IVINS CITY
PLANNING COMMISSION
MINUTES
August 3, 2021
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 Commissioner Bryan Pack, Commissioner Doug Clifford, Commissioner Bob Morris, and Commissioner Lance Anderson.
Staff Attending: Dale Coulam-City Manager/Attorney, Cody Mitchell-Building and Zoning Administrator and Sharon Allen-Deputy City Recorder.
Audience Attending: Chris Haddad, Dan and Jan Brown, Pam Gardiol, Shawn Perkins, Stephenie and Sofia Nast, Patrick Manning, Paul Bringhurst, Rich Svien, Mike and Patty Scott, Myrna Olson, Regina Roper, Jon and Nicole Graf, Eric and Suzanne Simonsen, as well as others that did not sign in.

A. Acknowledgement of Quorum
B. Flag Salute--Commissioner Bryan Pack
C. Invocation--Commissioner Bryan Pack
D. Disclosures

Commissioner Lance Anderson stated he has a conflict with Items 3A, 3B and 3E. No other conflicts.

2) REPORTS AND PRESENTATIONS -None
3) PUBLIC HEARING AND ACTION ITEMS—
A. Public Hearing regarding Zone Change from RA-5 (Residential Agricultural, minimum lot size 5 acres) and RA-1 (Residential Agricultural, minimum lot size 1 acre) to RE-15 (Residential Estates District, minimum lot size 15,000 sq ft) with an SLA (lot averaging), and R-1-5 (Residential Single Family, minimum lot size 5,000 sq ft) on approximately 18.495 acres. Located at approximately 600 West to 800 West and Hwy 91. Kayenta Development and Red Mountain Ranch, LLC-Owner/Applicants.

Commissioner Lance Anderson recused himself. **Cody Mitchell** stated that this is two different property owners and three different parcels. The area that is shaped like a horse head is RA-5 and the rest is RA-1. RA-5 change to RE-15, 15,000 sq ft residential estate lots with an SLA, which is subdivision lot averaging, and R-1-5 is where it is proposed to change to 5000 sq ft lots. The total acreage is 18.495 acres off of Hwy 91 at 600 West to 800 West. Staff doesn't make recommendations on zone changes. **Commissioner Doug Clifford** inquired what the red-dotted line represented. **Cody Mitchell** stated the red-dotted line on this map no longer exists. That area is now Anasazi Vista. **Commissioner Bryan Pack** stated that RA-5 is known as a holding zone. Cody Mitchell stated they do it quite often on the zoning, but the land use represents Low Density Residential and this would comply with that land use plan. **Commissioner Bryan Pack** inquired if the small piece on the west side of the roadway is compliant with the Low Density Residential? **Cody Mitchell** stated that is part of the RE-15, 15000 sq ft lots, with an SLA. **Commissioner Bryan Pack** stated so they are all consistent with our land use plan. It is High Density Residential where the R-1-5 is being proposed and Low Density Residential where

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the RE-15 is being proposed. Cody Mitchell stated that is correct. There is a little bubble of commercial that comes into the area, but that is not being requested to change. This application is strictly for the RA-5 and RA-1 parcels. **Commissioner Bryan Pack** opened the Public Hearing. Hearing no comments, **Commissioner Bryan Pack** closed the Public Hearing.

B. Discuss and consider recommendation of Zone Change from RA-5 (Residential Agricultural, minimum lot size 5 acres) and RA-1 (Residential Agricultural, minimum lot size 1 acre) to RE-15 (Residential Estates District, minimum lot size 15,000 sq ft) with an SLA (lot averaging), and R-1-5 (Residential Single Family, minimum lot size 5,000 sq ft) on approximately 18.495 acres. Located at approximately 600 West to 800 West and Hwy 91. Kayenta Development and Red Mountain Ranch, LLC- Owner/Applicants.

