IVINS CITY
PLANNING COMMISSION
MINUTES
May 1, 2018
435-628-0606

1) WELCOME AND CALL TO ORDER

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

Staff Attending: Mike Rodriguez-Building and Zoning Administrator, Tom Jorgensen-Assistant Public Works Director, and Sharon Allen-Deputy City Recorder.

Audience Attending: Richard Svien, Claudette Larsen, Suzy and Dave Appel, Rick Richardson, Riley Richardson, CJ Davis, as well as others that did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Mike Scott

C. Invocation--Commissioner Bryan Pack

D. Disclosures

Commissioner Lance Anderson stated that he had all the final plats on the agenda. No other conflicts.

2) REPORTS AND PRESENTATIONS --

A. Presentation of Master Plans for Culinary and Irrigation Water.

Tom Jorgensen, Assistant Public Works Director, gave the Master Plan presentation. There are some needs that will be required in our near future from our irrigation and water system. We get our water from three main sources. The water treatment plant with the Washington County Water Conservancy District and there is a pipeline connecting us, we are quite far away from Quail Creek but it gives us probably 40-50% of our water. We also have water that comes from the Snow Canyon Wells. The Gunlock Wellfield also provides us water, and it is actually St George water, but we have an agreement with them to provide us water. They are expanding that wellfield, but we cannot count on any more additional water coming from that source. We are on the verge of needing more water. We go through 2700 acre feet of water for a year, and there is enough in the straw, but if we go down in one of our sources, during the peak times of the year, we won't have enough to supply water. Culinary water sources on this side of St George will be difficult. There is not a lot of sources to pull from here. The main one is the Lake Powell pipeline, and all sources coming to us are also shared by the other cities as well. So that is our culinary water. If we have a secondary system, it doesn't need to be treated as much as culinary water, so that opens it up to more sources that are available. We have Gunlock Reservoir. There is a reuse facility for wastewater in the St George plant, and that water is available for secondary use only. Since we are tapped out on culinary sources and half of our culinary water gets used outside anyway, let's reduce the amount used outside and keep our culinary water inside. There are lots of reasons why it is a smart move for us. It makes sense to grab water from sources close to us and use our secondary system more. The engineers looking at our water system have made 3 phases. The first phase is that we already have a lot of subdivisions with dry irrigation systems in. The yellow lines are the ones indicated on map that we are trying to tie together. There will be a long transmission line that comes up to a tank and then the yellow lines tie together all

subdivisions in the first phase. We can decrease culinary use by 450 residential connections so we extend use by another 7-8 years. Every time we reduce culinary use, we extend the length we can use it. The second phase is the orange areas on the map and the green pipes are extending our system out further to areas. That is another 570 additional units being pulled off the culinary system. Phase three is 1.7 million dollars, connecting the remaining areas. The next phases are more than 10 years out and we asked the engineers to look into the future to tell us what to be mindful of. They stated we will need a storage facility but we don't know where it will be. We know we need an area for that though, at some point in the next 10-15 years for a reservoir. A lot of unused reuse water in the St. George plant, but the accessibility of that water is mainly during winter time. If we pump into a storage reservoir through the winter we use it when the demand is high for outdoor use. The first phase will be a two million gallon tank. That will last us 20 or so years. At buildout that tank will need to be upwards of four million gallons. The third phase is estimated at four million dollars and represents the pipes in the ground. It does not include the reservoir cost. That cost, in its current location, would be upwards of 15-17 million dollars to do the reservoir. In Phase four, there is a lot of land within Ivins that does not have dry irrigation already piped to it. This phase is where we send pipes into residential areas that don't have pipes in the ground now but could in the future, like the old township. In the future we will gauge if it is worth it to dig up existing roads for that. There are a lot of costs associated with that. Phase five is anticipated to expand as the City expands. We will have infill development in these areas and this encompasses whole area we anticipate taking irrigation to. That cost is estimated at 9 million dollars and could be out of ours or developers' pockets. We will look for future thoughts on that. On the culinary system, the good news is that most places already have dry irrigation. We have enough to handle for buildout for indoor use. We have low pressure in a couple areas and those are exacerbated by low fire flows. We would address those areas with booster pumps and upsizing of lines for more flow. That accounts for about $445,000 in the next 10 years. That is not a lot of money and is great news. The last thing we asked the engineers to evaluate is if we should acquire or work with Kayenta Water Users. We have a lot to work out. Impact fees and whether to charge or not, how much will the City lines and tank be worth? Should the City pay for that? A lot of details to discuss. These are the recommendations from our engineers. The next step is we adopt both these plans and then working on impact fees analysis and user fees. **Commissioner Bryan Pack** inquired if we will see those discussions as they come? **Mike Rodriguez** stated the plans would come back, but the fees are with City Council. Both plans are available online to review. **Chairman Jeff Loris** stated thank you for the presentation.

