IVINS CITY
PLANNING COMMISSION
MINUTES
July 17, 2018
435-628-0606

1) WELCOME AND CALL TO ORDER

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 5:34 p.m. All present included Chairman Jeff Loris, Commissioner Adel Murphy, Commissioner Bryan Pack, and Commissioner Lance Anderson.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Adel Murphy

C. Invocation--Chairman Jeff Loris

D. Disclosures--None.

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

Audience Attending: Claudette Larsen, Allen Hall, Rick Rosenberg, Richard Svien, Robert Douglas, as well as others that did not sign in.

2) REPORTS AND PRESENTATIONS --None

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS-

A. Public Hearing on a proposed Preliminary Plan for Arrowhead Subdivision, located at approximately 600 West Center. Jake Meng-Applicant. Temting LLC-Owner.

Mike Rodriguez stated that this is the old Tuscan Grove development at 600 West. It went through a rezone awhile back. It is a little over eleven acres. There are 23 lots, the 23rd was a park that has been turned into a homesite. They received RE-15 zoning with a Subdivision Enhancement Overlay, giving credit for some of the open space that they have. They are actually below the base density. They are at 2.1 units per acre and a little over 1.25 acre of open space. One lot on the southern portion they will lower the elevation for better driveway access and drainage. It has been looked at by TRC and complies with the City's codes and regulations. **Jeff Loris** opened the Public Hearing. Bob Douglas stated that he lives in the subdivision East of this, and wonders if the developer knows what design is being proposed at the development. **Mike Rodriguez** stated they will be single family homes and similar to the Tenaya Sands development. Hearing no further comments, **Chairman Jeff Loris** closed the Public Hearing.

B. Discuss and consider recommendation on a proposed Preliminary Plan for Arrowhead Subdivision, located at approximately 600 West Center. Jake Meng-Applicant. Temting LLC-Owner.

Commissioner Lance Anderson stated he has the same concern that he has had all along. We have had meetings on how to dig in instead of rise up on lots 1 through 5, on the southeast corner it raises probably 4 feet high. It is really steep right there. Heights of houses is an issue. Rick Rosenberg stated that they lowered the lots on that side of the road as much as they were comfortable. The lot being referred to is a triple frontage lot where you start low on the street west and then climb into the subdivision around that corner. He is not comfortable lowering them to the level that Commissioner Lance Anderson has asked for. He wants the whole lot to be able to drain to the street. This is a walled lot. The wall comes all the way around the house and then

to the road. They lowered the lots so that the pads were within inches of the high side, but we don't want any of the driveways to be able to slope back toward the home. We want all rear yards to drain out to the street. **Commissioner Lance Anderson** inquired if the driveway will be on the North or South side of the lot? Rick Rosenberg stated he thinks the intersection makes it so they will have to be on the North side, but it is not designated. **Chairman Jeff Loris** inquired what it would be blocking? **Commissioner Lance Anderson** stated it is about the vista. **Chairman Jeff Loris** stated no the Mayor brought it up as an issue of blocking neighbors' houses. It is not about drainage, it is about putting a house higher than a neighbors' house. **Commissioner Lance Anderson** stated it relates to arterial streets and the vista; he appreciates them lowering it.

MOTION: Commissioner Adel Murphy moved to approve recommendation on a proposed Preliminary Plan for Arrowhead Subdivision, located at approximately 600 West Center. Jake Meng-Applicant. Temting LLC-Owner.

SECOND: Commissioner Bryan Pack

VOTE: The motion carried.

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

5) DISCUSSION AND POTENTIAL ACTION ITEMS-

A. Discuss possible overlay amendment concepts.

Dale Coulam stated that these are the first few pages of the rewrite. The Commercial District now has RV Resort added. Special Purpose Zoning Overlays would involve both zoning issues (legislative), whether it is open space, habitat preservation, mixed-use overlay or short-term rental. We want to know where in the City we can have those. Some overlays are fixed areas, that he has called Development Overlays: Drinking Water Source Protection Overlay, that is defined by code where those are; Historic Township Overlay, again defined by code where boundaries are; and Sensitive Lands Overlay, which is defined by a map. Administrative Enhancements would involve giving a density bonus or allowing to get more lots than what the basic underlying district would allow. That would be Lot Averaging and Subdivision Enhancement Overlay. There are two parts to that. One is a zoning question and it could go in the Special Purpose Overlay to say that in this area in the city it is zoned RE-15 and we are going to allow a density bonus. That is the legislative portion. The Administrative Enhancement would be if they follow a formula. For example, if you have a single-story house they get an additional percentage up to a maximum. He recommended that the PD overlay be eliminated and the SE Overlay be expanded. The administrative enhancements will be made into a checklist. The minimum and maximum is already a given as far as density, and then calculating how much of an enhancement they get can be an administrative decision and that part would not have a Public Hearing, just a checklist. Examples like single story, design, hip roof; those types of things. This is the conceptual thinking and let's see if the Planning Commission wants to change it at all. **Commissioner Lance Anderson** agreed with restrictions to only single family and one level housing. =**Commissioner Adel Murphy** stated that in the SEO, she would like to see some creativity. It would be nice if there could be variety rather than have each one look the same, even if it means more density, like clustering, or a park. **Commissioner Lance Anderson** stated the Miller subdivision is tight, but the outside open space is relaxing to drive past that. It is on the outside and they are clustered on the inside. They did a good job. **Chairman Jeff**

Loris stated he loves the idea of giving bonuses and having a checklist, so they know what they are getting before they come in here. **Commissioner Adel Murphy** stated she likes having single story in the SEO. **Commissioner Lance Anderson** stated we need to make sure that the checklist is accurate. We thought the world was solved with this ordinance, and there were unintended consequences with it. **Commissioner Bryan Pack** stated he would suggest we go through this and address these issues. **Commissioner Lance Anderson** inquired did people really think our PD option went away when we did SEO? **Dale Coulam** stated most want mixed-use or SEO. **Commissioner Adel Murphy** stated she would do away with the PD and take out 5000 sq ft lots. It is not necessary to have that in there. R-1-7.5. **Dale Coulam** stated he will continue and bring back more.

B. Discuss and consider approval of minutes for June 19, 2018.

MOTION: Commissioner Bryan Pack moved to approve minutes for June 19, 2018.
SECOND: Commissioner Adel Murphy
VOTE: The motion carried.

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

6) REPORTS

A. Planning Commission

Commissioner Adel Murphy stated that there were 47 flooded homes in Dammeron Valley. **Dale Coulam** stated we had some damage, but fared pretty well. **Commissioner Adel Murphy** stated that if property owners have 30% damage to their value, they can call the Washington County Assessor office and get some relief on their taxes. It is for fire and flood. **Commissioner Lance Anderson** stated we fared well and the homes that had problems have had problems the last 15 years. The amount of water coming down 600 was crazy and also Kayenta Parkway. **Commissioner Adel Murphy** stated that people have 45 days from the date of the damage.

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 Adel Murphy
VOTE: The motion carried.

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