IVINS CITY
PLANNING COMMISSION
MINUTES
September 29, 2020
435-628-0606

1) WELCOME AND CALL TO ORDER

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 5:33 p.m. All present included Commissioner Lance Anderson, Commissioner Bob Morris, Commissioner Jeff Loris, and Commissioner Doug Clifford.

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

Audience Attending: Cody Mitchell and Claudette Larsen.

A. Acknowledgement of Quorum

B. Invocation--Commissioner Doug Clifford

C. Disclosures

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 The Reserve at Entrada Phase A Amended Final Plat, lots 135 and 137, located at approximately 1500 E Splitrock Drive #135 and #137. Allan D. Cavaletto-Owner. Ryan Jones-Applicant.

Mike Rodriguez stated that this is relatively straightforward final plat amendment. We had two previously approved lots and the owner is asking us to remove the lot line and associated easements between lots 135 and 137 to create one combined lot at the Reserve at Entrada. Lot 137 will be eliminated and the new merged lot will be Lot 135. TRC has reviewed this, and the proposed improvements comply with city ordinances. **Commissioner Lance Anderson** inquired what is the difference in elevation between the two lots? **Mike Rodriguez** stated there is no significant elevation change, the lots step a little. The purpose of their application is to create a larger pad and put a larger home on the property. **Chuck Gillette** stated that this area does not have flat pads, it is pretty much an open lava field. **Commissioner Doug Clifford** stated he is okay if there is no slope issue.

MOTION: Commissioner Doug Clifford moved to approve The Reserve at Entrada Phase A Amended Final Plat, lots 135 and 137, located at approximately 1500 E Splitrock Drive #135 and #137. Allan D. Cavaletto-Owner. Ryan Jones-Applicant.

SECOND: Commissioner Bob Morris

VOTE: The motion carried.

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

B. Discuss and consider proposed amendments regarding grading.

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Chuck Gillette stated that all changes proposed by the Planning Commission are in purple. Basically he changed the word "required" and now they are "encouraged". Same with "shall and musts". He changed it to "guidelines" on the slope section, and changed "restrictions" to "guidelines". **Commissioner Doug Clifford** stated that if they don't follow restrictions, they need to have a reason why they don't follow the restrictions. **Commissioner Lance Anderson** stated this is another good option if you want to go above and beyond the subdivision. **Commissioner Jeff Loris** stated that he likes the options going from less restrictive to more restrictive. He noticed some just sentence connections and will send Chuck Gillette a copy of those typos. It is smooth. Very well done, Chuck Gillette. **Commissioner Doug Clifford** stated it looks good. **Commissioner Jeff Loris** stated that the fencing going from 7 feet back to 6 feet and one of the images needs changed. **Commissioner Lance Anderson** stated that on 4A-3 there is a question mark for feet. We need to fill in that blank. **Chuck Gillette** stated that he thought they may want an option to plug in there for a maximum distance to that setback. **Commissioner Lance Anderson** stated if the minimum is in there it shouldn't matter the distance away from the curb because the mass will work out. **Commissioner Doug Clifford** stated this is regarding the averaging discussion. **Chuck Gillette** stated yes the courtyard wall setback may be reduced by as much as 25% for short distances and he put a spot in there to plug in the number of feet. If the average distance of the wall setback for its length along a single frontage, that is my clarification that it applies to the front yard or the side yard but not both and still meets distances indicated above. **Commissioner Lance Anderson** stated he doesn't think we need that in there. **Chuck Gillette** stated that it sounds like there is a consensus to strike the item in the parenthesis. He is worried that they could try to interpret that because there is a driveway, that it counts as having an increased setback. **Commissioner Lance Anderson** stated no if you look at the diagram, it explains that. **Chuck Gillette** stated that he incorporated that same language into the landscape buffers. **Commissioner Doug Clifford** stated it will be good to have options and not have a flat long wall for a great distance. There will be some variation that can be a smooth transition, rounded or curved along the edge instead of jagged. **Chuck Gillette** stated that covers the changes. **Commissioner Lance Anderson** stated we will move it to Public Hearing October 13.

MOTION: Commissioner Doug Clifford moved to approve setting grading amendments for Public Hearing on October 13th.
SECOND: Commissioner Jeff Loris
VOTE: The motion carried.

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

C. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for September 15, 2020.

MOTION: Commissioner Doug Clifford moved to approve the Ivins City Planning Commission Meeting Minutes for September 15, 2020.
SECOND: Commissioner Jeff Loris
VOTE: The motion carried.

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

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Commissioner Doug Clifford	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 that Kanta is under contract and closing tomorrow. They are making changes to the architecture so that will come back. They are thinking of changing the name. **Dale Coulam** stated once we get these big agenda items finished we will bring back the lighting ordinance. **Commissioner Lance Anderson** stated he has more plats coming forward.

7) ADJOURNMENT

MOTION: Commissioner Lance Anderson moved to approve ADJOURNMENT

SECOND: Commissioner Bob Morris

VOTE: The motion carried.

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

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