B. Concept Plan Report for Altura Subdivision, located at 200 West Center Street, DSG Holdings, LLC-Owner. Development Solutions Group-Applicant.

Mike Rodriguez stated that this is the old Washington County School District property and adjacent East of Tenaya Estates to 200 North. They were initially requesting R-1-10 zoning and Planning Commission recommended RE-12.5 with lot averaging. There are 49 lots laid out in this manner. We will be seeing how they intend to develop that. They followed the 12.5 lot averaging and they have large lots on the North end.

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS-

A. Public Hearing on a proposed Zoning Ordinance Amendment regarding Multi-Family Building Length and Storage in the CLM Zoning District.

Mike Rodriguez stated that we spoke about possibly increasing the length of multi-family buildings when it doesn't adjoin single family. Currently the code states that the maximum length

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of multi family buildings is 120 feet. What Dale Coulam wrote in the proposed ordinance in the language in red, is when they adjoin commercial or other multi family that they can be increased 50%. When it abuts commercial or is in the interior or abuts multi family or mixed use it can increase 25%. The maximum this would allow a developer to increase the size of their building 60 ft to 180 ft when it abuts those uses. The other part of this ordinance was to clean up our use table language regarding storage space. Kayenta's Crescent Moon still has 16,000 sq ft of remaining storage space allowed. **Commissioner Bryan Pack** inquired about the storage space. If they use 4,000 sq ft in a couple years will we need to amend this again? **Mike Rodriguez** stated no we will just keep track of that use. **Commissioner Lance Anderson** stated it was done in a Conditional Use Permit and they have kept track of it that way. **Chairman Jeff Loris** opened the Public Hearing. Riley Richardson stated that the thought behind the length of the buildings is a good one because you could have a 300 foot building over there that is 25 feet tall right beside you. This example shown allows them to put a larger building by Ryders and keep their costs down and the area next to it is Multi-Family and they could have a 25% increase on those buildings and then there is a good portion that is interior. There is no residential affected by this in anyway and allows us to use the property. Hearing no further comments, **Chairman Jeff Loris** closed the Public Hearing.

B. Discuss and consider recommendation of a proposed Zoning Ordinance Amendment regarding Multi-Family Building Length and Storage in the CLM Zoning District.

Commissioner Bryan Pack stated that he has no issue with the building length. He doesn't understand why we are doing anything with the Kayenta storage. **Commissioner Lance Anderson** stated because it was not on the use table and it should be added in. **Mike Rodriguez** stated Dale Coulam wanted to use this as his opportunity to clean up the use table. **Commissioner Mike Scott** stated he thinks it looks fine. **Commissioner Lance Anderson** inquired what is the building setback? **Mike Rodriguez** stated 10 feet from property lines. They are limited by height and they would have to double their setback if they wanted to go to 35 ft high. This addresses when it is adjacent to single family residential then the building length would be limited to 120 feet. The proposed change is saying that if it abuts or adjoins commercial zoning it can be increased by 50% or if it adjoins multi family then it can increase by 25%. The setbacks aren't addressed or affected at all in this amendment just the length of the buildings. **Commissioner Lance Anderson** stated he is worried about long expanses of walls. **Mike Rodriguez** stated if this is approved, it will allow the buildings to be longer, but they still have to have offsets and variations in the roof. **Commissioner Lance Anderson** stated there are just such large masses he is worried about unintended consequences. He has been sitting at these meetings 15 years and we have a certain mindset now, but then we change the thought. If they want 50% more length, then maybe do 50% more offsets. Riley Richardson stated that commercial doesn't care what the buildings look like. **Commissioner Lance Anderson** stated but we do. He is worried about the large mass as you drive down Highway 91. Riley Richardson stated this will stagger down the hill. **Chairman Jeff Loris** stated he would like to look at places that are residential on the land use plan as well so he can see where else in the City this may be applicable. **Mike Rodriguez** stated anywhere we have High Density Residential this rule would apply as well. Any commercial district the way this is written. **Commissioner Lance Anderson** stated that using the term abuts is the wrong word, because what you really are intending is when it abuts commercial parallel to it. **Commissioner Bryan Pack** stated he was worried about that as well but this ordinance answered his question when he read where it says that when a multi family residential building abuts multi family or

