IVINS CITY
PLANNING COMMISSION
MINUTES
January 15, 2019
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 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: Chris Haddad, as well as others that did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Bryan Pack

C. Invocation--Commissioner Lance Anderson

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 recommendation of proposed Overlay Amendments to Chapters 7 and 8 of the Zoning Ordinance.

Dale Coulam commented on Commissioner Mike Scott's suggestion to delete the bonus for variety of lot sizes because of the need for workforce housing, first responders, etc. It is difficult for those to find a home. There is a benefit to the community. We are providing housing for people that we need in our neighborhoods and in our community. **Commissioner Lance Anderson** inquired how do we get it so it works? More than just varied lot sizes, but a planned development so there are all types. **Dale Coulam** stated he is seeing more and more models where a large project comes in like a commercial development and they are asked where is the section that has workforce housing available? They are required to have a certain percentage of that. We could work along the lines of how much smaller are the lots than the base zone, and how much must they provide within the subdivision in order to qualify for a density bonus. **Commissioner Lance Anderson** stated it would have to be on larger parcels. On the SITLA property, there is a big enough piece to plan something like that. **Dale Coulam** stated absolutely. If a resort goes in, there needs to be a percentage of workforce housing. This would be for larger commercial developments and mixed use developments. **Dale Coulam** stated there is a greater good for the community so that is a way to create housing affordability that doesn't impact existing neighborhoods and creating variety within new subdivisions. To just say varied lot sizes, we have not gotten what we hoped for. It has always been the bare minimum to meet lot averaging. It would be on larger projects and especially those with lot averaging. This may be the way to create housing for workforce and be an asset to the neighborhood and community. **Commissioner Mike Scott** stated he had focused on the benefit to the adjacent subdivisions and the broader community and how to make all these things quantifiable. **Dale**

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Coulam stated if it is zoned RE-12.5 we don't want R-1-5 lots. There needs to be some range. How many zones down you can drop or something.
Commissioner Lance Anderson stated and a minimum acreage size to qualify for it.
Commissioner Mike Scott stated the plus with this is that these are at the discretion of the developer that wants to go for it and these are the certain things they would like to get. Single story, open space, streetscapes, etc. They get credit for their choices. **Commissioner Bryan Pack** stated if someone wants to try it, it doesn't matter what size parcel it is if they can make it work. **Commissioner Mike Scott** stated he would redo this section and submit it to the Planning Commission. He will send out a supplement. **Commissioner Bryan Pack** stated next meeting we will get it ready to set for a Public Hearing.

B. Discuss and consider recommendation of relevant portions of Chapter 12 regarding accessory dwelling units.

Dale Coulam stated he has not seen any additional comments from the Commission on this, so we discussed possibly setting this for a Public Hearing and see if there should be some exceptions to the prohibition against rentals of accessory dwelling units. If the public says yes, then define what those parameters would be. The text would be the existing portions we have, and the question would be if we should relax the prohibition. If yes, then define those parameters for a recommendation to the City Council. **Commissioner Bryan Pack** stated the risk is that the State will come in and take City discretion away if we don't act. **Commissioner Lance Anderson** stated other cities are renting out AirBnB and we won't allow renting casitas. Are we too strict or too lenient? **Dale Coulam** stated there are still some cities that are very strong against AirBnBs and try to restrict those. Casitas are the topic of discussion statewide rather than an absolute prohibition against renting, cities are considering loosening that. Is there a desire with the public, how do we do that and what are the parameters? We could set that one for the next Public Hearing. **Commissioner Bryan Pack** stated he has no problem with doing that. February 5th is next meeting. He would like to make sure that people come. We could do the second meeting in February. **Commissioner Mike Scott** stated let's work on doing both on the 19th for both Public Hearings.

C. Discuss and consider approval of minutes for December 18, 2018.

MOTION: Commissioner Mike Scott moved to approve minutes for December 18, 2018.
SECOND: Commissioner Lance Anderson
VOTE: The motion carried.

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 Mike Scott
VOTE: The motion carried.

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Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Lance Anderson	AYE

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