IVINS CITY
PLANNING COMMISSION
MINUTES
March 17, 2020
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 Doug Clifford, Commissioner Bob Morris, 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: Joby Enudi.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Doug Clifford

C. Invocation--Commissioner Bob Morris

D. Disclosures

Commissioner Lance Anderson stated that he has Items on the agenda for Posovi 2-I and Posovi 3-C. He is also involved with the revised concept plan for Anasazi Vista. The Posovi final plats will have to be rescheduled because Lance represents the applicant, Kayenta Development, so rules of procedure say if you are representing the applicant you need to sit in the audience and cannot vote.

2) REPORTS AND PRESENTATIONS --

A. Revised Concept Plan for Anasazi Vista, located at approximately 700 West 150 South. Anasazi Vista, LLC-Owner/Applicant.

Mike Rodriguez stated this is 22.5 acres on 700 West 150 South which is actually fronting Kwavasa Drive. If you can recall there was a land swap that was done. Initially, S&S Homes had purchased a 20-acre piece that fronted 600 West Kwavasa Drive and extended out to the West. They entered into an agreement with Kayenta Development and Terry Marten to swap the westernmost portion of their parcel in exchange for another parcel approximately 7 acres that extended south of their project along 600 West and terminated approximately across from the Kee Stone Village Development. That is why we have a revised concept plan. It is for 72 lots on 22.5 acres and complies with City ordinances. It extends to the North where their previous boundary was and across the Beacham property and extend down to approximately where Kee Stone Village and adjoins the Cliffrose Development. This project would be required to complete all of the frontage improvements on their portion of Kwavasa Drive. This is R-1-10 zoning and their intent is for single-story homes.

B. Revised Concept Plan for Crossings at Red Desert, located at approximately 850 South Main. V.E. Management Investments-Owner. Ben Willits-Applicant.

Mike Rodriguez stated this parcel is located at 800 South and Main Street and is one we have seen previously. It is approximately a 10-acre lot being subdivided into 159 townhomes/condominium units. The property is zoned RM with a buffer of R-2-6 on the eastern portion. This parcel was rezoned several years back and abuts single family parcel-1-7.5 to the east. This development includes 159 two-story condo units on a majority of the site, with 14 twinhomes on 6000 sq ft lots located on the eastern portion of the property. The proposed

improvements are in compliance with City ordinances. We have another exhibit showing how this also could be subdivided showing the twinhomes to the east having less of a setback on the eastern boundary and more open space on the eastern portion of the townhome development. The previous exhibit instead shows a wider portion of the R-2-6 development and larger rear yard setbacks and less open space on the townhome portion. **Dale Coulam** stated regarding the zoning of the buffer, in the motion they said it needed to line up approximately with the edge of the property for the storage units. Is this close enough to be approximate or do they need to go through a zone change to shrink the buffer? They are not going to purchase this two-acre portion, only the eight-acre portion. This was originally shown as very dense with multi-family units on it, so this is a different developer showing this concept plan. **Mike Rodriguez** stated that one was around 172 units several weeks back. **Commissioner Doug Clifford** stated this is a good practice on our density because it comes out to about 15% coverage on that eight acres if they are 950 sq ft and two and three-stor**y. Dale Coulam** stated those three-story units are on the interior. **Mike Rodriguez** stated that our code allows buildings to increase in height and length on the interior of the project up to 35 ft and 150 ft in length. **Commissioner Lance Anderson** stated they are averaging about 1750 sq ft per lot. **Mike Rodriguez** stated the other version had more units and this one has fewer units but higher on the interior of the project. The twinhomes in this version have a larger rear setback as part of the R-2-6 buffer, and this version has a smaller setback on the R-2-6 but has more open space on the RM portion of it. **Commissioner Lance Anderson** inquired if that is approximate enough? **Dale Coulam** stated Council member Steve Roberts was the one that made the motion who is not on Council anymore, so it is left up to the legislative body and the Planning Commission as a recommending body if it complies with the zone or the vision. **Commissioner Lance Anderson** inquired is the zone in R-2-6 a 10 ft setback in the rear? **Mike Rodriguez** stated yes and on the sides. **Commissioner Lance Anderson** stated that he would pick the concept plan version #2 that has the closer buffer and that is what he likes. **Dale Coulam** stated there is not enough room to put a street and two rows of R-2-6 so you would end up with one row and a bunch of wasted space. It can't be exactly where the approximate boundary was. It doesn't land right on that corner unless you waste a lot of space. **Commissioner Lance Anderson** stated in a zone change we have a legal. **Dale Coulam** stated that zoning usually follows the property boundary, but we have gotten into the era of buffer zones and so this one does not follow a legal boundary. It is a buffer against R-1-7.5 and homes. **Mike Rodriguez** stated R-2-6 is difference between the RM and the R-1-7.5. **Dale Coulam** stated these both comply with our ordinances and have parking screened from the street. Is it approximate enough? **Mike Rodriguez** stated the intent was to have a buffer of R-2-6 zoning and didn't state how many rows of R-2-6 there were. **Dale Coulam** stated it just said approximately that point right there. The developer is trying to do FHA-approved attainable housing and they have constraints. They do not get into this type of a product. He inquired about townhome zone as a buffer and they do not get into that market. So they shrunk it to eight acres for the FHA market. In light of the density discussions that have been mentioned, this layout looks a lot better than the multi-family that we first saw for this property. **Commissioner Bob Morris** stated he is not happy about three stories, but he doesn't believe it needs a zone change. **Commissioner Lance Anderson** stated he feels the concept plan version #2 works.

