IVINS CITY
PLANNING COMMISSION AMENDED MEETING
MINUTES
April 3, 2018
435-628-0606

1) WELCOME AND CALL TO ORDER

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, and Commissioner Bryan Pack.

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

Audience Attending: Claudette Larsen, Greg Zemp, Jessica Mousley, CJ Davis and Brett Kee.

A. Acknowledgement of Quorum

B. Flag Salute-Commissioner Lance Anderson

C. Invocation-Commissioner Bryan Pack

D. Disclosures

Commissioner Lance Anderson disclosed that he has a plat for Taviawk IX-D and Indigo I-D is his son's development. No other conflicts.

2) REPORTS AND PRESENTATIONS --Concept Plan for The Village at Movara.

Mike Rodriguez stated they are proposing 12 casita units on the western boundary and also proposing building two (2) two-story buildings North of the fitness center and 2 bed and 3 bed guest units. This is consistent with what they proposed. They can go 35 feet high on commercial buildings. They want access off Hwy 91 and working with another owner to gain that access between Movara and Ryders. TRC has reviewed this. We will report to City Council on Thursday. **Commissioner Lance Anderson** asked about Hwy 91 entrances and how many are allowed. **Mike Rodriguez** stated that it depends on the spacing. This one will fall in line with 400 West.

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS-None

5) DISCUSSION AND POTENTIAL ACTION ITEMS-

A. Discuss and consider approval of Amended Final Plat for Pomegranate Lane Subdivision, located at approximately 140 South Main. Jennifer Johnson-Owner/Applicant.

Mike Rodriguez stated that this is a small subdivision plat along 100 South and Main Street and there were 4 lots platted on this street owned by Jennifer Johnson's father and their family. They took the center lots and combined them into one lot. They moved an irrigation easement and made three lots to build on that center lot. **Commissioner Lance Anderson** inquired what the zoning is there. **Mike Rodriguez** stated it is R-1-10 he believes. There is a 10 ft irrigation easement that exists through that lot and it may need to be relocated. They will site the house further North to be out of the way of that easement.

MOTION: Commissioner Bryan Pack moved to approve the Amended Final Plat for Pomegranate Lane Subdivision, located at approximately 140 South Main. Jennifer Johnson-Owner/Applicant.

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SECOND: Commissioner Lance Anderson
VOTE: The motion carried.

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

B. Discuss and consider approval of Amended Final Plat for Sentierre Subdivision, located at approximately 800 Tuacahn Drive. Jessica Mousley-Applicant. Padre Canyon Resort, LLC-Owner.

Mike Rodriguez stated that Sentierre Padre Canyon Phase 1A is asking to amend the plat to include lots 13 and 19. Those currently have homes under construction. Because they have to have improvements completed, they want to change to a hammerhead for fire access instead of the loop. They are currently under construction. When we present to the City Council we are asking whether we need to amend the Development Agreement and/or the Conditional Use Permit. The temporary hammerhead is for emergency access. **Chairman Jeff Loris** stated that it does state that it is a temporary hammerhead on the mylar.

MOTION: Commissioner Bryan Pack moved to approve the Amended Final Plat for Sentierre Subdivision, located at approximately 800 Tuacahn Drive. Jessica Mousley-Applicant. Padre Canyon Resort, LLC-Owner.
SECOND: Commissioner Adel Murphy
VOTE: The motion carried.

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

C. Discuss and consider approval of Final Plat for Taviawk IX-D, located at approximately 796 West Wicasa Drive. Kayenta Development, Inc.-Owner/Applicant.

Commissioner Lance Anderson recused himself. **Mike Rodriguez** stated that this is a 3 lot subdivision in Taviawk with a total acreage of 5.762 and has been reviewed by the TRC and staff. It complies with the Preliminary Plan and staff recommends approval. **Chairman Jeff Loris** stated he noticed the no-build area is in the wash.

