IVINS CITY
PLANNING COMMISSION
MINUTES
September 3, 2019
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 Bryan Pack, Commissioner Lance Anderson, Commissioner Doug Clifford, and Commissioner Bob Morris.

Staff Attending: Dale Coulam-City Manager/Attorney, Mike Rodriguez-Building and Zoning Administrator, Chuck Gillette-City Engineer, and Sharon Allen-Deputy City Recorder.

Audience Attending: Claudette Larsen, Rosemary Marchi, Lance Allred, Don Friel, Kathy Flanagan, Shelley Moeller, Donna and Dale Burrill, Ken Moore, Connie and Tony Sullo, Dennis McMillan, Jan and Dan Brown, Michael Fish, Don and Milja Harper, Chris Haddad, Connie and Dave Gibson, Carl Monglovi, Jim and Beverly McLellan, Pat and Perry Zandi, Jay and Prudie Teal, Mike Hugo, Julie and Mike Dumas, Bob Nickerson, Chris Coons, Kendra Thomas, Cindy Fredrick, Jack Keith, Larry Myers, Donald and JeriLynn Round, Ellen and Bill Wentworth, Randall Johnson, Lloyd Warner, Valerie Cazier, Tim Bryan, Regina Roper, Crystal Blaha, Chris and Dick Pearson, Dave and Sandy Benson, Paul and Terese Riding, Sherry Breitenbach, Audrey and Kevin Monson, Rich Svien, Charles Hurt, Bill Klenke, Pam Layton, Tom and Alane Costanzo, Patrick Manning, Tyler Bee, Trudy Despain, Kathy Van der Plas, as well as others that did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Chairman Bryan Pack

C. Invocation--Chairman Bryan Pack

D. Disclosures

Commissioner Lance Anderson disclosed that he is the applicant on Items 4E and 4F for the concurrent land use/zone amendment. No other disclosures.

2) REPORTS AND PRESENTATIONS –

A. Concept Plan Report for T&L Parkway, located at approximately 175 West 100 South Ivins. Eric Gish-Owner. Eric McFadden-Premier Design—Applicant.

Mike Rodriguez stated that this is a flag-lot subdivision on a little over an acre parcel. They have the required 25 ft minimum wide access driveway to the back of that property. It will have to comply with all city regulations regarding setbacks zoned as a Single Family home. TRC reviewed this on 8-1-19 and it is in compliance with City ordinances.

B. Concept Plan Report for Blake Subdivision, located at approximately 301 West Highway 91. Daniel F Pendleton Family Ltd Partnership-Owner. Ben and Heidi Blake-Applicant.

Mike Rodriguez sated that this subdivision is located South of the Movara Fitness Resort. Applicant is proposing subdividing the parcel to create an additional one acre parcel. The property is owned by a family trust and there have been a few other one acre parcels carved out. This is a one lot subdivision being created out of that larger parcel. It will have to comply with all the city regulations, and be able to have access and utilities. their intent is to build a single family home. This has been reviewed by TRC and it is in compliance.

