IVINS CITY
PLANNING COMMISSION
MINUTES
April 14, 2020
435-628-0606

1) **WELCOME AND CALL TO ORDER**
***NOTICE: This meeting will be held electronically, with some staff located at City Hall as the anchor location. You may listen to the live audio feed by going to www.ivins.com, clicking on the "Government" tab, clicking on the word "HERE" under the words City Council, and under the "Upcoming Events" at the top of that page, when the meeting is live, it will reflect "In Progress" - click on the "In Progress" link to listen to the meeting live.The direct link to listen to the meeting is below: http://ivins.granicus.com/GeneratedAgendaViewer.php?view_id=2&event_id=849**

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 5:30 p.m. All present included Chairman Bryan Pack, Commissioner Doug Clifford, Commissioner Lance Anderson, Commissioner Jeff Loris, and Commissioner Bob Morris.

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

Audience Attending: Justin Aucoin and Adam Allen.

A. Acknowledgement of Quorum

B. Invocation--Commissioner Jeff Loris

C. Disclosures--None. **Commissioner Doug Clifford** later stated that he lives in Palisades, but does not have a conflict.

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 approval of Palisades Phase 6 Amended Final Plat, located at approximately 736 East Red Wash Circle. Rocky Canyon Properties, LLC-Owner/Applicant.

Mike Rodriguez stated that this is an amended final plat to move lot lines and associated easements between lots 221 and 222 and removing the lot line and associated easements between lots 224 and 225 and remove the lot line and associated easements between lots 225 and 226, and relocating the lot line between lots 224 and 226 and removing lot 225. They are essentially taking 6 lots on the southern side of Red Wash Circle to make 3 larger lots. Lots 222, 224 and 226 will be the three remaining lots. This has been reviewed by our engineering staff to have a new grading plat submitted. The new lot 222 will have a 25 ft easement on that east side and it will be included as part of this plat. It complies with City ordinances. **Chairman Bryan Pack** inquired if these lots are vacant? **Mike Rodriguez** stated these are all vacant lots. These lots adjoin the City property to the south. **Commissioner Doug Clifford** joined the call and stated he had no conflicts, but he does live in Palisades. Justin Aucoin stated that people want larger lots so they decided to go on the east side so people can get garages around the back side. The narrow fronts did not allow for that. These lots are sold if this is approved. **Commissioner Doug Clifford** inquired how many lots are changing? Justin Aucoin stated we are at six lots that

are going to three on that side. We are giving the City a bigger easement on the east side where the path goes and we agreed to the grading that Chuck Gillette suggested. **Commissioner Doug Clifford** stated that doesn't have anything to do with the common area and the pathway into the turtle reserve. Justin Aucoin stated that is correct. Adam Allen stated that to clarify, it is a larger setback on the east side of Lot 222, not an easement.

MOTION: Commissioner Doug Clifford moved to approve Palisades Phase 6 Amended Final Plat, located at approximately 736 East Red Wash Circle. Rocky Canyon Properties, LLC-Owner/Applicant.

SECOND: Commissioner Bob Morris

VOTE: The motion carried.

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

B. Discuss and consider approval of the Ivins City Planning Commission Minutes for March 31, 2020.

MOTION: Commissioner Doug Clifford moved to approve Ivins City Planning Commission Minutes for March 31, 2020.

SECOND: Commissioner Bob Morris

VOTE: The motion carried.

Chairman Bryan Pack	AYE
Commissioner Doug Clifford	AYE
Commissioner Lance Anderson	AYE
Commissioner Jeff Loris	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

Mike Rodriguez stated we will need to have a Public Hearing for a Class IV CUP for the Tuachan box office sign, so that will be coming. **Commissioner Doug Clifford** inquired what is the tentative format for a Public Hearing over Zoom? **Mike Rodriguez** stated we don't know yet. It won't be scheduled until we know we can conduct it. **Commissioner Bob Morris** inquired what would the harm be in just meeting at the City office and walking in one at a time? Our next meeting is in May. **Mike Rodriguez** stated that it all depends on the direction we get from Governor Herbert.

7) ADJOURNMENT

MOTION: Commissioner Lance Anderson moved to approve ADJOURNMENT

SECOND: Commissioner Doug Clifford

VOTE: The motion carried.

Chairman Bryan Pack	AYE
Commissioner Doug Clifford	AYE

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Commissioner Lance Anderson	AYE
Commissioner Jeff Loris	AYE
Commissioner Bob Morris	AYE

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