IVINS CITY
PLANNING COMMISSION
MINUTES
June 5, 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, 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: Logan Blake, Lynnette Miller, Kevin and Maggie Lameka, Claudette Larsen, Swen Harrington, Molly and Jerry Cote, Sally and Richard Tom, Mike and Karen Martinez, Shannon and Larry Butler, Cheri Jameson, Stacy Young, Ed and Saundra Dienes, Richard Svien, Cliff Gustin, as well as others that did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Bryan Pack

C. Invocation--Chairman Jeff Loris

D. Disclosures--None.

2) REPORTS AND PRESENTATIONS --

A. Concept Plan Report for Kanta Village Townhomes, located at approximately Highway 91 near Movara. Kanta Holdings, LLC-Owner. Mac Bowell-Applicant.

Mike Rodriguez stated this is located West of Movara between that and Ryders. It is currently a mixed use zone C-1 and RM multi-family. The applicant is proposing 90 townhome units on 9.12 acres. TRC has reviewed this. There is a question about the two different zones since there is no commercial component proposed at this time so they have options for rezoning to straight RM or adding some kind of a commercial use on the property. Movara is asking to add some guest lodging and they would have a shared access off Highway 91 for this development.

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS-

A. Public Hearing on a proposed Preliminary Plan with lot averaging for Altura Subdivision, located at approximately 200 West Center Street. Development Solutions Group-Applicant. DSG Holdings, LLC Owner.

Mike Rodriguez stated this is a 17.50 acre parcel that was owned by the Washington County School District east of Tenaya Estates subdivision. Previously there was a land use change and zone change to RE-12.5 with lot averaging. The applicant is phasing this in three phases. They meet the requirements of lot averaging. There are three access points; 200 North, 200 West and Center Street. It conforms with our requirements. The three lots that back up to Center Street will have their driveway and garage locations pre-determined to allow for the stormdrain improvements that need to be put in place. **Dale Coulam** stated this is really an administrative decision since this conforms to our ordinances and it is all mathematical calculations. In lot averaging, a maximum of 25% can be smaller than RE 12.5. They have 9 lots that are smaller than RE-12.5, and they could have up to 12. The entire average overall needs to be 12.5 and there are some very large lots, one over 18,000 sq ft and several over 15,000 sq ft. so they meet

the average calculation as well. It meets our ordinances for street specifications. **Commissioner Bryan Pack** stated we are just looking if it meets the code. **Dale Coulam** stated yes; the City Engineer has stated that it the layout meets the City's specifications. **Chairman Jeff Loris** opened the Public Hearing. Logan Blake stated he represents the engineer on this project. They took a lot of input from the public hearing, so they are all smaller lots in the middle. The larger lots are on the exterior. The reason for the road spacing was for drainage. It meets City standards for access management. Jerry Cote stated he lives at 62 N 200 W. He inquired if the houses on the east side will come in from 200 West and will front 200 West and if there will be street parking on 200 West. He feels there will be a lot more cars and a lot less space. The speed limit is 25 mph. He would like to make sure the City takes a look at that. Cheri Jameson inquired if there is a wall? Logan Blake stated the dark line showing on the plan is the property line. There will be no wall on 200 West. On 200 North there is a required wall and also along Center Street. He also drew the driveways in on those lots as the City requested. Hearing no further comments, **Chairman Jeff Loris** closed the Public Hearing.

B. Discuss and consider recommendation on a proposed Preliminary Plan with lot averaging for Altura Subdivision, located at approximately 200 West Center Street. Development Solutions Group-Applicant. DSG Holdings, LLC Owner.

Commissioner Adel Murphy inquired who was building these homes. Stacy Young from Development Solutions stated it will be a variety of builders and homeowners that want to build custom homes. **Commissioner Bryan Pack** stated that based on staff's recommendation, he doesn't have any concerns. **Chairman Jeff Loris** stated that on the drainage, the detention basin due north and directs the water exacting where the City wants it to go. Lot 4 is the lowest point and lot 4 and 5 needed to be lifted up against Tenaya. **Mike Rodriguez** stated yes and the applicants met extensively with the City Engineer regarding drainage, the detention basin, and all the storm drain improvements that will need to be put into place. **Dale Coulam** stated that since it is a phased development, it will require a development agreement before the final plat is approved.