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS—

A. Public Hearing on a proposed Amendment to the General Plan, Transportation Master Plan, and Trails Master Plan.

Dale Coulam stated that the City is selling a parcel on Center Street east of the LDS Church and below Palisades Subdivision. Two parties were interested but we saw the need to amend the Transportation and Trails Master Plans so that whoever ended up with this property, whether it was later sold or traded to another party, we could still enforce the requirement to connect Palisades development with Center Street, both for street and trail. Those two parties were Vista School and Desert Sky Homes. Vista School was proposing to buy the property and then trading the property with the owner of the property to the North of the existing school, in order to build a middle school expansion. The owner of that property was not interested in a trade so Vista School may come in with a smaller expansion on their existing site. The possibility of a land swap led us to feel that we needed to lock in that connecting road and the trail, no matter who winds up with it. Chuck Gillette, in preparing this, noticed some things in the General Plan that also needed to be tweaked, namely in reference to the maps. Some of the maps that are included as attachments here really haven't been changed other than a Map or Figure number corresponding to the reference in the General Plan. The City intends to consider further amendments to the Transportation master Plan and the trail master plan but Council wanted us to do this narrow scope so we can accommodate receiving offers on this piece of property. This is limited in its scope. There is also a proposal to add a connecting road from 400 East, the Rocky Vista University street to the East of their housing connecting what is essentially 100 North over to the parking lot of Vista School to help alleviate some of the Vista traffic. **Chuck Gillette** stated that we are amending these few changes, and then doing other areas of the General Plan later. We would like to expedite this so we can put the property back up for sale. The only reason we are amending the General Master Plan was to update it, so that it refers to these maps. Map 1,2,3,4--the Land Use Plan, Sensitive Lands map, Transportation Master Plan roadways, and the Parks and Trails to make sure those maps are referenced in the General Plan. The Transportation Master Plan is an element of the General Plan, so that gets referenced in this amendment. We have figures in the Plan that reference the Land Use Plan as well, but we needed the map itself referenced so that when we amend the map it amends in the General Plan. So the Transportation Policy section references these maps and adopts the Transportation Master Plan as an element. There really are not many changes other than we referenced these maps and made sure it was clear they are applied. We also numbered the maps. On the Transportation Roadways map it just shows that we need a connection there. Parks and trails map had a change to add a trail that was negotiated with the developer of Palisades at Snow Canyon when they added their subdivision. It just needs to be shown as part of the General Plan. Those four maps are now referenced in the General Plan and the Transportation Master Plan had two Figures that needed replaced and on Page 24 reference of the Master Plans showing the trails and the residential connection on Figure 10 of the Transportation Master Plan. On the text, we added the paragraph to the Transportation Master Plan that new development needs to add that trail in, and that a landscape corridor shall be installed and dedicated as necessary with a minimum of 25 feet and an average of 30 feet. **Chairman Bryan Pack** opened the Public Hearing. Tim Bryan stated that he lives at 1098 Mesa Vista. He sees on this map a residential road planned that comes up from the new development area off 400 South that extends West and a residential road planned that

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leads up to Mesa Vista Road. He opposes any road that adds traffic to Mesa Vista. It was previously stated by another developer that it would be a walking path and not a through street for vehicles. The amount of traffic and speed would present issues there. Greg Cherry stated that he lives at 982 Mesa Vista Road. He stated they had an agreement with Kyle at SITLA and reaffirmed with Patrick Manning that the road would not dump out onto Mesa Vista but would be an emergency road. Not a public access road, only a trail. Mesa Vista is a chip-sealed road with no sidewalks and is used heavily already as an alternate route to bypass the school. He also opposes making that a public access road and increasing traffic into that neighborhood. Chris Coons stated he would like to know what employment housing means. Is that multi-family housing? Puerto has always had an easement behind us to get to the lots up above, and he hopes to maintain that because they are on a hill and the homes are all developed. **Dale Coulam** stated that the dotted line is not an amendment that Staff is recommending. That is an existing line. The City would want it as an emergency access in any event but that will be considered as part of these future amendments. The only thing being amended on the Transportation Master Plan is the connection from Center Street to Palisades on the North, and then 100 North from 400 East to the Vista School parking area and then the connecting trail. Just those three changes. Hearing no further comments, **Chairman Bryan Pack** closed the Public Hearing.

B. <u>Discuss and consider recommendation on a proposed Amendment to the General Plan, Transportation Master Plan, and Trails Master Plan.</u>

Commissioner Lance Anderson stated that those three items are the only changes and the references in the General Plan to those maps. **Chairman Bryan Pack** stated maybe it should say the developer needs to install the landscaped corridor on this section of new development. **Commissioner Lance Anderson** inquired if this would apply to the whole City? That seems like a big corridor. **Chuck Gillette** stated this would apply to the whole City. **Commissioner Doug Clifford** stated part of that trail is already in. He doesn't think it is that big. **Chuck Gillette** stated that he measured it from maps and it is 25 ft minimum 30 ft average. There needs to be a width defined. 30 ft average gives you an average of 10 ft of vegetation on either side. You can go more narrow but it might feel more like an alleyway. There are some other areas where the trail leaves the roadway. Half a dozen homes may be affected. 20 fit is a little narrow. **Commissioner Lance Anderson** stated that 25 ft is good. If there are no homes around it, 30 ft is even better. If there are homes it is tough, but if it is open space it is fine. **Chuck Gillette** stated we will crack this Transportation Master Plan open in a few months, we are just waiting for some funding. **Commissioner Doug Clifford** stated since this would set precedent let's go narrower and say 25 ft minimum. **Commissioner Lance Anderson** stated let's do what Chuck is suggesting now. **Chuck Gillette** when we redo that Master Plan it is going to come up. **Commissioner Lance Anderson** stated he would like the name Bellagio removed from that map. **Chuck Gillette** stated the trailhead there has been closed by private property owners. If we remove it from the map, it is closed forever, but we can change the name. **Chairman Bryan Pack** stated his other comment is that it says five maps but there are only four listed. **Chuck Gillette** stated he thought annex plan was part of Master Plan, but it was not. He will fix that.

