IVINS CITY
PLANNING COMMISSION
MINUTES
July 31, 2018
435-628-0606

1) WELCOME AND CALL TO ORDER

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 05:32 p.m. All present included Commissioner Adel Murphy, Commissioner Bryan Pack, and Commissioner Lance Anderson.

Staff Attending: Mike Rodriguez-Building and Zoning Administrator. Sharon Allen-Deputy City Recorder.

Audience Attending: Kevin and Maggie Lameka, Richard Svien, Claudette Larsen, Logan Blake, CJ Davis, Kolby Anderson, as well as others that did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Lance Anderson

C. Invocation--Commissioner Bryan Pack

D. Disclosures

Commissioner Lance Anderson stated that he has neighboring property to the Sage Cove subdivision. No other conflicts.

2) REPORTS AND PRESENTATIONS --

A. Concept Report for Sage Cove, located at approximately Fitness Way and Earl Road. Development Solutions Group-Applicant. Quality Development, LLC-Owner.

Mike Rodriguez stated that the concept plan has been presented previously to the City Council due to their early July meeting. Sage Cove is 18 lots being proposed along Earl Road and Fitness Way off of Highway 91. It is the old Washington County School District property. It consists of two parcels one is 5 acres and the other is 2.65 acres. There is a cul-de-sac on one and on the five-acre piece there is some discussion on the design of the cul-de-sac. **Commissioner Lance Anderson** stated that for lot grading he hopes they will take into consideration digging the lots in and letting the water run on the low side. **Commissioner Bryan Pack** inquired how much land out that way does the same owner have? **Commissioner Lance Anderson** stated that the way he understands it, the same owner owns a parcel to the South and to the West near the 5 acres.

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 Altura Subdivision, Phase 1, located at approximately 200 West Center Street. DSG Holdings LLC-Owner. Development Solutions Group, Inc. Applicant.

Mike Rodriguez stated that this is the final plat for the first phase of the Altura subdivision between 200 West and Tenaya Estates. This is another Washington County School District site and there were public hearings held regarding the rezoning of this parcel. The recommendation from the Planning Commission was to approve RE 12.5 with lot averaging. This is the first phase with 14 lots. Staff has looked at this and it complies with our City codes and regulations. There is a detention area that is off Center Street. The City Engineer asked that they identify driveway locations for lots 1, 2 and 3 because of drainage so that those lots would not be negatively

impacted. This is consistent with the preliminary plan. The detention area is dedicated open space and the City will be responsible for that detention area. Lot 10 and lot 11 will front 200 West. All others are internal.

MOTION: Commissioner Bryan Pack moved to approve Final Plat for Altura Subdivision, Phase 1, located at approximately 200 West Center Street. DSG Holdings LLC-Owner. Development Solutions Group, Inc. Applicant.
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.

Commissioner Adel Murphy stated since Dale Coulam was away on vacation we are tabling this item and continuing this next meeting.

MOTION: Commissioner Bryan Pack moved to table Discuss and consider possible overlay amendments.
SECOND: Commissioner Lance Anderson
VOTE: The motion carried.

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

C. Discuss and consider approval of minutes for July 17, 2018.

MOTION: Commissioner Bryan Pack moved to approve minutes for July 17, 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

Mike Rodriguez sated that there will be only one meeting scheduled for August 14th this month.

D. City Attorney, Dale Coulam
E. Items to be placed on future agendas

Mike Rodriguez stated that there is not a whole lot coming forward this month. **Commissioner Lance Anderson** requested the amount of building permits that the County and our City has issued. **Mike Rodriguez** stated we do a month by month report on both monthly and fiscal. We can email him those reports for this year and last year. **Commissioner Adel Murphy** stated she can send the County report.

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