MOTION: Commissioner Adel Murphy moved to approve recommendation on a proposed Preliminary Plan with lot averaging for Altura Subdivision, located at approximately 200 West Center Street. Development Solutions Group-Applicant. DSG Holdings, LLC Owner.
SECOND: Commissioner Bryan Pack
VOTE: The motion carried.

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

5) DISCUSSION AND POTENTIAL ACTION ITEMS-.

A. Discuss and consider approval of Final Plat for Townhomes 560, located at approximately 560 South 150 East. JLB3S/Jason Smith-Owner/Applicant.

Mike Rodriguez stated that this development is just under an acre at 560 South 150 East and had an old manufactured home on this lot. The applicant is proposing 12 townhome units--4 buildings with three townhomes each. Parking will be on the North side of the site. **Chairman Jeff Loris** inquired if the City decided to get access by the way of a gate to the park? **Mike Rodriguez** stated yes it will have a gate access.

MOTION: Commissioner Bryan Pack moved to approve Final Plat for Townhomes 560, located at approximately 560 South 150 East. JLB3S/Jason Smith-Owner/Applicant.

SECOND: Commissioner Adel Murphy
VOTE: The motion carried.

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

B. Discuss and consider approval a Final Plat Amendment for Crescent Moon Village Phase 1A, located adjacent to the entrance of Fire Lake Park. Kayenta Development Inc-Owner. Lance Anderson-Applicant.

Mike Rodriguez stated this is the amended final plat to take into consideration a number of different items on this site, and there were a few minor tweaks on the notes from the City Engineer. Crescent Moon Village has a duplex building that is under construction that we refer to as Building A and it will have ownership in each unit. Crescent Moon Village will be parceled out with garages. The reservoir will have some parking dedicated to the City. **Dale Coulam** stated the new entrance and parking area shows on this plat and the City is acquiring that lot for the parking. It is almost ready for paving; curb and gutter and infrastructure is in place. They are working in conjunction with the Washington County Water Conservancy District to re-construct the spillway. **Chairman Jeff Loris** stated bearing and length needs to be written on the top portion. **Dale Coulam** stated all but the parking has been quit-claimed to the City in that same area so it will be measured and called out. **Chairman Jeff Loris** stated he has no problem with the final plat.

MOTION: Commissioner Bryan Pack moved to approve Final Plat Amendment for Crescent Moon Village Phase 1A, located adjacent to the entrance of Fire Lake Park. Kayenta Development Inc-Owner. Lance Anderson-Applicant.
SECOND: Commissioner Adel Murphy
VOTE: The motion carried.

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

C. Discuss and consider approval of minutes for May 1, 2018.

MOTION: Commissioner Bryan Pack moved to approve minutes for May 1, 2018.
SECOND: Commissioner Adel Murphy
VOTE: The motion carried.

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

6) REPORTS
A. Planning Commission
B. Chairman
C. Building and Zoning Administrator, Mike Rodriguez
D. City Attorney, Dale Coulam

Dale Coulam stated that he has been working on the overlays in the zoning ordinance. Some had conflicting language, such as in the overlay it talks about density bonuses which is legislative; but it also had to be approved in conjunction with the subdivision plat, which is administrative. They are also vague. Single story as a density bonus is not mentioned anywhere in the code. We want to have language that defines what some of these features are and put it in checklist form so it can become an administrative decision.

E. Items to be placed on future agendas

Mike Rodriguez stated a few applications are getting items finalized before moving forward and we are also waiting on an item on City Council agenda on length of buildings for multi-family that is holding up one application.

7) ADJOURNMENT

MOTION: Commissioner Bryan Pack moved to approve ADJOURNMENT
SECOND: Commissioner Adel Murphy
VOTE: The motion carried.

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