IVINS CITY
PLANNING COMMISSION
MINUTES
August 14, 2018
435-628-0606

1) WELCOME AND CALL TO ORDER

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 05:30 p.m. All present included Chairman Jeff Loris, 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: Claudette Larsen and Richard Svien.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Mike Scott

C. Invocation--Chairman Jeff Loris

D. Disclosures--None.

2) REPORTS AND PRESENTATIONS --

A. Building Permit Report

Mike Rodriguez stated that Commissioner Lance Anderson had asked for a report and has already received information from Commissioner Adel Murphy on the County stats. On the calendar year report we issued 116 new residential units last year and we have 103 so far this calendar year. We are seeing an uptick on valuation numbers based on the economy and the cost of construction. On our fiscal year 2018 we had a total of 145 new residential units. Activity has increased quite a bit. We report this out every month to the City Council and we can report to the Planning Commission regularly as well. This is valuation we assess on buildings for building permit purposes. Our valuation numbers are fairly low. Historically it is based on a valuation table that is recognized nationwide. They update that twice a year and ours is lower than that. **Chairman Jeff Loris** inquired about 'additions' and 'other' categories. **Mike Rodriguez** stated that we have a column for room additions and remodels, and swimming pools would be under the 'other' category. We really don't have a lot in the commercial category like Sentierre hotel or Rocky Vista University. Those types of permits don't happen often. **Commissioner Lance Anderson** stated that Commissioner Adel Murphy's report was interesting and he will forward it to the Planning Commission, but we have done 2300 to 2700 in the County. It is a good guide. **Mike Rodriguez** stated that these reports evaluate all that and are a good gauge to address demand and which months have more activity.

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 stated that at the last meeting we saw some of the clarifications in the statute. Land use ordinances was changed to land use regulations. On Chapter 6- Establishment of zoning districts and overlays, we had some inconsistencies there. Sometimes they were listed as both an overlay and a district. The two are very separate and so we need a base zoning district and that establishes base density. The overlay allows you to modify that, or it is based on a geographic

area, like the historic township or around the wells. We have A-20 Agricultural zone and our codifier stated we said nothing about it in this section, so we are striking it from the map legend and making a note in the text amendments so that A-20 is deleted. On RA-5 and RA-1 he has added minimum lot size language. **Commissioner Lance Anderson** stated that between 17.5 and 37 we should have a zone in between those sizes. Maybe it isn't an issue right now. **Dale Coulam** stated we have smaller designations all the way up to 43. He stated that Subparagraph 6-Special purpose zoning overlays used for a conservation easement or areas that the city and developer want to otherwise stay open space. **Commissioner Lance Anderson** inquired the difference between residential estates and single family on our designations? **Mike Rodriguez** stated the estate sized lots, the setbacks are different. The lower residential lots are smaller but the residential estates setbacks wind up increasing. **Commissioner Bryan Pack** inquired why we would not just keep them the same name designations. **Mike Rodriguez** stated estate-type zoning is larger setbacks on all sides. Regular residential is smaller setbacks and adjoining properties. **Commissioner Lance Anderson** stated he would like to make them all residential unless there is something you can do in estate sized lots that you can't do in regular residential. **Dale Coulam** stated that it would be a big change to go back in and switch all those designations in our code. The overlay for drinking water around wells protects those areas. Sensitive lands he has taken out and is moving it to a different place. Planned Development we will be taking out and expanding the=subdivision enhancement overlay. He addressed a new overlay requested by Commissioner Lance Anderson: the Rural subdivision overlay. In a handout, which is available in the City office by request, it states for example: the density bonus could be west of 600 West and the Commission would need to determine if it should be an overlay, or a density bonus incentive or defined by geographic boundary? Then we would lay out those requirements for that overlay. Similar to Historic Township overlay but a lot larger in size. **Commissioner Lance Anderson** stated on our Transportation Master Plan we have a rural cross-section that follows 400 over to 600. When Bruce was around sections of 400 West were to be sacred and RE-25 was the smallest lot we were ever going to have and the zoning needs have changed. He is concerned about the need for affordable housing, or the perception of the need for that. He is trying to figure out how to do a height restriction on the overlay. It will help to not have 35 foot buildings out on the ridgeline. Coyote Gulch has 35 ft possible, one on 400 North and 600 West and then there is 400 to 200 that has a bubble. We are saying from that rural cross-section out that way have an overlay to limit heights, especially now that we can have 150 ft buildings. We were hoping to restrict to 18 feet. **Chairman Jeff Loris** stated what about commercial? **Commissioner Lance Anderson** stated they can't be two story. They can dig in and build with the slope. The ridgeline ordinance protects some of that area by the wash. He stated he would like to do a little study, go out and measure the buildings Kayenta has out there now to see if they meet the criteria. He disclosed that he works for Kayenta Development. **Commissioner Bryan Pack** stated it would be nice to have someone come in that does commercial to say whether that is a feasible request or not. **Dale Coulam** stated there are seemingly 3 ways to approach it. From 600 West on we could do it as a geographic overlay and put requirements on the entire area west of 600 West. We could allow the developer to decide if a subdivision will be rural or not. Or we could make it an element to give them a density bonus. The reason why the next chapter is numbered 8 is he doesn't want to change references to mixed use or sensitive lands because we are really not changing those. On short-term overlay, does that really need a density bonus or is the ability to do legal short term rentals bonus enough? **Chairman Jeff Loris** stated putting in those short term rental areas in