MOTION: Commissioner Doug Clifford moved to approve recommendation on a proposed Amendment to the General Plan, Transportation Master Plan, and Trails Master Plan, as amended.

SECOND: Commissioner Bob Morris

VOTE: The motion carried.

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Chairman Bryan Pack	AYE
Commissioner Lance Anderson	AYE
Commissioner Doug Clifford	AYE
Commissioner Bob Morris	AYE

C. <u>Public Hearing on a proposed General Plan Amendment to the Land Use Plan from LDR, (Low-Density Residential Area) to RMU (Resort Mixed Use) on an approximate 104 acre parcel. Located at approximately corner of Puerto Drive and 400 South. School Institutional Trust Lands Administration (SITLA)--Owner. Patrick Manning-Applicant.</u>

Mike Rodriguez stated that this is a Land Use amendment from Low Density Residential to Resort Mixed Use, west of Entrada Resort and east of Puerto, South of Mesa Vista, and North of 400 South. A sign and notices were placed on the site. This applicant has stated they intend to provide a buffer of Single-Family homes along existing neighboring residences in Padre Canyon Estates along Mesa Vista Drive. TRC reviewed this on August 1, 2019 and the applicant is here this evening to speak regarding their intent. On the Land Use Plan there is a small portion of Neighborhood Commercial on the lower South portion that currently exists that was not identified but that is also within this application. **Commissioner Lance Anderson** inquired if we are talking about amending the Land Use Plan? **Dale Coulam** stated the Land Use Plan only. It indicated Low Density Residential to Resort Mixed Use and it has a bubble of Neighborhood Commercial. There was a concept that was submitted with that. It kind of shows the intent to have a buffer for Single Family homes as the property abuts existing single family. **Chairman Bryan Pack** inquired what does SITLA's involvement do? **Dale Coulam** stated it is owned by SITLA and the developer has authority to pursue this application. **Chairman Bryan Pack** inquired if SITLA has the ability to override what we do here? **Dale Coulam** stated there is a section of the Utah Code which seems to indicate that. The legality of that we don't know. It has never been used to his knowledge, and it sounds like SITLA doesn't want to use that. **Commissioner Lance Anderson** inquired if this property was one of those Low Density Residential properties that were listed that way as a holding pattern to get a map established? **Dale Coulam** stated it has been this land use for as long as he can remember but it matches Padre Canyon to the North of it. **Chuck Gillette** stated we do plan our impacts based off the density map. **Chairman Bryan Pack** opened the Public Hearing. Patrick Manning stated that he has met with a lot of Ivins residents and has taken them all into consideration prior to starting this process. He has helped develop Entrada for 20+ years and are proud of that, but after talking to SITLA and Kyle Paisley and a number of residents, he feels like they can offer something to address most of the concerns. Access to the property was a huge problem. He is the manager of the 600 acres coming off the horse roundabout all the way down to the new Harmon's. SITLA had no right to come off the horse roundabout to access across our property. It could create a mess by going to Mesa or Puerto so our thought was to create an inter-land agreement and allow access to come off the horse roundabout and keep away from existing neighborhoods. Until the Western Corridor is built that would be the egress required, we would have nothing but potential emergency access, not a thoroughfare for transportation. That created a lot of help figuring out what it could be and keeping current neighborhoods in the condition they are in as far as traffic. This should be complimentary so when you come off the horse roundabout we intend to protect about 248 acre pristine lavaflow from any vertical development with one road coming across there, so as you get to the other side, the SITLA side, that should be the quiet side of the lava. We are not here for this tonight, but we intend to have restaurants, shops, etc on the far east, east

