IVINS CITY
PLANNING COMMISSION
MINUTES
October 2, 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 Mike Scott, Commissioner Lance Anderson, and Commissioner Bryan Pack.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Lance Anderson

C. Invocation--Commissioner Bryan Pack

D. Disclosures--None

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

Audience Attending: Rich Svien, Chris Haddad, Dan and Jan Brown, Larry and Sandy Taylor, Regina Roper, Sherry Breitenbach, CJ Koharcheck, Connie Butterfield, Barbar Foster, Rich Richardson, Riley Richardson, Ken and Linda Anderson, Michael and Sharon Barton, Bill Wentworth, Bob Hermandson, Dee Husebye, Allen Hall, David Crimin, Lisa Rutherford, David Cannon, Blake Frei, Kade Ence, as well as others who did not sign in.

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 approval of Final Plat for Sage Villas Townhomes, located at approximately 411 West Old Highway 91. Riley Richardson-Applicant. Neighborhood Housing Services of Provo, Inc—Owner.

Mike Rodriguez stated this application consists of 54 units on a total of 5 acres. This property is located at Highway 91 and 400 West, adjacent to Ryders Auto and west of Movara. This is zoned RM townhome--high density residential multi-family. This has gone through Planning Commission and staff on a number of occasions and the proposed improvements appear to be in compliance with City regulations and ordinances. In the past, there was a limit on building lengths and that ordinance has since changed and it enabled this applicant to have some buildings longer than 120 ft. **Commissioner Bryan Pack** stated since this is a final plat as long as it is in compliance with the statute, there is not much discretion that we have. **Commissioner Lance Anderson** stated that it matches the preliminary plan. **Mike Rodriguez** stated some technical changes to the notes have all been incorporated per the recommendation of the City engineer.

MOTION: Commissioner Bryan Pack moved to approve Final Plat for Sage Villas Townhomes, located at approximately 411 West Old Highway 91. Riley Richardson-Applicant. Neighborhood Housing Services of Provo, Inc—Owner.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

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

B. Discuss and consider approval of Final Plat for Red Mountain Vistas Townhomes, located at approximately 600 South 250 West. Bush and Gudgell Inc—Applicant. Dutchman Land Holdings, LLC—Owner.

Mike Rodriguez stated this is a Final plat that the Planning Commission has seen on a number of occasions in the past with 72 townhomes on 7.9 acres. The property is zoned RM Townhome-high density residential multi family. They are required to have two cars in each unit. Staff and the City engineer has looked at this and it is in conformance with City ordinance and consistent with the preliminary plan. **Commissioner Lance Anderson** inquired if it has the 30 ft buffer along highway 91? Because it should show a 30 ft buffer outside the right of way. **Mike Rodriguez** stated that because of the width of Highway 91 the right of way is going to extend out and become City property.

MOTION: Commissioner Bryan Pack moved to approve Final Plat for Red Mountain Vistas Townhomes, located at approximately 600 South 250 West. Bush and Gudgell Inc—Applicant. Dutchman Land Holdings, LLC—Owner.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

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

C. Discuss and consider approval of Final Plat for Arrowhead Subdivision, located at approximately 150 N 600 West. Jake Meng—Applicant. Temting, LLC—Owner.

Mike Rodriguez stated this is a final plat at the intersection of 600 West and Center the old Tuscan Grove development that sat vacant for quite some time. It had gone through litigation and the new applicant has changed the name to Arrowhead subdivision and it consists of 23 lots on 11.03 acres. If you notice lot #12 in previous plat that was a park site in there. As this has gone through the process that was changed to a new homesite and the 23rd lot. This has gone through public hearings and scrutinized by staff and the Planning Commission and City Council. The property is zoned RE-15 and with a Subdivision Enhancement Overlay, so the minimum lot size is 15000 sq ft and with the overlay there are some smaller lots in compliance with City code. All improvements are in compliance with City ordinance. All recommended changes have been incorporated in this plat. **Commissioner Lance Anderson** inquired what is the future roundabout size? **Mike Rodriguez** stated he believes it is the same width and dimensions as 200 East.

MOTION: Commissioner Bryan Pack moved to approve Final Plat for Arrowhead Subdivision, located at approximately 150 N 600 West. Jake Meng—Applicant. Temting, LLC—Owner.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

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

D. Discuss and consider recommendation of possible zoning text amendments.

Mike Rodriguez stated that Planning Commission members have not had time to look this over, but this the first part dealing with the overlay districts; Chapters 3, 5, and 6. Next meeting we will look at amending Chapters 7 and 8. Comments have been made by the Planning Commission previously. Dale Coulam is showing which sections have been repealed, added to, or amended. In Chapter 6 it establishes zoning districts, overlays and lot sizes. This page shows the lettering on those changing so it is cleaned up and will flow in the correct order. The rest of this can move forward to the next meeting and if you have other recommendations to add. Keep in mind once this is completed that this will be brought forward for a public hearing. **Chairman Jeff Loris** showed an exhibit for density bonuses that will be in Chapters 7 and 8. He has labeled the locations and stated that Shadow Canyons cross section shows a buffer zone that has an area walkway with greenscape, xeriscape and trees. On 200 West there are four homes pushed right to the 10 ft easement so he took one closest and most feasible to meet as an example. In Shadow Canyons, there is an easement of about 20 feet between the curb and gutter that is open space. As another example, behind this house there is open space about 40 to 60 ft wide with a landscaped walkway. **Commissioner Lance Anderson** stated the difference between the two bonuses is that one gives up something to get something, the other is mandatory. On highway 91 you can't use the 30 ft as open space. **Chairman Jeff Loris** stated this example beautifies the subdivision but also the area for pedestrians. The houses start off 30 ft away from the curb before we get to a structure. The dimensions are about 16-19 ft single level homes with a 4/12 pitch roof. So we could say 18 ft. Ence uses a 5/12 pitch, almost 20 ft. **Mike Rodriguez** stated we should put the pitches in to include these exhibits in the ordinance. **Chairman Jeff Loris** stated at Cantera Cliffs 200 North, there is an example of a 3 foot step between elevation and the elevation of the slab, and there is a slight retaining wall there. We have that slope going on up the hill, probably a 5-7% slope. **Mike Rodriguez** stated one of the ways to increase density bonus is to change their heights. **Commissioner Lance Anderson** stated what is critical is that to change height the visuals are helpful. 4/12 to 5/12 pitch increases height by about two feet. **Mike Rodriguez** stated so review these examples and the amendments and we will bring this back next meeting. The other two chapters will be discussed next meeting.

E. Discuss and consider approval of minutes for September 18, 2018.

MOTION: Commissioner Bryan Pack moved to approve minutes for September 18, 2018.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

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

6) REPORTS

A. Planning Commission

B. Chairman

Chairman Jeff Loris stated that the Mayor has taken a lot of effort to write this month's newsletter. He advised that we all read that to understand what is happening in our City.

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 Mike Scott
VOTE: The motion carried.

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