IVINS CITY
PLANNING COMMISSION
MINUTES
September 4, 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 Commissioner Adel Murphy, Commissioner Bryan Pack, and Commissioner Lance Anderson.

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

Audience Attending: Rich Svien, JoAnne Parkes, Jerry Harper, Don and JeriLynn Round, Dan and Jan Brown, Kathy Cherry, Eileen and Glen Weierbach, Larry and Sandy Taylor, Don and Laura Friel, CJ and Alan Koharcheck, Sharon and Michael Barton, Steve Hardy, Regina Roper, Mark Jackman, Mark and Kim Coons, Vincent Festa, Chris Haddad, Todd Duvall, David Andrews, Sherry Breitenbach, Connie Butterfield, Lynne Johnson, Victoria Clark, Carylon Stone-Reuthlinger, Trent Ridd, Colleen Gillett, Robert Whitbeck, Stuart Sochrin, Robert Clark, Jan Bailie, Nancy Bardsley, Lance Allred, Ken More, John Zarada, Jane and Martel Jensen, Myena Meldrum, BethAnn Jackman, Paulette McAloon, Rosemary Carchi, Lisa Rutherford, Paul Van Dam, David Gibson, David Robinson, Michael and Sherry Scheidle, Stacy Bracken, Nick Moscos, Stephania and Jerry Nostadt, Steven Bryan, Celeste and Syd Gardner, Ellen and Bill Wentworth, Dana and Jace Pearson, Mike and Niki Hugo, Kevin and Kathy Blatter, Gary Allred, Norm Hansen, as well as others that did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Bryan Pack

C. Invocation--Commissioner Lance Anderson

D. Disclosures--None.

2) REPORTS AND PRESENTATIONS --

A. Concept Plan Report for Snow Canyon Resort, 113.12 acres located at approximately at the intersection of Puerto Drive and 400 South. SITLA-Owner. EWD, LLC-Applicant.

Mike Rodriguez stated that the SITLA property consists of approximately 113 acres south of Padre Canyon Estates subdivision and near the corner of Puerto Drive and 400 South on the Southern portion. The applicant has filed a Concept Plan for a resort to be built on that property requesting 1056 units, including the two hotels. The zoning is currently RA-5, which is Residential Agricultural 5 acre minimum on the land use plan. The applicant will need to apply for a concurrent land use and the zoning amendment to make a resort commercial zone. This process will have public hearings and they will describe why they are asking for the type of land use and zone that they are asking for. The Planning Commission will hear it and make a recommendation, then City Council will have another public hearing to take final action on what has been applied for. **Dale Coulam** stated that as he mentioned, Ivins requires applicants to file a Concept Plan before they go through any approval process. One way for approval would be purely commercial with a site plan and a conditional use permit; there are public hearings with that process but they don't subdivide The other is a subdivision process where each of those units

would be subdivided so that each unit could be sold; this also requires public hearings. We don't know which they will apply for; we do know it does not have the right zoning to allow this project right now. They have a land use and zone change application to file and then you will have public hearings and plenty of opportunity for public comment. The most likely would be resort commercial or resort mixed use. We don't know everything at this stage; it is an idea and it will likely change as it goes on. They often do. Stay tuned for future agenda items as the applicant decides which route they want to go, and for notifications of public hearings. If you wish to receive an agenda via email, you can do that by contacting the City recorder.

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS—None

5) DISCUSSION AND POTENTIAL ACTION ITEMS—

A. Discuss and consider approval of Final Plat for Best Acres, located at approximately 200 South between 100 West and 200 West. Brian Lewis-Applicant. Tim and Gia Best-Owner.

Mike Rodriguez stated that this is the approval for the final plat and has gone through a zone change for twin home to R-2-10. The Preliminary plan consisted of 5 lots, each a minimum of 10,000 sq ft on 1.17 acre parcel, On the southern side between 100 West and 200 West. They will be single story twin homes, and each will have a two-car garage. All the improvements appear to be in compliance with city ordinances. There was a vacation of a city right-of-way that has been completed at a recent City Council meeting and now this final plat can come forward and be completed. **Commissioner Bryan Pack** stated it is consistent with what we have seen before. **Commissioner Lance Anderson** stated the other side of the street allows this use already.

MOTION: Commissioner Bryan Pack moved to approve Final Plat for Best Acres, located at approximately 200 South between 100 West and 200 West. Brian Lewis-Applicant. Tim and Gia Best-Owner.

SECOND: Commissioner Lance Anderson

VOTE: The motion carried.