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side of the lava flow but when you come off that lavaflow, it just feels right to decompress. On the very South part, where it is impactful to neighbors, we thought to have a spa on that quiet side and with existing homes create a deed restrict new single family homes coming in, so that no one can have overnight rentals, and then do an additional row of Single Family. Having been involved with Entrada, there is a movement for people that don't want a yard. We are trying to come up with product types that people want, and at the same time be sensitive to visual and transportation to the existing homes. Those are the major points. Claudette Larsen stated she lives in Padre Lakes and she appreciates the work the Planning Commission does for the City of Ivins. As this is researched, traffic from Harmons increased Puerto's traffic. What effect will lighting have with a Mixed-Use like golf and stores developing? The lavarock will be protected, which is good. Will security be added to the budget as a big development like this comes on? Water is a concern. Noise with shops from a Mixed-Use development will increase and she thought she moved into a residential and she wants to keep it that way. Dan Brown lives in Padre Canyon. Rose Development came in and showed 1000 properties in that one area. He heard he was no longer involved. He hears good things about Patrick Manning and what he is proposing to build there is better than what we had before. You know something will be built there. Regina Roper stated she lives on Cordero Circle and she has been involved with this, communicating information and she has had a lot of correspondence with Patrick Manning. As much as she would like to see it untouched, it is going to be developed. What she has seen of Entrada if we can maintain that sense of openness, trails, and rural beauty she thinks we are in the best hands we could ask for. Patrick Manning will work with us on issues. Tim Bryan stated he lives at 1098 Mesa Vista. On the SITLA bubble map, the legend shows a proposed roadway. The buffer on Mesa Vista but doesn't include any of the homes on Mesa Vista to the West. That would be his concern. He is supportive of the development and the quality work that they do. Those that live on Mesa Vista do not want a busy arterial street right in our backyard. He is in favor of a low-impact recessed roadway to mitigate the sound and the visual and keeping that as far from current residential as possible. Mike Hugo stated he lives on Mesa Vista. He came here for the atmosphere we have here. He doesn't see a resort giving to the community but it takes away from the future area for people to move in to a Low Density Residential neighborhood. He is concerned about vistas and views. When you drive by Entrada and try to look at the mountain, you can't because there is a wall and a 5 ft berm so those views are gone. A resort changes in general what my family loves here. We want to see houses and places for families. A resort steals that potential for future families that want to enjoy the same things here that he does. Lance Allred stated his backyard is the at the intersection of Puerto and 400 South. He has a level of surprise at the lack of presentation and detail, rather than just this bubble map. The area closest to me is labeled high density employee housing and adding to an already very busy street. This development seems predicated on the assumption of the Western Corridor being built. Do we know when, and if not in our lifetime, what roads will feed this in terms of traffic. Traffic and land use go hand and hand and are dependent on each other. SITLA is selling this or working in hand with someone and they hold assets in trust. Who really owns it? **Chairman Bryan Pack** stated that the money goes towards education. Michael Fish lives on Chula Vista Drive and he enters the open space and loves walking there, the gopher snakes and desert quail and jackrabbits. He just stands there and stares at the beauty. He will miss that. In the plan it didn't say how much open space. What is the percentage? Once you wall it, you are walling people out. Open space is for the people that can afford inside that wall, or will it be for all of us? It is very sad. There is a celtic meditation circle out there that is a part of our culture. How much access

