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 SITLA property approximately 113 acres south of Padre Canyon Estates subdivision on the corner of Puerto Drive and 400 South on the Southern portion of Ivins. The applicant has written requesting 1056 lots on that 113 acres. 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 zone to maybe a resort commercial zone. This concept shows a resort use with two hotels and townhomes and multi-estate homes; and condo with vacation rental type use with a commercial mixed-use component to that as well. They need to apply for the land use and the zone change and they will go through the process to 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 we mentioned, Ivins shows an idea first before they go through any approval process. One way for approval would be purely commercial with a site plan and a

conditional use permit and there are public hearings, but they don't subdivide or anything like that. The other is a subdivision process where each of those units would be sold off and they would subdivide it into all of those units, and they would have a more traditional hotel with just rooms. For example, the south border of Mesa Vista, each of those would be owned separately. We don't know which they will apply for, we do know it does not have the right zoning to allow this 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. Mixed use would have a residential component and there is a resort component and so they can rent out rooms. We don't know everything at this stage and it is an idea and it will likely change. 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, you can do that. The City recorder can help with that process.

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS—None

5) DISCUSSION AND POTENTIAL ACTION ITEMS—

A. <u>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.</u>

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. <u>Discuss and consider possible overlay amendments.</u>

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 because it almost doubled the density bonus from 25% to 35%. We have never had a single application 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