3) **BUSINESS LICENSES -None**
4) **PUBLIC HEARING AND ACTION ITEMS—None**
5) **DISCUSSION AND POTENTIAL ACTION ITEMS—**

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A. Discuss and consider approval of Posovi 2-I Final Plat, located at approximately Donoma Court. Kayetna Development Inc-Owner/Applicant.

Commissioner Lance Anderson stated we will need to table Items 5A, B, C, D and E. **Commissioner Doug Clifford** inquired what was the Table of Uses about? **Dale Coulam** stated that our table of uses allowed in a resort commercial zone as a Class V Conditional Use Permit, a gas station. At a minimum, City Council wants to remove that use in Resort Commercial so that use is not allowed, but that is for you to consider, and while opening it up, look at the other uses to see if any others need tweaked or changed. **Commissioner Doug Clifford** stated that the issue that was driving it was gas station. **Dale Coulam** stated that the other issue was cosmetics that was light manufacturing, and it got put into resort retail. At the time it was when we had an applicant coming in. They did not do it, so we may not want that language in there anymore.

MOTION: Commissioner Doug Clifford moved to table 5A, B, C, D and E.
SECOND: Commissioner Bob Morris
VOTE: The motion carried.

Commissioner Doug Clifford	AYE
Commissioner Bob Morris	AYE
Commissioner Lance Anderson	AYE

B. Discuss and consider approval of Posovi 3-C Final Plat, located at approximately Uwan Drive. Kayenta Development Inc-Owner/Applicant.
C. Discuss and consider amendments to Density Allowances for Multi-Family.
D. Discuss and consider Outdoor Lighting Regulations.
E. Discuss and consider Table 33-2 Table of Uses, Nonresidential Zoning Districts.
F. Discuss and consider approval of the Ivins City Planning Commission Minutes for March 3, 2020 and Joint Meeting Minutes for March 3, 2020.

MOTION: Commissioner Bob Morris moved to approve the Ivins City Planning Commission Minutes for March 3, 2020.
SECOND: Commissioner Doug Clifford
VOTE: The motion carried.

Commissioner Doug Clifford	AYE
Commissioner Bob Morris	AYE
Commissioner Lance Anderson	AYE

6) REPORTS
A. Planning Commission
B. Chairman
C. Building and Zoning Administrator, Mike Rodriguez
D. City Attorney, Dale Coulam

Commissioner Bob Morris stated he would like to wait and see what happens and keep the March 31st meeting, but no public hearing.

E. Items to be placed on future agendas
7) ADJOURNMENT

MOTION: Commissioner Lance Anderson moved to approve ADJOURNMENT
SECOND: Commissioner Doug Clifford
VOTE: The motion carried.

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Commissioner Doug Clifford	AYE
Commissioner Bob Morris	AYE
Commissioner Lance Anderson	AYE

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