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and visibility is he, as a resident that doesn't live within those walls, going to have? How much will it take away from quality of life he has and the life of his neighbors? What is the Washington County Water Conservancy District's recommendation concerning water with a golf course and a resort? How much will it consume and what is the impact on our ability to pay for and have access to quality water in the future? Randy Johnson stated he is a new resident to Ivins. It took him 3 years to find Ivins. There was a great interview with Ron Thompson at the Washington County Water Conservancy District and we are facing a 20% increase in water rates. He should be able to have an opportunity to look at this and give his opinion. He gives information for availability for water in the future. The water resources in Washington County are finite. Crystal Blaha stated that she lives on 425 South and she has a great concern that she doesn't know what the bubble represents but she moved here last year looking for a quiet safe neighborhood for her children. We found that here and love living here but that looks like a great security risk to her for her children. She is concerned about what this development would do to her property value. She loves her view and if it is multi level housing it will affect her quality of life and property values. She is also concerned about the water situation. We should be decreasing water consumption. A resort is not in line with that, or the dark sky initiative or trying to preserve quiet residential neighborhoods we all love and moved here for. If we wanted a busy City, we would live in St George. That area is used everyday recreationally. Maybe we can't stop this from being developed but she would like them to provide an area for residential and for recreational use. She can see a lot of disadvantages, but she can't see a benefit to this resort. We gain nothing from this. No decrease in taxes or utility bills. She is concerned about the timeline for construction and how long will it go on? Kathy Van der Plas lives in Padre Lakes Development and stated that what saddens her the most is the development is inevitable attitude. The eco balance in the desert is so delicate. The Mayor has written in the newsletter that the current residents needed to conserve water. City Council and Planning Commission needs to take that into consideration. This is a desert. Animals are being displaced. We are invading their territory. There needs to be a balance in planning and development. Trudy Despain stated she lives on Cordero and the only issue she wanted to bring up is when dirt is moved people get flooded. We need to be mindful of where drainage water is going to go. There are a lot of older people who live along there and we help sandbag on that street. Sherry Breitenbach says she lives on Deleon and there is a long ridgeline that runs along the back of a bunch of properties on the East side of Puerto. Will homes be built on top of that ridgeline? Also in Southern Utah it takes 55 gallons per sq ft of grass to keep it alive. Another golf course increases our water bill 375%. That is significant. Right along Puerto going under my home there is a spring and it disturbs a lot of residents in that area and displaces tile and ceilings etc. It goes into your development as well as a heads up. Don Friel stated he lives on 629 Mesa Vista Road. Children walk down Puerto and there are no sidewalks and the City should be concerned about liability having to walk that street to school. He would encourage the City to finish the sidewalk to be safer. Hearing no further comments, **Chairman Bryan Pack** closed the Public Hearing.

D. <u>Discuss and consider recommendation on a proposed General Plan Amendment to the Land Use Plan from LDR, (Low-Density Residential Area) to RMU (Resort Mixed Use) on an approximate 104 acre parcel. Located at approximately corner of Puerto Drive and 400 South. School Institutional Trust Lands Administration (SITLA)–Owner. Patrick Manning-Applicant.</u>

Chairman Bryan Pack stated that these are difficult questions because we definitely want to balance the concerns of neighbors with the rights of the property owner. We are at an early stage

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in this so there is not yet a lot of detail on it. **Commissioner Lance Anderson** stated that they want to do Low-Density Residential to Resort Mixed-Use and then put estate homes on the outer edge. **Commissioner Bob Morris** inquired what if someone else buys it? **Dale Coulam** stated that on a different parcel, the land use of Commercial Resort was increased but there was a buffer of Low-Density Residential. So you could outline a buffer of Low Density Residential along existing single family residential. You do have flexibility. **Commissioner Lance Anderson** stated we can recommend to City Council an area, instead of making it all Resort Mixed-Use. We try to buffer it out so that people here keep what they had and new residents know what they were getting. Patrick Manning stated that the low-density would be the two rows and also the green area. **Commissioner Lance Anderson** stated that road to Mesa Vista, can it be moved down? Patrick Manning stated this area curves quite a bit. When we come in for a rezone we will have detail for all those areas. **Commissioner Lance Anderson** stated this development is really well thought about. SITLA is a private property owner and their goal is to earn as much money as they can to earn money for education. They have a right to do that just like anybody here. Everyone says stop growth but when he moved here there were 600 people. We have all invaded upon Ivins. The goal in our General Plan is to be a resort destination. Technically they could fence it off at any time and keep people out and they haven't done that. **Chairman Bryan Pack** stated so Low-Density Residential along where there are houses. Match the densities and keep them Medium Density Residential along there. Buffer it out so that new people coming in know what to expect. **Commissioner Doug Clifford** stated is the Black Desert Resort involved in this? Patrick Manning stated so we will grant access across this land and this is really the only way to keep all traffic off of the roads. Black Desert will grant access through their property and access the amenities as a cross-utilization. **Chairman Bryan Pack** stated if you sell, how do we know that and secure the access issue? Go through up to the East. That is a risk that we take? **Dale Coulam** stated that the existing Medium-Density Residential to the west is already built out. Someone made reference to the ridge and Sensitive Lands would control that it will not be built on. So we should probably show that as open space The wash is already proposed as open space. **Commissioner Lance Anderson** stated they give open space to get their densities down below. **Chairman Bryan Pack** inquired about water and impact it has on water. The City's water resources are finite and are planned currently for Low-Density Residential. How much is built into our water plan for these kind of changes? **Dale Coulam** stated it goes by zoning and the current zone is RA-5 and the land use is low-density residential. **Commissioner Lance Anderson** stated High Density actually uses less. They have the same square footage and use less landscaping. Patrick Manning stated that this is St George water being used for the golf course. 450 acre feet of water. **Chairman Bryan Pack** stated his comment is on the density regarding this agenda item. **Commissioner Doug Clifford** stated do we ask for a water impact analysis to identify potential water use? **Dale Coulam** stated they pay a water impact fee. It is based on the use so the impact is whether it is residential or not. If it is commercial, it goes to an equivalent residential unit. As Chuck Gillette stated, we may need to amend our utility plan there and depending on the density and the use, see if they are adequate or need to be upsized. Patrick Manning stated that a utility impact study has already been completed and there is existing sufficient utilities, sewer, water, electric to sustain greater than anything we are proposing as a density. **Commissioner Bob Morris** stated that this is designated Low-Density Residential so that more people can enjoy what we have here. Patrick Manning stated that no one put pressure on us to protect the 248 acres of lavaflow that we intend to gift to the City so it can never be built on by future development. No one asked us to plan a trail head into

