IVINS CITY
PLANNING COMMISSION
MINUTES
September 18, 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 Bryan Pack, Commissioner Mike Scott, 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: Ronald Ragan, Jan and Dan Brown, Frankie Fleming, Sue Davidson, Kerry and Julia Smith, Chris Haddad, Barbara Mitchel, Robert Whitbeck, Lynne Johnson, Vicki and Bob Clark, Bill Ayers, Path and Marjorie Lisi, Claudette Larsen, Dixie Barnes, Susan Walke, Barbara Colucci, Michael and Sharon Barton, Regina Roper, Beth Ann Jackman, Dean and Sharon Aspenberg, Sue Gordhammer, Tom and Diane Rezny, Rick Svien, Syd and Celeste Gardner, Rick Ramsdell, Sherry and Michael Burkhart, Kathy Flanagan, Mike Slafter, Ed Parks, Myrna Meldrum, David Robinson, David and Sandy Benson, as well as others who did not sign in.

A. Acknowledgement of Quorum

Commissioner Lance Anderson arrived at 5:37 pm and **Chairman Jeff Loris** arrived at 5:41 pm. Both announced they had no conflicts with this agenda.

B. Flag Salute--Commissioner Mike Scott

C. Invocation--Commissioner Bryan Pack

D. Disclosures--None

2) REPORTS AND PRESENTATIONS --None

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS—None

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider possible overlay amendments.

Dale Coulam gave an overview of the Subdivision Ehancement Overlay,where a developer can ask for a density bonus if they choose to do certain things to enhance the subdivision. Building a single story home was not one of the listed items in our previous code, but it is being proposed to being added now. An example one of the criteria for a density bonus under the Subdivision Enhancement Overlay was for additional open space. If they gave 10% of their subdivision property to open space that was enough to qualify for the Subdivision Enhancement Overlay. A developer could then get a one percent density bonus or each additional percent of open space that they added, so if they gave 20% total open space, they would have their base density plus an additional 10% density bonus. As for the other enhancements that would qualify for a density bonus we are trying to create more of a checklist type of approach For example, if we say we want to see single story homes; a 3/12 pitch or less; hip or flat roof; lower the maximum residential building height by 5' you could assign each of those a specific percentage for density bonus. **Commissioner Lance Anderson** stated that the overlay had some vagueness, so as a Planning Commission are we trying to deal with the inside of the subdivision? These three items

affect the corridors, but what is our end goal? Landscaping on the inside of the subdivision or out? We need to define the goal so we know which direction to head. **Commissioner Mike Scott** stated his view of the goal is to give a bonus if it creates a benefit for the broader community. Those three criteria mentioned will create benefits for the broader community. **Commissioner Bryan Pack** stated that these items identified would be more critical outside of the subdivision. Maybe we are not so concerned about height inside the center of the subdivision. **Commissioner Adel Murphy** stated that if we are going to give them a density bonus then it needs to benefit the outside perimeter. **Commissioner Bryan Pack** stated it is always easier to apply a rule across an entire subdivision. If we start trying to layer it as we go inward, we will need to think about that more. **Commissioner Mike Scott** stated using the view angle is a good idea. It could be administrative because it would just be a mechanical analysis. **Commissioner Adel Murphy** stated Paradise Canyon subdivision on Snow Canyon Parkway flows and is aesthetically pleasing. It has a lot of landscape and it flows. **Commissioner Lance Anderson** stated we have the ridgeline and view corridor ordinances. If they meet those criteria they might have a taller house. **Commissioner Mike Scott** stated our focus should be to give a density bonus only for the benefit of the broader community. **Commissioner Bryan Pack** stated so we like these items mentioned, especially on the exterior layer. **Commissioner Lance Anderson** stated Highway 91 landowners all have to give an extra 30 feet for a landscape buffer. **Dale Coulam** stated on certain streets have the 15% view corridor. **Commissioner Mike Scott** stated if we increase massing in development that makes sense, as long as it has no impact view-wise not only from the street, but also any adjoining subdivisions. It has to work on all four sides so the height is in the central core. **Commissioner Bryan Pack** stated on residential 25' is max height anywhere. If we said 20 ft on the outside level and 25’ in the center that could be across the board. **Chairman Jeff Loris** stated they could have a benefit for lowering the height on the outermost layer. **Commissioner Mike Scott** stated it depends on topography. If you are going uphill then even a 20 ft height could create a view obstruction. **Commissioner Bryan Pack** stated on Section D 20 ft maximum height of buildings on the first level and we add that the second level has to meet the viewshed formula. **Dale Coulam** stated that we are not requiring these things, it is only if there is an application for a density bonus. **Commissioner Lance Anderson** stated it is critical to remember that just because it is zoned R-1-7.5 it may have an overlay on it and they gave up some space while others got that zoning and didn't give up anything. We need to be paying attention as to why people are getting lower densities. **Commissioner Mike Scott** stated 20' could be the max height but he would like to lobby lower; on a flat roof do 17' maximum, 20' maximum for a hip roof. On item A giving a bonus for single story, can that mean excluding the bonus room? **Dale Coulam** stated single story would exclude a bonus room. We then go to convenience of layout. That was vague. Variation in lot sizes needs to be defined with a number to it. Incorporate unique features and amenities for the benefit of both the subdivision and the community. These are pretty vague. What if it is a larger lot? It doesn't do anything for the view if it just mean larger home gets built. The next is an example for features and amenities. A trailhead-not everyone has the ability to offer that. You could possibly give a bonus for maintaining a trailhead coming through their subdivision. **Commissioner Mike Scott** stated a perimeter linear park would be an idea, one that abuts the street. or the exterior. **Commissioner Lance Anderson** inquired how do people feel about that type of thing in their backyard? **Chairman Jeff Loris** stated any subdivision we have someone is behind, in your backyard. **Dale Coulam** inquired then we would get into whether it was landscaped or natural? **Commissioner Lance Anderson** inquired and what does natural