small segmented portions of our City is bonus enough. **Dale Coulam** stated that density should be established then see if the overlay should go on it. **Commissioner Bryan Pack** stated with Subdivision Enhancement Overlay we have a level of control to give features that we like. Do we give that option up by not having a density bonus with short term rentals? **Dale Coulam** stated we would make those requirements. If they want Short Term Rental they have to meet those requirements. **Commissioner Lance Anderson** stated that he wants to regulate height but some areas might be better than in other areas of the City. **Dale Coulam** stated he believes we have only had one short term rental application, and nothing built. Others have been resort commercial. **Chairman Jeff Loris** inquired on open space; it states that the owner would have to stipulate that they wanted open space? On Applicability, it states the open space and habitat preservation overlay may apply to privately owned land for the purpose of keeping the land as open space with written consent of the private property owner. If we don't have written consent would you still bubble over that area and not allow them to build? **Dale Coulam** stated no it would be a taking if there was no requirement for owner's consent. **Commissioner Lance Anderson** inquired is there a density bonus for them to do something like that? There would be several areas that would be beneficial to encourage them to do. **Dale Coulam** stated on Subdivision Enhancement Overlay, it has two types of density bonuses and the third one is open space. That one is easy, just check the box. If you have 12% you are required to give 10% so you have 2% density bonus. The first one is consistency and design, which is up to 5% density bonus; unified design theme, architectural building styles, consistency in building materials, colors, height, type and quality, and other design features and amenities designed to add long term attractiveness and quality. We need to define those further to make it an administrative decision. The second one is for convenience in layout, variety of lot sizes, and unique subdivision features gives up to a 10% density bonus; creative or extraordinary design layout, variation in lot sizes, incorporate unique features and amenities for the benefit of the subdivision and community not typically required. **Commissioner Lance Anderson** stated after seeing Ken Miller's subdivision, his opinion is that lot sizes are not important. Density is all in the middle and they have large setbacks. He would add not parking RVs on the street, but we don't care what the interior looks like. When you drive down that road it is an open feeling. **Dale Coulam** stated also we could define entrance feature. **Chairman Jeff Loris** stated he likes the 1000 sq ft or larger required minimum, but on lot averaging does the 25% rule apply? **Mike Rodriguez** stated the maximum of 25% must be less than that zone. **Chairman Jeff Loris** stated if they want a density bonus with averaging they would get a bonus. **Commissioner Lance Anderson** stated we shouldn't worry about what the lot sizes are if they are on the interior. **Dale Coulam** stated we would have to define it that large lots are on the outside and the density is on the interior. **Commissioner Lance Anderson** stated maybe we don't give a bonus for that, but make that a requirement. On detention basins we need to allow some planting. The one on 400 has rocks along the sidewalk and is a very harsh area with no landscaping. We need to require a detention buffer. **Mike Rodriguez** stated there is a similar situation on 400 West and Center Street. Santarra has theirs along the road and Altura will be the same way. **Commissioner Lance Anderson** stated yes and they need buffers or landscaping. **Dale Coulam** stated look at this homework and give it some thought and we will bring it back next meeting and have more discussion. **Chairman Jeff Loris** stated on single story, would 15, 18 or 20 ft be the ideal height? Quail Cove's became bonus rooms. **Commissioner Lance Anderson** stated that should be defined as a two-story if it has a bonus room. **Chairman Jeff Loris** inquired so would it be 16

to 18 ft? **Commissioner Lance Anderson** inquired also what would High Density Residential height or commercial be? Let's think about those as well.

B. Discuss and consider approval of minutes for July 31, 2018.

MOTION: Commissioner Bryan Pack moved to approve minutes for July 31, 2018.
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

Chairman Jeff Loris	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

7) ADJOURNMENT

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

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