IVINS CITY
PLANNING COMMISSION
MINUTES
June 2, 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 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.

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=864

A. Acknowledgement of Quorum

B. Invocation--Commissioner Lance Anderson

C. Disclosures--No conflicts.

2) REPORTS AND PRESENTATIONS --None

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS—

A. Public Hearing on a proposed Amendment to Table 33-2 of the Table of Uses, Nonresidential Zoning Districts.

Chairman Bryan Pack stated that in the Table of Uses, there were three things that were changed, regarding alcoholic beverages, language has been stricken for classes A, B, C, D, and E because it no longer exists in State law, so we no longer need that in the Table of Uses. We have a change for automotive self service stations in Resort Commercial, that is not going to be allowed any longer. The last change is where some language will be added in for small cell wireless. **Dale Coulam** stated yes it is just a notation that the Council at some point will adopt an Ordinance on that and there will likely be another category. **Chairman Bryan Pack** stated for now it is essentially blank but the heading will be there. **Dale Coulam** stated that is correct. **Chairman Bryan Pack** opened the Public Hearing. **Dale Coulam** stated we received one email comment from Sharon Aspenberg stating that she reviewed the Table of Uses and that convenience store states it may include gasoline, petroleum products and gas pumps. Her preference is they be excluded from Resort Commercial and she is glad to see the Committee considering not permitting automotive self service stations in Resort Commercial. Hearing no further comments, **Chairman Bryan Pack** closed the Public Hearing.

B. Discuss and consider recommendation on a proposed Amendment to Table 33-2 of the Table of Uses, Nonresidential Zoning Districts.

DRAFT

Chairman Bryan Pack stated that the one comment we received is consistent with what we are doing here to not allow self-service stations in Resort Commercial. **Commissioner Lance Anderson** stated that we need to discuss RVs and mancaves but maybe it can get brought up at City Council. **Dale Coulam** stated that would be more applicable in Table 33-1 dealing with residential than non-residential. Sharon Aspenberg's comment is consistent and we will strike self-service gas stations from Resort Commercial and this would have been a way to back door a gas station into Resort Commercial so we need to change it there also. **Commissioner Bob Morris** stated that there was a comment about RV parking, and he understand we are discussing Commercial, but can we not park an RV on a property in the City of Ivins. **Dale Coulam** stated there are provisions that restrict the number and how they are parked in the residential zone but they are not prohibited. **Commissioner Lance Anderson** stated they need to be licensed as well. **Commissioner Doug Clifford** stated they need to be parked behind the fence. They are everywhere throughout the City. **Commissioner Bob Morris** stated he counted 20 and he doesn't want RVs enforced unfairly. **Commissioner Doug Clifford** stated this is not residential. **Commissioner Bob Morris** stated that we just don't want our ordinances enforced unequally. Last meeting we talked about how we don't allow storage and people have to drive across town to get their RVs. **Commissioner Doug Clifford** inquired if this effects the convenience store on the corner, Canyon Crossing? **Dale Coulam** stated they are vested. Will you be including the change by Sharon Aspenberg that in a Resort Commercial zone, the Class V use be an "x" meaning it is prohibited for convenience store, because that definition would also allow gas stations? Under the definition of convenience store, it also provides for the associated retail sale of gasoline or other petroleum products **Commissioner Bob Morris** stated that gas will go by the wayside to charging stations which are much cleaner. Is there room for more convenience stores? **Chairman Bryan Pack** stated he wouldn't have a problem with more, in the right spot. **Commissioner Doug Clifford** stated let the marketplace decide. **Commissioner Lance Anderson** stated we just need to decide if want them to be in Resort Commercial or in a Commercial-one. **Chairman Bryan Pack** inquired why is that language in the convenience store spot. If they want to sell gas, it should be under automotive self-service station. **Dale Coulam** stated that is why he indicated it is a backdoor way to put in a gas station. **Commissioner Lance Anderson** stated he would say take out that language. **Chairman Bryan Pack** stated so the second sentence of the convenience store removed and the maximum square footage of the canopy. Take those two sentences out, and then leave it defining convenience store. The automotive self-service station is where we define where gasoline is going to be sold. That will be restricted that we can have convenience stores, but gasoline is not allowed in a Resort Commercial. **Commissioner Doug Clifford** inquired if we could discuss this change as it posted on the agenda? Since this is a new item? **Dale Coulam** stated yes we are discussing proposed amendments to the Table of Uses 33-2. You can make other amendments as well. You are making a change in response to a public comment that was made. **Commissioner Lance Anderson** stated if we want to change anything in this table, we can right now. We were getting automotive self-service stations out of Resort Commercial. **Commissioner Bob Morris** stated and along with that, we were trying to get gasoline stations out of Resort Commercial. If we don't change this language under convenience store, then it will be available in the other area. They have another hearing at City Council as well.