mean? **Dale Coulam** stated that may be dangerous territory. It is vague and already required by open space. **Dale Coulam** stated we get these detention basins that tend to get thrown outside of the subdivision and they are rocked, armored, but little if any landscaping is done to beautify around the basin. If it is a large detention basin like Desert Rose Park or Haven at Heritage Acres those can be landscaped. The smaller ones around the outside we should plant trees or shrubbery. **Commissioner Mike Scott** stated instead of a density bonus, we could just require that in our subdivisions. **Commissioner Lance Anderson** stated that looking at those basins, certain plants are planted to help clean up the water before it goes down the river. Beautification of those, he would give a bonus for. **Commissioner Mike Scott** stated it should just be required. **Commissioner Adel Murphy** stated that the thing to remember is that they don't have to come in and ask for a density bonus. They could put in a conventional subdivision. **Dale Coulam** stated the last item stated is greater side and rear setbacks around the perimeter, particularly when abutting other residential subdivisions or public streets. That ensures a greater view corridor, not a larger lot. **Commissioner Lance Anderson** stated when we are setting those parameters, if we give density for it, it is for a view corridor. Three things to think about is massing, textures and landscaping. **Chairman Jeff Loris** stated Discovery on 200 East when it was vacant it was dirt but now it is a landscaped greenbelt. It looks beautiful. **Dale Coulam** stated we discussed density bonus on a rural overlay but determined it would be its own overlay and would not be part of the Subdivision Enhancement Overlay at all, so that is a discussion for another day. That brings us all current on these last three meetings. We are pretty much in agreement to review this in ordinance form. Once that works through in ordinance form we will put it forth for a public hearing. **Commissioner Lance Anderson** inquired if flat roof height and hip roof height are both 17 or 18 also? If we put Item C 16 feet would that be good for a hip-roof style? **Chairman Jeff Loris** stated he would like to draw some profiles and buffers of 15 or 20 ft, look it over and bring it to the next meeting.

B. Discuss and consider approval of minutes for September 4, 2018.

MOTION: Commissioner Bryan Pack moved to approve minutes for September 4, 2018.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

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

6) REPORTS

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

Mike Rodriguez stated that the final plats for Sage Villas Townhomes by Guy lane and Red Mountain Vistas Townhomes will be presented next meeting. **Commissioner Adel Murphy** stated that Thursday night the concept plan for the Snow Canyon Resort will have the same report we had at our meeting.

7) ADJOURNMENT

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

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