IVINS CITY
PLANNING COMMISSION
MINUTES
November 3, 2020
435-628-0606

1) WELCOME AND CALL TO ORDER

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 5:32 p.m. All present included Commissioner Lance Anderson, Commissioner Jeff Loris, Commissioner Bob Morris, and Commissioner Doug Clifford.

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

Audience Attending: Cody Mitchell, Rob Reid, and Reed Scow.

A. Acknowledgement of Quorum

B. Invocation--Commissioner Bob Morris.

C. Disclosures. Commissioner Jeff Loris stated that Azalea was professionally designed by Rosenberg and Associates whom he works for, but he had nothing to do with the project.

2) REPORTS AND PRESENTATIONS -None

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS—

A. Public Hearing regarding a proposed Amended Preliminary Plan and Project Plan for Azalea Townhomes (formerly Kanta Village). Located at approximately 343 West Highway 91. Visionary Homes 2020 LLC-Owner-Applicant.

Mike Rodriguez stated that Kanta Village Preliminary Plan proposed 81 townhome lots on a little over a 9 acre site. Planning Commission and City Council had previously approved Preliminary Plan, and TRC has reviewed the amended Preliminary Plan which proposes changing the name from Kanta Village to Azalea Townhomes. The project plan proposes changing the front building elevations to create an outdoor second floor balcony element, but the building will remain within the same footprint as the previously approved Preliminary Plan and the new balcony areas will stay within that. You can see they are consistent with what was previously approved. They reduced the second floor slightly in order to create that balcony. TRC has reviewed and approved. It complies with City ordinances. They reduced the size of those rooms to make 6 feet to create that outdoor living space and to ask for that fairly benign change along with the name change. The amendment to the project plan is the same. They can vary the color of the buildings as long as it is to code. The applicant is here to answer any questions. **Commissioner Lance Anderson** opened the Public Hearing. Hearing no comments, **Commissioner Lance Anderson** closed the Public Hearing.

B. Discuss and consider recommendation of a proposed Amended Preliminary Plan and Project Plan for Azalea Townhomes (formerly Kanta Village). Located at approximately 343 West Highway 91. Visionary Homes 2020 LLC-Owner-Applicant.

Reed Scow stated that they purchased the property 30-45 days ago and bought the plans that had been approved. They heard that Kanta Village was too close to Kayenta, so they agreed and are asking to change it. Then while reading through the project plan, it talks about outdoor living and outdoor space and Ivins is known for its night sky and so we added in an outdoor living space

which we love. We added rock and features that increases the value of the original project. No problems with staff recommendations with roof tile or colors, but would like them to vary. **Commissioner Jeff Loris** stated that as we have talked about architectural massing these offsets with the balcony create an opening and is a much better look. **Commissioner Bob Morris** stated he is glad to change the name. **Commissioner Doug Clifford** stated he thinks they did a good job and it looks nice.

MOTION: Commissioner Jeff Loris moved to approve recommendation of a proposed Amended Preliminary Plan and Project Plan for Azalea Townhomes (formerly Kanta Village). Located at approximately 343 West Highway 91. Visionary Homes 2020 LLC-Owner-Applicant.

SECOND: Commissioner Bob Morris

VOTE: The motion carried.

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

5) DISCUSSION AND POTENTIAL ACTION ITEMS--

A. Discuss and consider approval to amend Palisades at Snow Canyon Phase 6 Final Plat, Lots 208 and 209, located at approximately 819 East Palisades Circle. Steven and Jennifer Selikoff-Owner. Rocky Canyon Properties, LLC-Applicant.

Mike Rodriguez stated that the applicant wants to combine lots 208 and 209 in Palisades at Snow Canyon Phase 6, and they want to combine them into a larger lot. TRC reviewed this and it complies with City ordinances. **Commissioner Lance Anderson** inquired about elevation change? **Mike Rodriguez** stated there is not a lot of grading elevation change there. **Commissioner Doug Clifford** stated he looked it over and it is fairly flat. **Commissioner Jeff Loris** stated it looks good to him.

MOTION: Commissioner Bob Morris moved to approve to amend Palisades at Snow Canyon Phase 6 Final Plat, Lots 208 and 209, located at approximately 819 East Palisades Circle. Steven and Jennifer Selikoff-Owner. Rocky Canyon Properties, LLC-Applicant.

SECOND: Commissioner Jeff Loris

VOTE: The motion carried.

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

B. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for October 13, 2020.

MOTION: Commissioner Bob Morris moved to approve the Ivins City Planning Commission Meeting Minutes for October 13, 2020.

SECOND: Commissioner Doug Clifford

VOTE: The motion carried.

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

DRAFT

6) REPORTS

A. Planning Commission

Commissioner Bob Morris inquired if the lighting ordinance will be on the next meeting.

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 the lighting ordinance will be on there. Sentierre is meeting with TRC so that may be moving forward soon.

7) ADJOURNMENT

MOTION: Commissioner Lance Anderson moved to approve ADJOURNMENT

SECOND: Commissioner Jeff Loris

VOTE: The motion carried.

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

DRAFT