MOTION: Commissioner Doug Clifford moved to approve recommendation on a proposed Amendment to Table 33-2 of the Table of Uses, Nonresidential Zoning Districts, including the language from Sharon Aspenberg.

DRAFT

SECOND: Commissioner Bob Morris
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 amendments to Density Allowances for Multi-Family.

Chairman Bryan Pack stated until Jeff Loris is here and provides his information, going forward he can see that we need to have some definitions of what size of an acceptable amenity would be. In Jeff Loris' absence, maybe we can think about another way to figure that information out. He has a proposal on how they can move forward. The only thing that would be left blank would be those numbers. For each of the categories of an amenity, we need to define the acceptable minimum size of units or square footage of density. In order to qualify for up to a 5% bonus, they would have to have a minimum of "x" amount of square footage of this amenity depending on the size of their project. He does not think he is the one to ask what that square footage would be. Jeff Loris needs to give us that information. Based on discussions we have had up to this point, we can outline this and get pretty close to a finished product except for that particular item. **Commissioner Doug Clifford** stated he would like to go over the four categories, they seem to be a little jumbled. **Chairman Bryan Pack** stated he sees three different issues that need answered in our discussion. One is what is the minimum percentage to start at and what is the maximum you can have and what are those density bonuses? He proposes starting at 15% and that is where a regular multi-family project could have 15% of the usable land built out and can go up to 10% more and that is up to a 25% bonus. Single family, single-story they get a minimum of 25% up to 45% if they are all single-story. To have a middle ground if you have got single-story on the outside of the development, then you could have two-story on the inside of the development and we would split the difference from 20% up to 35%. He has identified four different categories of amenities loosely patterned on what is already in the ordinance. He separated out clubhouses; pools; active outdoor activities, which is competing sports and playing; and a passive category that is recreational in nature like a pavilion; a walking path; a barbecue; and a picnic area. In his mind the bonuses for those and the most valuable of those amenities all feel equal for three of those categories. Clubhouse has a smaller bonus and so he set it at 2.5% for the clubhouse and 5% for the other three categories. Again, we would have to define how big that area has to be in order to qualify for that full bonus. A small pool is less of a density bonus. If the pool area needs to be 1500 sq ft then a smaller pool reduces it proportionately. We would just do the same thing with the other amenities, so if they have sports courts, basketball and a pickleball court, Total the sq ftg for those amenities and if they have the appropriate minimum for the size of development they have, they would be entitled to that full 5% bonus. If they did all the amenities, they would qualify for more than the 10% that we are giving them, but this way they can pick and choose. That is what he is proposing. **Commissioner Doug Clifford** stated he likes the categories. We have neglected the idea of a gym and they are often connected with a clubhouse and used more than the clubhouse. He would like to add that as an active sport. **Chairman Bryan Pack** stated that makes sense. All of the categories have a catchall phrase at the end that says or similar facility. **Commissioner Bob Morris** stated that this is a homerun and it models it to the seller. **Commissioner Lance Anderson** stated that if we can let developers have creativity and not be so administrative so they can manage to create