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that lavaflow so people can enjoy us connecting the trails system. We do not intend to have anything such as walls like that to keep things out. We have trails planned to come through SITLA, through the lavaflow. The only thing we are trying to restrict is vehicular traffic onto existing neighborhoods. We are doing that for the residents, not for us and trying to be empathetic. It is not exclusive. It is inclusive with the community and with local involvement. It is not a keep out sign. **Commissioner Bob Morris** stated when he goes to Entrada he has to go to a guard and convince him to let him in. We are making a decision on a lot of conjecture. We can keep it like it has been for years and City Council can decide. **Dale Coulam** stated if the land use was changed to Resort Mixed-Use and next zone step would be zoning for the proposed mixed use. There is a project plan with mixed use development that becomes the detail and that is approved as part of the zoning for that development. **Chairman Bryan Pack** inquired if we are losing the right to do that now and make those concessions later? **Dale Coulam** stated sure. You are going from Low Density Residential on the Land Use Plan to Resort Mixed-Use. **Commissioner Lance Anderson** stated if the deal with SITLA falls through, the next development that comes in could be a regular subdivision. We should make the buffer for protection. **Chairman Bryan Pack** stated he is hearing that Lance Anderson is in favor with a buffer zone all the way around and that Bob Morris is against it and would like it to stay like it is. **Chairman Bryan Pack** stated he feels the same as Lance Anderson. **Commissioner Lance Anderson** this is the third time we have had a proposition on this property and the last development was scary. We can get residential around the outer edges and we have an opportunity to protect those outer edges. They have given up a lot, more than most people would because they are used to this area. **Commissioner Doug Clifford** stated the road access is valid as long as Black Desert does their development. They are tightly connected. He does like the buffer idea. **Chairman Bryan Pack** stated you want certainty that this deal is going to happen. **Commissioner Lance Anderson** stated if we can get that residential piece around it we help the neighborhood. **Commissioner Bob Morris** stated if we allow the zone we open a can of worms. **Commissioner Doug Clifford** stated the commercial vision in the General Plan is focused around recreation and resorts. **Dale Coulam** stated this is separate and owned by SITLA and we need to consider this parcel on its own. Their vision is that they have an active side and a quiet side of the resort. There is nothing that locks that in. The other parcel can do what they are thinking without any land use or zone change. Commissioner Lance Anderson is just saying do Resort Mixed Use and make a buffer of Medium Density Residential and Low Density Residential and the interior Resort Mixed Use for the developer. When they come in for zoning you get more specific densities and uses. **Commissioner Lance Anderson** stated the Land Use Plan is a bubble. A zone change is the legal. **Dale Coulam** stated not necessarily. There is a precedent in defining what a buffer is, such as a buffer of 300 ft. that was done on a different parcel.