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

B. Discuss and consider possible overlay amendments.

Dale Coulam stated that Commissioner Mike Scott sent an outline for discussion items for density bonus and that is where we ended our discussion last meeting and he adds to it more questions and his opinions about a few things. We have determined for density bonus we would only apply that to a Subdivision Enhancement Overlay and do away with the Planned Development Overlay. We have never had a single application for PD since 2005 since it was put into place. It is not being used, so what we propose it to broaden the scope of the Subdivision Enhancement Overlay a bit and take it to RE-37 and down to R-1-10, or maybe R-1-7.5 as a possibility. That was one concept to simplify getting a density bonus. **Commissioner Lance Anderson** stated yes that is how we have been doing it. **Commissioner Adel Murphy** stated that is what we have been doing in application. **Dale Coulam** stated yes, we would just formalize it. We would also still have lot averaging but that does not necessarily lead to a density bonus. Under Subdivision Enhancement Overlay you had to give up at least 10% of improved open space and for every percent additional open space you got an additional percent up to 10% density bonus. We have two other categories that are pretty vague. Consistency in design lists off

several examples, but they are all very subjective. For that element, you could get an additional 5%. Convenience of layout, variety of lot sizes, and unique subdivision features, such as an entrance feature. This is vague as well, and you could get up to a 10% additional density bonus. **Commissioner Bryan Pack** inquired if that means there is a possibility of 25% density bonus. **Dale Coulam** stated yes. 10% was mathematical and 15% is subjective. With single story being so important \, he would have thought we would have those percentages flipped. Commissioner Mike Scott points out in his notes that a lot of design requirements are already in our ordinance so why give a density bonus for it? His statement is that if we give a density bonus it needs to benefit the broader community, not the subdivision itself. We want to make these so they are administrative in nature because the underlying zone establishes the base density. That is a legislative decision deciding what base density zoning is. Allowing a bonus to the density is administrative, saying if we add 10% open space they get 10% more density and that is clearly a check-the-box. **Commissioner Lance Anderson** stated on the legislative decision, when someone is asking for RE-20 they ask up, and then using both systems, ask for bonuses to get what they want. **Commissioner Bryan Pack** inquired are we willing to do that in exchange for single story? **Commissioner Lance Anderson** stated as a developer he knows where the City will land so he will ask for RE-37 knowing they will get RE-25 where he wants it to be. We need to think it through, so they don't use the system to get a higher density with an overlay to gain more density. **Commissioner Bryan Pack** inquired if the Subdivision Enhancement Overlay is still a legislative decision? **Dale Coulam** stated the overlay is to be approved with the subdivision approval, an administrative decision. **Mike Rodriguez** stated that if it is clearly stated criteria that they get something for providing something, they get credit for those items they provide. **Commissioner Bryan Pack** stated that the staff report says that we do not make an opinion, but could we calculate what the density could be on our reports? **Commissioner Lance Anderson** stated because we don't want to allow planting trees on the roof to create open space. **Commissioner Adel Murphy** stated we have been getting these Subdivision Enhancement Overlays with a lot that they give up to the City and that is not the real reason why we want to give density bonuses. **Commissioner Lance Anderson** stated create a benefit to the broader community. 400 West subdivision where the setbacks are wider nicer. **Dale Coulam** stated on a standard subdivision you would be allowed to put a gabled roof on there, so do we give a density bonus for hip roof and as a separate item, a pitched roof with a pitch of 3/12 or less? Do we lower the height requirement if it is hip roof and make that an extra bonus? A flat roof could be 18 and hip is 20 feet and those are doable with those type of roofs. **Mike Rodriguez** stated that 20 ft maximum height on a hipped roof. A lower pitched roof would allow the height to come down. **Dale Coulam** stated we could accomplish it with single story with a separate bonus. **Commissioner Adel Murphy** and **Commissioner Lance Anderson** stated that sounds reasonable. **Dale Coulam** stated then something to control views and height. **Commissioner Lance Anderson** stated Desert Rose looks nice as an example. That is criteria we could put down. **Dale Coulam** stated then height is 18 ft or 20 ft then split them out. **Commissioner Lance Anderson** stated he thinks we make three levels: hip, gable or flat. **Dale Coulam** stated that Commissioner Mike Scott had noted that single story in definition does not include a bonus room. Do you all agree? **Commissioner Lance Anderson** stated yes. The goal is to allow them to have more lots but keep it subtle for our community. **Dale Coulam** stated that Commissioner Mike Scott noted that southwestern and mediterranean style, those are all in our design requirements to a great degree. We see deviation from that architecture from time to time but earth tones are in our requirements. There is a color spectrum they have to

