IVINS CITY
PLANNING COMMISSION
MINUTES
December 17, 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 Chairman Bryan Pack, Commissioner Jeff Loris, Commissioner Lance Anderson, Commissioner Bob Morris, and Commissioner Doug Clifford.

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

Audience Attending: Chris Haddad, Shelly Moeller, Lynne Johnson, Dan and Jan Brown, Larry Myers, Sue Gordhammer, Regina Roper, Creed Jones, Bill Wentworth, Jonathan Upchurch, Michael Guisinger, Jessica Mousley, Sara Dupre, Nathan Dupre, Jared Madsen, Doug Beck, CJ Koharcheck, Cody Mitchell, Ron Densley, Austin Atkin, Sam Patel, as well as others that did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Lance Anderson

C. Invocation--Commissioner Lance Anderson

D. Disclosures--None.

2) REPORTS AND PRESENTATIONS --

A. Concept Plan Report for Ivins Center, located at approximately 501 Red Mountain Boulevard, Jennings Leasing, LLC—Owner. Austin Atkin—Applicant.

Mike Rodriguez stated that this is just under an acre next to Lightfoots Chevron station on 200 East Red Mountain Boulevard where the barbershop is currently located. It is zoned Neighborhood Commercial and consists of one 10,000 sq ft commercial building that will include professional offices and possibly a sit-down restaurant which will require a Class IV Conditional Use Permit which requires approval after a public hearing from the Planning Commission. We have attached a rendering of the proposed building and also a site plan. They submitted a new site plan to move the building further forward to access the rear of the building. They were subdivided lots there that were going to be residential lots at one time. **Dale Coulam** stated that back when Lightfoots first came in, that subdivision changed. There was a knuckle for a cul-de-sac that the City had owned. When 200 East was being improved to its full width by Family Dollar, he owners of this parcel helped to extend the improvements down to Lightfoots. In consideration of that, the City transferred title to that knuckle. So in this process they are going to clean that up so it appears as one single lot, and we hear that has been done already. **Commissioner Jeff Loris** stated it shows access points that Lightfoots is using. Is that a shared access? **Mike Rodriguez** stated yes it will be shared access across that property line.

B. Concept Plan Report for Red Mountain Terrace, located at approximately 200 E and Old Hwy 91. B&V Investments, LLC—Owner. Brett Kee—Applicant.

Mike Rodriguez stated that recently we had an application for a concurrent land use and zone change on the triangular piece on Old Hwy 91 and 200 East Red Mountain Boulevard, across from the two churches and the Heritage subdivision. The applicant had requested a land use change to medium density residential and retain a portion of that as commercial. it was approved

so that 2.5 acres would need to remain commercial next to the intersection of the Highway and 200 East, and the rest, the northern most portion, was rezoned for R-1-7.5 single family homes. The concept plan the applicant has submitted is for 24 lots on the residential portion of this property and the Commercial portion is not being proposed to be developed at this time. This is just under 8 acres. The proposed improvements will need to be in compliance with City Ordinances when the property is developed. **Commissioner Lance Anderson** inquired what is the cross section for the pavement there? Could they do a 38 foot road there? **Mike Rodriguez** stated that those questions will be addressed as they move forward with this process.

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS—

5) DISCUSSION AND POTENTIAL ACTION ITEMS—

A. Discuss and consider recommendation of Class V Conditional Use for the proposed Canyon Crossing project, located on the northeast corner of the intersection of Snow Canyon Drive and Snow Canyon Parkway.

