IVINS CITY
PLANNING COMMISSION
MINUTES
July 30, 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 and Sharon Allen-Deputy City Recorder.

Audience Attending: Laurie Floisand, Lynnette Miller, CJ Koharcheck, Rich Svien, Sue Gordhammer, Stuart Sochrin, Lloyd Warner, and Kathy Barth, as well as others that did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Doug Clifford

C. Invocation--Commissioner Doug Clifford

D. Disclosures

2) REPORTS AND PRESENTATIONS --

A. Concept Plan Report for Canyon Crossing, located at approximately the corner of Snow Canyon Drive and Snow Canyon Parkway. RAD Properties, LLC-Owner. Sam Patel-Dixie Management, LLC

Dale Coulam stated this is located at the corner of Snow Canyon Drive and Snow Canyon Parkway and has been for sale for some time. This is a proposed commercial development. There are several retail spaces along the back side and a convenience store and gas station. There is a restaurant shown out front. This appears to substantially meet the ordinances because they had flip-flopped the landscape buffers. They show a 2500 sq ft canopy and a 3000 sq ft convenience store, which both comply with City ordinances. The next step is to go through a more detailed Site Plan and Conditional Use process before both the Planning Commission, where there would be a public hearing, and the City Council. **Commissioner Doug Clifford** inquired if they had enough required parking. **Dale Coulam** stated their initial plan was lacking but this one has more.

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS—

A. Public Hearing Regarding Ordinance 2019-07Amending the Requirements for Roof Variations.

Dale Coulam stated that we wanted to clarify the requirements for roof variations. It was fairly detailed for wall offsets, but we wanted to clarify what was required for roof offsets. It talked about at least a 12" offset on roofs, but it could be read as parapets or flat roofs. We added requirements to break up the eave lines. The intent was that this applied to ridgelines for sloped roofs, so we have now made clear that there are vertical offsets and horizontal offsets being required and it applies to ridgelines and well as eave lines. This is being brought forward as a change to the ordinance so it will be easier to enforce. We had one project that may not have met the ridgeline intent, but the ordinance was vague. We want this clarified going forward in the