# IVINS CITY
# PLANNING COMMISSION
# MINUTES
# October 30, 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 Adel Murphy, Commissioner Lance Anderson, Commissioner Mike Scott, and Commissioner Bryan Pack.

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

**Audience Attending:** Connie Butterfield, Sara Dupre, Claudette Larsen, Dan and Jan Brown, Regina Roper, Sandy Perkins, Bob Hermandsen, as well as others who did not sign in.

**A. Acknowledgement of Quorum**

**B. Flag Salute--Commissioner Adel Murphy**

**C. Invocation--Commissioner Bryan Pack**

**D. Disclosures--Commissioner Lance Anderson** stated that he has a final plat to discuss for Coyote Gulch Commercial. No other conflicts.

**2) REPORTS AND PRESENTATIONS --None**

**3) BUSINESS LICENSES -None**

**4) PUBLIC HEARING AND ACTION ITEMS**

**A. Public Hearing on proposed Zoning Text Amendments to introductory Chapters regarding Districts and Overlays.**

**Dale Coulam** stated that he made Commissioner Mike Scott's change and a few other minor changes. He again went through each of the proposed zoning text amendments for the benefit of the public in attendance who may have comments during the public hearing. **Commissioner Bryan Pack** stated 7A add the (MU) to Mixed Use. **Dale Coulam** stated yes okay. It was drafted as an overlay because it takes two zones, commercial and residential and combines the two, but really to designate an area of the City and say this property is going to be a Mixed Use is a legislative decision, similar to a zoning district. The overlays will be defined specifically in the next chapter. **Commissioner Lance Anderson** inquired why they are called RE residential estates? What can we do there that we can't on Single Family Residential? **Dale Coulam** stated they are still Single Family Residential, just larger lots. It has a quality of openness. It is a single-family home. The definition of those depends on the zoning district that it applies to and the size of the lots. **Chairman Jeff Loris** opened the Public Hearing. Hearing no comments, **Chairman Jeff Loris** closed the Public Hearing.

**B. Discuss and consider recommendation of proposed Zoning Text Amendments to introductory Chapters regarding Districts and Overlays.**

**Commissioner Lance Anderson** inquired when defining the Subdivision Enhancement Overlay, that will be in the next chapter? **Dale Coulam** stated yes this is just a one or two sentence summary.

**MOTION: Commissioner Bryan Pack moved to approve recommendation of proposed Zoning Text Amendments to introductory Chapters regarding Districts and Overlays.**

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**SECOND: Commissioner Mike Scott**
**VOTE: The motion carried.**

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

**5) DISCUSSION AND POTENTIAL ACTION ITEMS—**

**A. Discuss and consider approval of Final Plat for Palisades at Snow Canyon Phase 6 Subdivision, located at approximate corner of Park Avenue and Palisades Circle. Rocky Canyon Properties, LLC-Owner. Bush and Gudgell/Adam Allen-Applicant.**

**Mike Rodriguez** stated that this is the last phase of Palisades at Snow Canyon. 26 lots on 9.5 acres. It complies with the preliminary plan and TRC and staff has reviewed and recommends approval.

**MOTION: Commissioner Bryan Pack moved to approve Final Plat for Palisades at Snow Canyon Phase 6 Subdivision, located at approximate corner of Park Avenue and Palisades Circle. Rocky Canyon Properties, LLC-Owner. Bush and Gudgell/Adam Allen-Applicant.**
**SECOND: Commissioner Mike Scott**
**VOTE: The motion carried.**

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

**B. Discuss and consider approval to grant an extension of Amended and Extended Final Plat for Coyote Gulch Commercial, Located at approximately 932 B Art Village Way. Kayenta Development-Owner. Lance Anderson-Applicant.**

**Commissioner Lance Anderson** recused himself. **Mike Rodriguez** stated that it had been over a year since it had been reviewed. The year has lapsed so they asked for extension on that plat. **Dale Coulam** stated that one-year approval has lapsed so they need approval again. They are seeking approval of their amended and extended plat for a second time. **Commissioner Lance Anderson** stated the only minor change is that piece of open space around The Center for the Arts and Building B.

**MOTION: Commissioner Adel Murphy moved to approve Amended and Extended Final Plat for Coyote Gulch Commercial, Located at approximately 932 B Art Village Way. Kayenta Development-Owner. Lance Anderson-Applicant.**
**SECOND: Commissioner Mike Scott**
**VOTE: The motion carried.**

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

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**C. Discuss and consider approval of minutes for October 16, 2018.**

**MOTION: Commissioner Bryan Pack moved to approve minutes for October 16, 2018.**
**SECOND: Commissioner Mike Scott**
**VOTE: The motion carried.**

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

**6) REPORTS--None**
**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**
**7) ADJOURNMENT**

**MOTION: Commissioner Lance Anderson moved to approve ADJOURNMENT**
**SECOND: Commissioner Bryan Pack**
**VOTE: The motion carried.**

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

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