Mike Rodriguez stated this is a continued discussion on the 2.5 acre site at the intersection of Snow Canon Drive and Snow Canyon Parkway on the northeast corner of that intersection. The property is zoned Resort Commercial and the project consists of 3 multi-tenant retail buildings that include a convenience store and 2 restaurants rather than the original 3 being proposed, and a self-service station and canopy. The Planning Commission held a public hearing at a previous meeting. The most intense use is the automotive self service station and that is a Class V Conditional Use Permit in that zoning district which requires a recommendation from the Planning Commission before going to City Council for final decision. TRC has met with the applicants on numerous occasions and we proposed a list of reasonable conditions to go with the Class V Conditional Use Permit. This is an updated site plan due to the traffic study. On the northern access to the site, it is showing a right turn out, and a left turn movement out Tuacahn Drive with right or left turn in off Snow Canyon Drive. The southern access point along Snow Canyon Parkway is also allowing for one way in and two ways out. Based on the traffic study we are commending a right turn only out of the site, moving west toward the roundabout. There are a number of attachments to view as we have this discussion. **Chairman Bryan Pack** stated that some recommendations have been resolved in these proposed conditions. A list that was created from last meeting included traffic safety, crime, lighting, viewshed, and sufficient parking, particularly the turn around. He noted for record that the Planning Commission had received a couple of emails, one from CJ Coharcheck and also one from Jonathan Upchurch regarding traffic and the need for a deceleration lane to make the right turn into the project off of Snow Canyon Parkway. Our goal tonight is to review this and see if this list of conditions solves our concerns. **Commissioner Lance Anderson** inquired if the traffic study looked at bike traffic? Mike Rodriguez stated that he does not believe so. There are bike lanes on both sides of the street. **Commissioner Lance Anderson** stated they can go all the way to Snow Canyon. **Chairman Bryan Pack** stated that he doesn't have any concern about crime and the security lighting is listed, our lighting ordinance adequately covers this and the viewshed has met the 15 degree view angle. He has no concerns about noise and the west entrance size has been remedied with what has been proposed here tonight. **Commissioner Lance Anderson** stated on the canopy are the lights recessed up? **Dale Coulam** stated that our current ordinance requires that. **Commissioner Doug Clifford** stated the traffic study was clean, which was surprising, based on the time periods that they picked as the peak times, but the challenge is that there are irregular time periods like Tuacahn school and Tuacahn shows. **Chairman Bryan Pack** inquired

if there were any concerns on the one that he mentioned? **Commissioner Lance Anderson** stated noise and the dumpster. **Mike Rodriguez** stated that deliveries and back-up horns on trucks is listed on condition #11. **Chairman Bryan Pack** stated that the turnaround is still an issue for him, not so much for the noise, but for safety and the distance they have to back up to the dumpster. So our issues are still traffic and the traffic study, sufficient parking and turnaround layout and the deceleration lane. **Dale Coulam** stated Chuck Gillette wasn't able to come tonight to help address the traffic study. **Commissioner Doug Clifford** stated his other concern is the intersection is not pedestrian and bicycle friendly. **Commissioner Jeff Loris** stated we can only discuss the site. They can't control the intersection. **Commissioner Doug Clifford** stated no, but we can look at the safety. He would like to see information during those time periods. **Commissioner Lance Anderson** referred to paragraphs #5 and #7 in the ordinance that sets forth the standards to consider when considering conditions. **Commissioner Doug Clifford** stated these are standards we can consider, and those two listed were for vehicular and pedestrian traffic and refuse collection. **Commissioner Lance Anderson** stated we haven't talked about the signs and dumpsters. **Commissioner Jeff Loris** stated we need to look at the entire scope of the City and how it affects other portions of the area based on this application. We have minimum standards for traffic, parking, lighting. Minimum requirements are there for a reason and otherwise it is a taking. Sometimes we get into discussion that exceeds those minimum application requirements. He stated he has no concerns. They have done an excellent job fitting all the requirements. **Commissioner Lance Anderson** stated that minimum requirements are for general businesses. Maybe we need to increase that minimum. Parking can never be found. **Chairman Bryan Pack** stated he does not have an issue with the number of parking. He is concerned with the configuration and the dumpster on the east side. He wonders if there is a way to reconfigure that. **Commissioner Bob Morris** stated he is not concerned about parking. **Chairman Bryan Pack** stated that we should discuss the deceleration lane and if it is a dedicated right turn lane. **Dale Coulam** stated because of the curve in the hill and the site distance if they are in the right turn only lane into the project, they would be out of the way and you still have two lanes that can proceed straight into the roundabout. **Commissioner Lance Anderson** excused himself from the remainder of the meeting. **Commissioner Doug Clifford** inquired if that affected the current width of the road? **Dale Coulam** stated if it was installed it would require going into the landscape buffer area. **Commissioner Doug Clifford** stated that looking at the site plan, there is not a whole lot of distance between the entry and the edge of the property. If there were several cars queued in there, it would fill up. **Commissioner Bob Morris** stated he likes the right turn only lane. **Mike Rodriguez** stated in his discussions with Chuck Gillette he indicated this would be the most appropriate way to mitigate these concerns, by creating that deceleration lane and proposed condition #18 addresses that. Driveway shall only allow right turn egress to the roundabout. There is adequate room to create that deceleration lane and may take up some of that landscape area and where it goes into the trail would have to be reconfigured. **Commissioner Jeff Loris** inquired as we look at calculations and take that land out of the landscape area, does it reduce or take the open space away? **Mike Rodriguez** stated there is no negative impact against that. Regarding signs and lighting, this application is subject to our existing lighting ordinance. **Commissioner Bob Morris** stated with the right turn lane added, he is fine with these conditions. **Commissioner Doug Clifford** stated that the right turn lane solves that problem and he doesn't see ingress and egress will be a major issue. If we want the community to be a friendly place where people are out on walks and on their bikes, and we are putting more people on the road, we just need to look

