IVINS CITY
PLANNING COMMISSION
MINUTES
May 19, 2020
435-628-0606

1) **WELCOME AND CALL TO ORDER**
Notice is hereby given that the Planning Commission will hold a meeting in the Council Chambers on Tuesday, May 19, 2020 commencing at 5:30 P.M. Note: The order of items discussed on this Agenda is subject to change. *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 Planning Commission, 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=860

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 05:30 p.m. All present included Chairman Bryan Pack, Commissioner Doug Clifford, Commissioner Bob Morris, and Commissioner Lance Anderson.

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

A. Acknowledgement of Quorum

B. Invocation-Chairman Bryan Pack

C. Disclosures

Commissioner Lance Anderson stated that he is working with the owners of the Anasazi Vista development. No other conflicts.

2) **REPORTS AND PRESENTATIONS --None**

3) **BUSINESS LICENSES -None**

4) **PUBLIC HEARING AND ACTION ITEMS—**

A. Public Hearing on a proposed Amended Preliminary Plan for Kanta Village, located at approximately. Owner/Applicant.

Mike Rodriguez stated that this is an amended preliminary plan proposing 81 lots as previously shown. This is next to Movara, Ryders, Sage Villas and the cell tower on Hwy 91, just east of 400 West. The Planning Commission and City Council have seen this plan and approved this plan previously. TRC has reviewed this amended preliminary plan and they are asking for phased construction of the property. They will have to do a Development Agreement. They are relocating the commercial unit from a four-unit building to a six-unit building, and that commercial building will be constructed with Phase 1. All the proposed improvements are in compliance with city ordinances. **Commissioner Lance Anderson** inquired if we saw elevations of these buildings? **Mike Rodriguez** stated yes they were all part of the previous approval. They have more architectural features than Red Mountain Vista Townhomes and they have steps in the roof ridgelines. The colors have to comply with City Code. **Chairman Bryan Pack** opened the Public Hearing. **Dale Coulam** stated that Lane Mecham can see the attendees and can activate them for public comment if they raise their hand. **Lane Mecham** stated he is not showing any

raised hands. All attendees are with the parties involved. Hearing no comments, **Chairman Bryan Pack** closed the Public Hearing.

B. Discuss and consider recommendation for Kanta Village Amended Preliminary Plan, located at approximately 343 West Highway 91. Kanta Holdings, LLC-Owner. Rauni Malhi-Applicant.

Chairman Bryan Pack stated it matches what we saw before, except they are just phasing and moving the commercial unit. Any concerns or issues?

MOTION: Commissioner Bob Morris moved to approve recommendation for Kanta Village Amended Preliminary Plan, located at approximately 343 West Highway 91. Kanta Holdings, LLC-Owner. Rauni Malhi-Applicant.

SECOND: Commissioner Doug Clifford

VOTE: The motion carried.

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

5) DISCUSSION AND POTENTIAL ACTION ITEMS—

A. Discuss and consider recommendation for Anasazi Vista Preliminary Plan, located at approximately 250 South 600 West. Anasazi Vista, LLC-Owner. James Sullivan-Applicant.

Mike Rodriguez stated that this is a 22.5 acre site being subdivided into 71 lots. S&S Homes had originally acquired a piece along 600 West that extended to the west and then they entered into an agreement with Kayenta Development and Terry Marten to swap part of their property so they would have more frontage along 600 West / Kwavasa Drive. This is the preliminary plan for that new subdivision. It is a standard subdivision located on the west side of Kwavasa Drive and 280 South. The project is being proposed to be phased in five phases and will need a Development Agreement. Street and frontage improvements along the west side of Kwavasa Drive will be completed with this project. There are 71 lots of single family homes on R-1-10 zoning. The proposed improvements comply with City ordinances. They will be doing this in phases, starting from the south and working their way north. **Commissioner Lance Anderson** stated that there was an email that went out regarding the storm drain basin. Is that part of this application? **Mike Rodriguez** stated that will be worked out as part of the development of the site and the development agreement and that all still has to be worked out with Public Works. What they are proposing is the storm basin in on the southeast portion of their project could be converted to a building lot if all the numbers work out correctly for the drainage. **Commissioner Lance Anderson** stated the drainage would work better getting it down to the wash rather than through town. Mike Rodriguez stated that staff still needs to see all the studies for that to be able to determine that. The applicant is choosing to move forward with the project and have that all be dealt with during the application review process. **Chairman Bryan Pack** stated that they have that southeast corner lot down as a storm drain basin so would they have to come back and ask for an amendment to the preliminary plan? **Mike Rodriguez** stated if it gets converted to a buildable lot it is just a simple amendment to the plat. **Commissioner Lance Anderson** stated that the email was supposed to go with the preliminary plan so that they would not lose any time or have to amend it. He wants it to be approved as an either/or. **Dale Coulam** stated the detention basin meets the current drainage study and you asked for consideration of some alternatives; those may come forward in an amendment or an