MOTION: Commissioner Adel Murphy moved to approve the Final Plat for Taviawk IX-D, located at approximately 796 West Wicasa Drive. Kayenta Development, Inc.-Owner/Applicant.
SECOND: Commissioner Bryan Pack
VOTE: The motion carried.

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

D. Discuss and consider approval of Final Plat for Indigo Trails Phase 1-D, located at approximately 442 West Wild Indigo Way. Kolby Anderson-Applicant. A n A Enterprises-Owner.

Commissioner Lance Anderson recused himself. **Mike Rodriguez** stated that this is 4 lots that they are platting on 1.714 acres and it is consistent with the zoning and sizes. TRC reviewed this

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last week as well as staff. It complies with our codes. **Chairman Jeff Loris** inquired what is the space is between the two lots**? Lance Anderson** stated it is for future access.

MOTION: Commissioner Bryan Pack moved to approve the Final Plat for Indigo Trails Phase 1-D, located at approximately 442 West Wild Indigo Way. Kolby Anderson-Applicant. A n A Enterprises-Owner.

SECOND: Commissioner Adel Murphy

VOTE: The motion carried.

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

E. Discuss and consider approval of Final Plat for Kee Stone Development, located at approximately 280 South 600 West. Brett Kee-Applicant. B&V Investments LLC-Owner

Mike Rodriguez stated that consists of 13 units located on 4.63 acres just north of Cliffrose Phase 3 subdivision and part of Phase 2 to the south. It gets its primary access off 600 West and a secondary access off Buckthorn Lane in Cliffrose. There is a cul de sac on the eastern part of the project. They spoke with adjacent property owners to construct a perimeter wall on that eastern boundary to prohibit access. This is a standard subdivision with R-1-10 zoning and complies with City ordinances. It is consistent with what has been presented.

MOTION: Commissioner Adel Murphy moved to approve the Final Plat for Kee Stone Development, located at approximately 280 South 600 West. Brett Kee-Applicant. B&V Investments LLC-Owner

SECOND: Commissioner Bryan Pack

VOTE: The motion carried.

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

F. Discuss and consider approval of minutes for March 13, 2018.

Chairman Jeff Loris asked to change "sw ft" on Line 13 page 3 to "sq ft". **Commissioner Adel Murphy** asked to change Item D Pg 5 line 21 where it says "we recommend. City Council decides/makes the final decision" to state Planning Commission instead.

MOTION: Commissioner Adel Murphy moved to approve minutes for March 13, 2018, as amended.

SECOND: Commissioner Lance Anderson

VOTE: The motion carried.

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

6) REPORTS

A. Planning Commission

B. Chairman

C. Building and Zoning Administrator, Mike Rodriguez

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Mike Rodriguez stated that we have Townhomes 560 coming. They have removed the manufactured home that has received some complaints from the neighbors. Sage Villas is working towards moving forward. We have a concurrent zone change on Tuscan Grove for a Preliminary Plan for R-1-10 zoning. The new owner wants to change the park site that was previously approved to another home site. The parks does not want to have to maintain it, and some of the perimeter and block walls will have to be rebuilt and reinstalled. The lots because of the way the utilities have been brought in, really can't change their layout much. **Commissioner Lance Anderson** stated that the original owner had an agreement to landscape and the lots along the West boundary are really high and they do not need to be that high even for the utilities. Those are things he would look at. **Mike Rodriguez** stated that the City Engineer has told all applicants there will have to be some modifications and improvements to the site. **Commissioner Lance Anderson** stated he would like to see those homes views changed so that it is not 6 feet higher than the road especially when there is no need for it. **Chairman Jeff Loris** stated that the road on Center and on 600 West has been used by the City and everyone without an agreement to that land. **Commissioner Lance Anderson** stated that they traded an easement it seems for a sewer issue running through their subdivision. **Mike Rodriguez** stated they will be coming forward and presenting their plan in the future for the Planning Commission to review and consider. **Commissioner Lance Anderson** stated with a Subdivision Enhancement Overlay we have some say in how it's laid out, but when it is a standard subdivision, we have no say.

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

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