at safety in that area in general. There are signal intersections where you push a button in order to cross. Could we add anything like that? **Commissioner Bob Morris** stated bicycles need to follow the same rules as cars. They need to dress in high visibility clothing. He doesn't think we should discount a professional traffic survey. **Commissioner Doug Clifford** stated he was not discounting it, but this study was for automobile traffic only, not bicycle or pedestrian. **Chairman Bryan Pack** stated he doesn't know what we could do to address that here. He rides his bike avidly, and he is cautious at these intersections. **Commissioner Doug Clifford** stated we may just need to take it up in our ordinances at some point, and not on this particular application. **Chairman Bryan Pack** stated that dump trucks backing up is his only issue left. It seems from a practical standpoint this would create a hazard. Can we change the design to mitigate that in some way? **Commissioner Jeff Loris** stated we talked about parking and pass throughs. The site plan shows the movement of trucks that go through there. If there was a turn in directly for the garbage, they would lose 30 parking spots. If the driveway was moved to make that access closer and it would impact the traffic study and erasing probably 20 parking spots. If a driver swings wide and as soon as he empties the bin he would have to back in. It will be higher traffic in this area because of the drive through. There is no real solution without losing parking. **Mike Rodriguez** stated an earlier version showed three different trash enclosures and it was recommended that one be left there and the other become a double enclosure so we minimize dumpster locations. **Commissioner Doug Clifford** inquired what if this dumpster was enclosed in the center with a fence around it and would give them access to it? Put a trash enclosure there rather than landscaping. Lose one parking spot. **Mike Rodriguez** stated discussion on the locations with our engineer was to have them get to them easily and leave the site without blocking parking spots. **Commissioner Jeff Loris** stated it keeps the smell away. It is an excellent place for it because it is away from everyone and out of the way. How often is garbage pick up? **Mike Rodriguez** stated it depends on demand. **Commissioner Jeff Loris** stated that is the least dangerous place to put it. They have gone through the design and it is the best place for it. **Chairman Bryan Pack** stated there is too much backing up for both the dumpster trucks and anyone in there that has to back up. He wishes there was a way to loop that traffic back out. **Commissioner Bob Morris** stated they can do a three point turn. **Commissioner Doug Clifford** stated they can't if there are any cars in there. **Chairman Bryan Pack** inquired can we require the trash pick up to be at 6 am? There are delivery trucks that will be going in there as well.

MOTION: Commissioner Bob Morris moved to approve recommendation of Class V Conditional Use for the proposed Canyon Crossing project, located on the northeast corner of the intersection of Snow Canyon Drive and Snow Canyon Parkway, with the discussed stipulated conditions.

SECOND: Commissioner Jeff Loris

VOTE: The motion carried.

Commissioner Jeff Loris	AYE
Commissioner Bob Morris	AYE
Commissioner Doug Clifford	AYE
Chairman Bryan Pack	NAY
Commissioner Lance Anderson	ABSENT

B. Discuss and consider approval of Haven at Heritage Acres Phase 2 Final Plat, located at approximately400 West and 400 South. Haven at Heritage Acres, LLC-Owner. Alpha Engineering-Applicant.