MOTION: Chairman Bryan Pack moved to approve recommendation on a proposed General Plan Amendment to the Land Use Plan from LDR, (Low-Density Residential Area) to RMU (Resort Mixed Use) on an approximate 104 acre parcel. Located at approximately corner of Puerto Drive and 400 South. School Institutional Trust Lands Administration (SITLA)--Owner. Patrick Manning-Applicant, preserving LDR on the northern border for a width of 300 ft, and having MDR along the western and southwestern portion where MDR abuts it to a depth of 250 ft, and the remainder of the parcel being RMU.

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SECOND: Commissioner Lance Anderson
VOTE: The motion carried.

Chairman Bryan Pack	AYE
Commissioner Lance Anderson	AYE
Commissioner Doug Clifford	AYE
Commissioner Bob Morris	AYE

E. Public Hearing regarding on a proposed Concurrent Land Use/Zoning Amendment from LDR, (Low-Density Residential Area) to MDR, (Medium-Density Residential) and a zone change from RA-5, RE-12.5 and Re-15 Zones, to RE-12.5, RE-1-10 and R-1-7.5 Zones on an approximate 43.66 acre parcel. Located at approximately Highway 91 and Earl Road. Washington County School District, Teancum Properties, LLC, Cowichan Properties, LLC and Cowichan Capital Corporation-Owner. Lance Anderson-Applicant.

Commissioner Lance Anderson recused himself. **Mike Rodriguez** stated that the applicant is requesting this land use and zone change on approximately 43.66 acres that extends East from Indigo Trails and includes property that was previously owned by the Washington County School District and Sage Cove subdivision that was approved early as an RE-12.5 with lot averaging. TRC reviewed it and it appears to be in compliance with city ordinances. The applicant is asking them to changed to Medium Density Residential with three different zones and graduating from the higher sized lots to the west at RE-12.5 and R-1-10 in the middle portion and R-1-7.5 in the eastern portion. **Chairman Bryan Pack** opened the Public Hearing. Lance Anderson stated that when Quality came in and zoned that subdivision Medium Density Residential, it meant that the homes there would have had 4-6 ft of fill and a 25 ft house behind them. We have close to 250 townhomes over there, so he can see high density creeping towards their development. So his goal is to create a buffer zone between those area. Indigo Trails has a Short-Term Rental Overlay on it already. When he submitted Medium Density Residential it gives up the Overlay for Medium Density Residential RE-12.5, and on the remaining portion for Indigo Trails he will still have to come up with open space. On the Richard Hafen piece, to buy .93 acres he needs to do around 65k of improvements because of the Highway Corridor Plan. He has to give about 20k property back to the City, then have to put a wall up and landscape it. The goal is to carry Indigo Trails into this area and make an agreement with the builders of Cliffrose and do low-profile hip roof houses and flat houses like Indigo-style homes. They are like 18 ft high rather than 25 ft high, which they could have. He left a piece out for temporary drainage. The Indigo Trails portion he may do a Subdivision Enhancement Overlay but the RE-10 may be conventional. The access for Highway 91 is Guy Lane and Earl Road and we are working with Quality Development. Highway 91 is an arterial collector so it has to have limited access. Kendra Thomas stated that she lives across the street so she is worried about traffic and the speed limit with little kids. She is wondering about stop signs, school bus pick ups, Public Safety questions for adding more people in there. She appreciate that it is homes and not townhomes. Hearing no further comments, **Chairman Bryan Pack** closed the Public Hearing.

F. Discuss and consider recommendation on a proposed Concurrent Land Use/Zoning Amendment from LDR, (Low-Density Residential Area) to MDR, (Medium-Density Residential) and a zone change from RA-5, RE-12.5 and Re-15 Zones, to RE-12.5, RE-1-10 and R-1-7.5 Zones on an approximate 43.66 acre parcel. Located at approximately Highway 91 and Earl Road. Washington County School District, Teancum Properties,

LLC, Cowichan Properties, LLC and Cowichan Capital Corporation-Owner. Lance Anderson-Applicant.

Commissioner Doug Clifford inquired what is the topography there? Lance Anderson stated it is about 1 to 2 percent. **Chairman Bryan Pack** stated that he is in favor. It is consistent with what else goes there. Lance is putting his money where his mouth is and buying property he wants to preserve. Safety will be decided as part of the process of development.