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mixed use zoning or when the buildings are within the interior of a multi family project. That shows that on the interior it is not abutting. **Chairman Jeff Loris** stated that Commissioner Lance Anderson made a very good point. That the ordinance stipulate that the length of the wall needs to run parallel and adjacent to commercial. **Mike Rodriguez** stated we will ask Dale Coulam to make that language change. Riley Richardson stated this plan is used as an example only so we need to do them two story in order to accomplish the setbacks. **Mike Rodriguez** stated you are asking about different code section. Regarding offsets, when it is visible to the public view, they have design guidelines to follow.

MOTION: Commissioner Bryan Pack moved to approve recommendation of a proposed Zoning Ordinance Amendment regarding Multi-Family Building Length and Storage in the CLM Zoning District, with the amendment that we clarify in the code language regarding the side of the wall that is parallel to the abutting and adjoining property.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

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

Roll Call Vote.

5) DISCUSSION AND POTENTIAL ACTION ITEMS-.

A. Discuss and consider approval of Final Plat for Posovi II-H, located at approximately 961 North Uwan Drive. Kayenta Development, Inc-Owner/Applicant.

Commissioner Lance Anderson recused himself. **Mike Rodriguez** stated that Posovi II-H has been reviewed by the TRC. **Chairman Jeff Loris** stated he had called earlier and made some minor corrections.

MOTION: Commissioner Bryan Pack moved to approve Final Plat for Posovi II-H, located at approximately 961 North Uwan Drive. Kayenta Development, Inc-Owner/Applicant.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

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

B. Discuss and consider approval of Final Plat for Taviawk IX-AA, located at approximately 807 W Wicasa Way. Kayenta Development, Inc-Owner/Applicant.

Commissioner Lance Anderson recused himself. **Mike Rodriguez** stated there are two lots and TRC has reviewed and recommends approval. It complies with our preliminary plan.

MOTION: Commissioner Bryan Pack moved to approve Final Plat for Taviawk IX-AA, located at approximately 807 W Wicasa Way. Kayenta Development, Inc-Owner/Applicant.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

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

C. Discuss and consider approval of Final Plat for Taviawk XI-Q, located at approximately 541 W Tearasinab Way. Kayenta Development, Inc.-Owner/Applicant.

Commissioner Lance Anderson recused himself. **Mike Rodriguez** stated that this final plat has 5 lots and it complies with the approved preliminary plan. It was reviewed at TRC and recommends approval.

MOTION: Commissioner Bryan Pack moved to approve Final Plat for Taviawk XI-Q, located at approximately 541 W Tearasinab Way. Kayenta Development, Inc.-Owner/Applicant.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

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

D. Discuss and consider approval of minutes for April 17, 2018.

MOTION: Commissioner Bryan Pack moved to approve minutes for April 17, 2018.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

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

6) REPORTS
A. Planning Commission
B. Chairman
C. Building and Zoning Administrator, Mike Rodriguez
D. City Attorney, Dale Coulam
E. Items to be placed on future agendas

Mike Rodriguez stated that the old Tuscan Grove subdivision that the Planning Commission asked for change on; the applicant has come forward to ask for a Subdivision Enhancement Overlay. So they have one more lot at that old park site. They are below their density and it will be less dense than Tenaya Sands. **Commissioner Lance Anderson** inquired if Dale Coulam looked into the Subdivision Enhancement Overlay and whether that acts as a Conditional Use Permit? We made a recommendation on the Miller piece down on 400 in the past to require single story homes so we have precedence. **Mike Rodriguez** stated they are below their base density. **Commissioner Lance Anderson** stated that their applying for a Subdivision Enhancement Overlay allows us to ask for single story. **Mike Rodriguez** stated we would have to speak with Dale Coulam about that. **Commissioner Lance Anderson** stated that was the

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whole purpose of the Overlay is to have some control and it helps them keep the smaller frontages.

7) ADJOURNMENT

MOTION: Commissioner Lance Anderson moved to approve ADJOURNMENT

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

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

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