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agreement among parties, but we have an obligation to process the application as submitted. As designed on the preliminary plan, it meets the drainage study. **Commissioner Lance Anderson** stated that is true, but the intent with S&S was that when Chuck Gillette ran the numbers he felt it would be better to take it to the west. Can we approve it as it either being a storm drain or a lot depending on the numbers? S&S would not like to amend it because they are looking for time. **Dale Coulam** stated that would require another look at the drainage study and the engineers will need to do some calculations on that. As approving bodies, as shown on the preliminary plan, it meets the drainage study. We have an obligation to move it forward. **Chairman Bryan Pack** inquired could we not approve it and put a condition on it that states if the studies come back and say that the drainage goes better to the west, that lot can be converted? **Dale Coulam** stated he thinks you would need to approve it as submitted. **Lane Mecham** stated that on Zoom there is a hand raised from a participant, Adam Allen. **Chairman Bryan Pack** stated that he is with Bush and Gudgell and is welcome to chime in on the issue. His mike would not unmute as a panelist and he was unable to speak. **Commissioner Lance Anderson** stated that if we clarify this before it goes to City Council that could go to them as a vote? **Dale Coulam** stated yes if the applicant is agreeable to make that change and Chuck Gillette is agreeable to that, at that time City Council could approve it. But right now it is proposing a hypothetical that is different than what the application is. We have not heard from the applicant as to whether any additional studies have been done and they have two weeks so if they can submit more information, we would present that to the City Council. **Chairman Bryan Pack** stated that we can indicate tonight that had that information been before the Planning Commission, they most likely would have approved it. **Mike Rodriguez** stated that Chuck Gillette did indicate in his email that they don't have the details worked out but if they get the numbers worked out, he would recommend that other lot would be okay.

MOTION: Commissioner Doug Clifford moved to approve recommendation for Anasazi Vista Preliminary Plan, located at approximately 250 South 600 West. Anasazi Vista, LLC-Owner. James Sullivan-Applicant.
SECOND: Commissioner Bob Morris
VOTE: The motion carried.

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

B. Discuss and consider approval of Encanto 4th Amended Final Plat, located at approximately 1355 East Snow Canyon Parkway. GP Ivins Homes and Land LC-Owner. Brian Geer-Applicant.

Mike Rodriguez stated that Lot #17 is another similar one to other applications we have seen where the property owner wants to extend their building pad approximately 5 feet into the limited common area. TRC reviewed it and it is in compliance with city ordinances. The last one we saw was going to be the last one to extend, but this one really should be.

MOTION: Commissioner Bob Morris moved to approve Encanto 4th Amended Final Plat, located at approximately 1355 East Snow Canyon Parkway. GP Ivins Homes and Land LC-Owner. Brian Geer-Applicant.
SECOND: Commissioner Doug Clifford
VOTE: The motion carried.

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

C. Discuss and consider amendments to Density Allowances for Multi-Family.

Chairman Bryan Pack stated Jeff Loris was bringing in the sizes of amenities for a benchmark. It is a critical part of our discussion but he is not here.

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

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

D. Discuss and consider Table 33-2 Table of Uses, Nonresidential Zoning Districts.

Chairman Bryan Pack stated we were just looking at the convenience store use, and a few changes and we were instructed to go back and review it to see if we had any other uses to alter. **Dale Coulam** stated that one was under alcoholic beverages and he crossed out old references and struck out the portion where it says "and including definitions for Class A, B, C, D and E controlled licenses." They don't reference them that way anymore. The third notation was that the City Council at some point will be considering small wireless antennas, so at the end of the Table of Uses we have telecommunication sites and facilities and he noted that a law was passed that made small wireless facilities allowed in all zones. **Commissioner Doug Clifford** inquired how often we go through these? **Dale Coulam** stated that we tweaked something a few years back but this is mainly the 2005 version. Council asked that we go back and review and so far this is all we've come up with. **Commissioner Lance Anderson** inquired about RV storage. He is against people parking them by their houses, but we have no other method for people to park them elsewhere. How can we deal with that? Where can people park them? **Dale Coulam** stated the ordinance doesn't allow any other storage facilities. **Chairman Bryan Pack** stated that in the Table of Uses we have a storage of recreational vehicles section that is a Class II use in all the different areas in Chapter 15 of Title 16. **Commissioner Lance Anderson** inquired if that was for outside storage? **Dale Coulam** stated it references another section of the code and he does not have that in front of him, but he will be prepared to discuss that at the Public Hearing. **Commissioner Lance Anderson** stated that mancaves like Sunriver, where would those fall in our Table of Uses? Or would it? How would we interpret it? A small living space and a RV park for cars. **Mike Rodriguez** stated we don't have a definition for that type of use. **Commissioner Lance Anderson** stated there is a need for that. **Mike Rodriguez** stated we would need to create a new use and a definition to go along with it. We would need to look at what type of zoning district it would be allowed in. **Commissioner Lance Anderson** stated if we wanted to make that an amenity for storage so that if they want all the parking garages together so they don't take up living space. Would that be on the Table of Uses? **Dale Coulam** stated that would probably be an accessory building, but this is for the

Table of Uses for non-residential zoning districts. **Chairman Bryan Pack** stated to move it forward to Public Hearing.

E. Discuss and consider approval of the Ivins City Planning Commission Minutes for May 5, 2020.

MOTION: Commissioner Bob Morris moved to table approval of the Ivins City Planning Commission Minutes for May 5, 2020.
SECOND: Commissioner Doug Clifford
VOTE: The motion carried.

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

6) REPORTS

A. Planning Commission

Commissioner Bob Morris inquired since we have moved to yellow, when we can we meet in person? **Dale Coulam** City Council will be discussing that this week, possibly June 1st. Other cities are considering that date as well. It is up to Council. **Commissioner Lance Anderson** asked that we update the Planning Commission members dates on when they expire on the website.

B. Chairman

C. Building and Zoning Administrator, Mike Rodriguez

D. City Attorney, Dale Coulam

E. Items to be placed on future agendas

Commissioner Bob Morris inquired what happened to the lighting ordinance. Did it die with the virus? **Dale Coulam** stated these electronic meetings tend to last longer and we have started from scratch several times on the density meeting. It seems that the lighting discussion will be better to have when we have more time or can meet in person again.

7) ADJOURNMENT

MOTION: Commissioner Lance Anderson moved to approve ADJOURNMENT
SECOND: Commissioner Bob Morris
VOTE: The motion carried.

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

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