MOTION: Commissioner Doug Clifford moved to approve recommendation on a proposed Concurrent Land Use/Zoning Amendment from LDR, (Low-Density Residential Area) to MDR, (Medium-Density Residential) and a zone change from RA-5, RE-12.5 and Re-15 Zones, to RE-12.5, RE-1-10 and R-1-7.5 Zones on an approximate 43.66 acre parcel. Located at approximately Highway 91 and Earl Road. Washington County School District, Teancum Properties, LLC, Cowichan Properties, LLC and Cowichan Capital Corporation-Owner. Lance Anderson-Applicant.

SECOND: Commissioner Bob Morris

VOTE: The motion carried.

Chairman Bryan Pack	AYE
Commissioner Lance Anderson	AYE
Commissioner Doug Clifford	AYE
Commissioner Bob Morris	AYE

5) DISCUSSION AND POTENTIAL ACTION ITEMS—

A. Discuss and consider approval of Sage Villas Townhomes Final Plat, located at approximately 411 West Old Hwy 91 and Normandy Road. Neighborhood Housing Services of Provo, LLC-Owner. Riley Richardson-Applicant.

Mike Rodriguez stated that the construction has begun on those townhomes and the final plat had been previously approved. They decided to phase it and did a development agreement with the City. It is consistent with the Preliminary Plan. The second phase will be in a future phase. **Commissioner Doug Clifford** inquired if that impacted utilities by only doing half of the development? **Commissioner Lance Anderson** stated it may actually help if the road needs to be raised. All that dirt requires digging down 17 feet and repacking it and bring new dirt in by a percentage, so every lot needs that. **Dale Coulam** stated this needs to be subject to the City Council approving the Development Agreement.

MOTION: Commissioner Bob Morris moved to approve Sage Villas Townhomes Final Plat, located at approximately 411 West Old Hwy 91 and Normandy Road. Neighborhood Housing Services of Provo, LLC-Owner. Riley Richardson-Applicant subject to the development agreement being approved by City Council.

SECOND: Commissioner Doug Clifford

VOTE: The motion carried.

Chairman Bryan Pack	AYE
Commissioner Lance Anderson	AYE
Commissioner Doug Clifford	AYE
Commissioner Bob Morris	AYE

B. Discuss and consider approval of Encanto Third Amended Final Plat, located at approximately 1355 East Snow Canyon Parkway #19. Melissa Felis-Owner/Applicant.

Mike Rodriguez stated this is similar to two other lots that extended pads. This one is for 10 feet, and should be the last one.

MOTION: Commissioner Doug Clifford moved to approve Encanto Third Amended Final Plat, located at approximately 1355 East Snow Canyon Parkway #19. Melissa Felis-Owner/Applicant.
SECOND: Commissioner Lance Anderson
VOTE: The motion carried.

Chairman Bryan Pack	AYE
Commissioner Lance Anderson	AYE
Commissioner Doug Clifford	AYE
Commissioner Bob Morris	AYE

C. Discuss and consider amending Density Allowances for Multi-Family development.

MOTION: Commissioner Bob Morris moved to table Discuss and consider amending Density Allowances for Multi-Family development.
SECOND: Commissioner Lance Anderson
VOTE: The motion carried.

Chairman Bryan Pack	AYE
Commissioner Lance Anderson	AYE
Commissioner Doug Clifford	AYE
Commissioner Bob Morris	AYE

D. Discuss and consider approval of the Ivins City Planning Commission Minutes for July 30th, 2019.

MOTION: Commissioner Doug Clifford moved to approve the Ivins City Planning Commission Minutes for July 30th, 2019.
SECOND: Commissioner Bob Morris
VOTE: The motion carried.

Chairman Bryan Pack	AYE
Commissioner Lance Anderson	AYE
Commissioner Doug Clifford	AYE
Commissioner Bob Morris	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 to adjourn by Lance Anderson 2nd by Doug Clifford. Unanimous.
MOTION: Commissioner Lance Anderson moved to approve ADJOURNMENT
SECOND: Commissioner Doug Clifford
VOTE: The motion carried.

Chairman Bryan Pack	AYE
Commissioner Lance Anderson	AYE
Commissioner Doug Clifford	AYE
Commissioner Bob Morris	AYE

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