meet. If they do a development agreement usually spells out earth tone colors. **Mike Rodriguez** stated when people come in and ask if they can paint a bright color, and we tell them earth tones. **Dale Coulam** stated the next one is energy efficient materials. There is a certification you can be given to meet a certain level then they could qualify for a density bonus. **Commissioner Lance Anderson** stated he doesn't know how that relates to aesthetics. That is just being a good neighbor. **Commissioner Bryan Pack** stated but it is an incentive for smart design. We are not mandating it. His biggest concern is he wouldn't know how to measure it or enforce it. They can sell those lots and not do it, so maybe it becomes a part of the development agreement. **Dale Coulam** stated that a similar one is water efficiency. We live in a drought area in the desert. If we can minimize water usage, we would have to require high tech monitoring systems be put into place in order to get that density bonus. Otherwise they follow the water restrictions that we impose to water specific hours, as an example. **Commissioner Lance Anderson** stated he has put solar on his house and likes his nine dollar bill every month, but for the community, he doesn't want the burden to be put on the City to manage it. **Commissioner Adel Murphy** stated she doesn't know what the parameters would be. If we did want to give it a density bonus, it would be pretty small. **Commissioner Lance Anderson** stated roofers say the roof color needs to be white. Window packages are most important, more so than the roof. We can encourage it, but he does not know how we enforce it. **Dale Coulam** stated that we could do possible density bonuses for a larger lot than required by the minimum. Commissioner Mike Scott had suggested doing that as a percentage. **Commissioner Lance Anderson** stated years ago he would have agreed with that, but now sitting here at the meetings, that does not benefit the broader community. Now we are inside the subdivision again. **Dale Coulam** stated larger lots are larger houses. On Altura, they didn't get the zoning they requested; they received a lower density, which resulted in larger houses, not more open space **Commissioner Lance Anderson** stated in Phoenix they do web subdivisions and they do larger and smaller subdivisions to stagger larger lots, then smaller and clustering. **Commissioner Adel Murphy** stated other than this meetings' topic that was just discussed, we have no projects that big yet. **Commissioner Lance Anderson** stated we do that when we allow clustering. If there is a 10-acre parcel put larger lots on the outer edges. Put a question on that one. **Dale Coulam** stated entrance feature is for the subdivision not the community. **Commissioner Lance Anderson** stated that whatever we can do to protect open space and viewsheds is what we should do. We always pushed for open space, then people starting using them in weird ways, and it didn't benefit the community. **Commissioner Adel Murphy** stated item 12B we are saying make lots larger, but this says maybe have bigger setbacks against an adjoining subdivision. That is a lot of what we face in these meetings-how close is my neighbor. **Dale Coulam** stated since it is easily measured we could do it as a footage or a percentage. Grade is an important factor, but too complex for a density bonus and would be in construction and engineering that comes later in the process. **Commissioner Lance Anderson** stated that under features and earth tones it is understood already so they don't get that as a bonus. **Dale Coulam** stated that is correct. Just make it a requirement city-wide. He stated on rural they talked about it being its own overlay or do it as a density bonus with a Subdivision Enhancement Overlay. **Commissioner Lance Anderson** stated on the Transportation Plan there is a rural cross section but with mentality and needs changing he wants to propose that following the rural cross section line to do an overlay like we have in the old township and keep a height limit out there on the buildings, and follow that ridgeline and cross section and put in an overlay. There is some high density out there that could have 35 ft buildings out there. **Commissioner**

Bryan Pack stated that it seems like it should be a separate discussion from the density bonus and do it as a whole separate overlay. The point of a rural feel is to make it less dense, so it doesn't really make sense in this discussion. **Commissioner Lance Anderson** stated when we move the ordinance ahead it needs to be addressed, but he would agree with Commissioner Bryan Pack. **Commissioner Bryan Pack** stated he wants to consider that more.

C. Discuss and consider approval of minutes for August 14, 2018.

MOTION: Commissioner Bryan Pack moved to approve minutes for August 14, 2018.
SECOND: Commissioner Lance Anderson
VOTE: The motion carried.

Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	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 there is no City Council this week because of Heritage Days. Firelake Park has special recognition of Ivins Reservoir, celebrating its hundredth birthday that the WCWCD is putting on, and lots of new improvements. There will be hot dogs and a little party out there. City Council is cancelled Thursday and instead we will be out at Firelake Park at 6 pm and Friday evening is the traditional kick-off to Heritage Days, going into Saturday with a parade.

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.

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