DRAFT

something nice. These categories might allow us to do something like that. **Commissioner Bob Morris** stated that he loves the percentages. Mathematically it gets worked out and they can not put in undersize areas to gain percentages. **Commissioner Doug Clifford** stated we could establish a minimum. To be classified as a pool it must be x by y. **Commissioner Bob Morris** stated based on amount of people**. Commissioner Lance Anderson** stated he likes percentage based on the type of units or how many. We have an average amount of people and cars, and that number tells us in a townhome the amount of residents per sq ft. He inquired if staff could help with the averages? **Commissioner Doug Clifford** stated it makes sense to take a couple more existing developments. **Chairman Bryan Pack** stated that Jeff Loris went through with one of the property managers that said this sounds like a good idea and a good way to go, but we want to double-check ourselves. Can we put this into an ordinance form and have that proposal so we can see it and think about it and invite Jeff Loris to look at it again, or Mike Rodriguez and staff take a look at it. **Commissioner Lance Anderson** stated send it to Dale Coulam and get the new one created and discuss the detail and the detail and that we are going off percentages. **Chairman Bryan Pack** stated he or Dale Coulam can take a crack at it so they will put that draft together for our next meeting so it can go out with the agenda. **Commissioner Bob Morris** stated put all the percentages together in parenthesis. Minimum pool size we need figured out. **Commissioner Lance Anderson** stated minimum size is calculated by the amount of people. **Chairman Bryan Pack** stated that minimum size will be for the four categories, not each amenity. He inquired to Mike Rodriguez if he has any concerns from a staff perspective? **Mike Rodriguez** stated he likes the categories as defined. One thing to add about swimming pools is there is criteria in industry publications regarding the size of pools and how they are used so he can provide some information on that so we can categorize pools and percentages on pool amenities. **Chairman Bryan Pack** stated yes and any input from you on those four categories. **Commissioner Doug Clifford** stated also suggested that if information can go out as soon as it gets done so we can kick those ideas around. **Chairman Bryan Pack** stated that two weeks go by fast. **Commissioner Bob Morris** stated there was a concern that percentages wouldn't meet high density or whatever is mandated by the State. Could we mitigate that by putting in a statement at the end? **Dale Coulam** stated that Chairman Bryan Pack came up with language that in no event would it be less than what R-1-5 would allow. **Chairman Bryan Pack** stated that he will make sure that is included.

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

MOTION: Commissioner Bob Morris moved to approve 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

C. Discuss and consider approval of the Ivins City Joint Meeting Minutes for May 5, 2020.

MOTION: Commissioner Doug Clifford moved to approve the Ivins City Joint Meeting Minutes for May 5, 2020.
SECOND: Chairman Bryan Pack
VOTE: The motion carried.

DRAFT

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

D. Discuss and consider approval of the Ivins City Planning Commission Minutes for May 19, 2020.

MOTION: Commissioner Bob Morris moved to approve the Ivins City Planning Commission Minutes for May 19, 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

E. Discuss and consider approval of the Ivins City Joint Meeting Minutes for May 19, 2020.

MOTION: Commissioner Doug Clifford moved to approve the Ivins City Joint Meeting Minutes for May 19, 2020.
SECOND: Commissioner Bob Morris
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 stated that he went to Savannah, Georgia on business and it was amazing. The parks and acres are beautiful and they have huge oak trees with open space. It is a great legacy to leave. **Commissioner Lance Anderson** stated he agrees with the idea of more parks and open space.

B. Chairman

C. Building and Zoning Administrator, Mike Rodriguez

D. City Attorney, Dale Coulam

Dale Coulam stated that the City Hall is open and so this meeting is a hybrid meeting so they could be present here at City Hall with limited attendance due to social distancing, and we have Commissioners also on Zoom. If you choose to attend in person, you may do so at the next meeting. **Chairman Bryan Pack** inquired what would the social distance requirements be up at the podium? **Dale Coulam** stated that he can sit in the audience. We will social distance and also we have masks here at the office. **Commissioner Bob Morris** inquired if you don't wear a mask is it construed by this body as inconsiderate? **Commissioner Lance Anderson** stated it is a choice. **Dale Coulam** stated for himself personally, he fits in a higher risk category and that out of consideration for others, he is wearing a mask. **Commissioner Bob Morris** stated he thinks anyone that wants to should wear a mask but he does have trouble hearing with the masks on. **Chairman Bryan Pack** stated he will continue to participate by Zoom, because he prefers to see faces and he doesn't want to have to wear a mask and we solved the reverberation and if he

DRAFT

can see people participating in the meeting, he doesn't see a deficiency in being at home. **Commissioner Doug Clifford** stated that he is in the higher risk group, so he likes being on Zoom better.

E. Items to be placed on future agendas

Dale Coulam inquired when is the lighting ordinance going to be put back on the agenda? **Chairman Bryan Pack** stated let's do one more meeting on this Multi-Family Density, and have that public hearing, and then on the next meeting start the lighting ordinance 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

DRAFT