plat for Haven at Heritage Acres, located at approximately 400 West and 400 South. Seth Foster-Owner. Alpha Engineering-Applicant.

Mike Rodriguez stated this is the first phase and includes the northernmost section of the project on 400 South between 400 West and 200 West. **Chairman Jeff Loris** stated this is immediately south of the splash pad. **Mike Rodriguez** stated the large parcel is a detention basin and is in the first phase. This is consistent with what we have seen in the past. **Dale Coulam** stated this is a subdivision enhancement overlay so they kept the same density, the same number of lots as if the detention basin wasn't there for the zoning that they had. **Commissioner Lance Anderson** stated he would like to look at what percentage is the most they can have for lot averaging. He believes it is 25%. **Commissioner Adel Murphy** stated she would like to know that information for the next meeting.

MOTION: Commissioner Bryan Pack moved to approve Final Plat for Haven at Heritage Acres, located at approximately 400 West and 400 South. Seth Foster-Owner. Alpha Engineering-Applicant.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

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

6) REPORTS

A. Planning Commission

B. Chairman

C. Building and Zoning Administrator, Mike Rodriguez

Mike Rodriguez stated that we will be diligent in notices being done correctly and we will re-send notices. Staff apologizes for the error.

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 Lance Anderson	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE

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