Commissioner Bryan Pack stated we have heard a lot about water and water shortage. Washington County Water Conservancy District controls our water but do we have any safeguards in place to make sure we are not over extending ourselves? **Cody Mitchell** stated we would not address it until we saw a subdivision application. Right now they are asking for the zoning to support a future product. **Dale Coulam** stated that City Council has questioned doing a moratorium on building permits but that could be a liability to the City. If you are serious about controlling growth you would do it here at zoning or land use, where it is a legislative decision. You could say that you are concerned and you don't think we have enough water, or with the drought we are having, that maybe you don't think the time is right to re-zone those. That would be a concern for the health, safety and welfare of the existing residents. It is possible and really no liability as a legislative decision. **Commissioner Bryan Pack** stated that he feels this body doesn't have the information to make that decision. Is the City in the know enough to say that zoning this density affects the water resources, and if it is stretched too thin? He doesn't think we are there yet. **Dale Coulam** stated that he doesn't know that anyone knows for sure. The monsoon rains have helped, but we still need to be mindful that we live in the desert and this application does create density. **Commissioner Bryan Pack** stated that he has heard that more dense developments use less water, because there is less landscaping. The bulk of our water use is for landscaping. **Dale Coulam** stated he could not answer that. These are small lots on the R-1-5. The lots would be bigger on the RE-15, but could also have more landscaping. Washington County Water Conservancy District is proposing coming out with a model ordinance to reduce landscaping, reduce watering. From his perspective, having a lot and saying there is a moratorium on building, versus a legislative decision saying for the health, safety and welfare of our citizens we need to make sure we have enough water during the zone change, that option has the least amount of liability. **Commissioner Doug Clifford** stated there was a clause added that building permits would not be pulled until they verified there was water. **Dale Coulam** stated yes we do add that to the subdivision development agreements now and we are in the process of finalizing that change to our codes to say that all subdivisions will require a development agreement, and all development agreements will have that clause in it, that we may not have enough water to service you. **Commissioner Bryan Pack** inquired if we could recommend to City Council to take a step back from going more dense? We all know we are in a drought. We don't have data. **Commissioner Doug Clifford** stated we can't guess how our winter will be. Our reservoirs are higher here than they are up north, which is a surprise. We don't know if we will get enough moisture this winter to fill the reservoirs again. His concern is the density of the R-1-5 that is small lots. Is that consistent with what is around there? **Commissioner Lance Anderson** stated R-1-5 is the highest density in the high density and RE-15 is the lowest in the

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medium density. We will lot average on the RE-15. **Commissioner Doug Clifford** stated it fits the land use. **Commissioner Bryan Pack** stated he does not feel the time is right to stop the zone from moving forward when it is consistent with our land use.

MOTION: Commissioner Doug Clifford moved to approve recommendation of Zone Change from RA-5 (Residential Agricultural, minimum lot size 5 acres) and RA-1 (Residential Agricultural, minimum lot size 1 acre) to RE-15 (Residential Estates District, minimum lot size 15,000 sq ft) with an SLA (lot averaging), and R-1-5 (Residential Single Family, minimum lot size 5,000 sq ft) on approximately 18.495 acres. Located at approximately 600 West to 800 West and Hwy 91. Kayenta Development and Red Mountain Ranch, LLC-Owner/Applicants.

SECOND: Commissioner Bob Morris

VOTE: The motion carried.

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

C. Discuss and consider recommendation of Hidden Springs Class V Conditional Use Permit located at approximately 91 West Hwy 91. Jon and Jan Graf-Owner/Applicant.

Cody Mitchell stated this is a continuation of last meeting. This is located on 22.62 acres site on the south portion of Highway 91 between 200 West and Main Street. The proposed project laid out in this application includes 109 RV sites 26 future cottage sites, 10 tent sites, all of which are serviced with utilities. The project will include a 5040 foot club house with a residential component on the second story to house staff for day-to-day operations along with two 1144 square foot bathhouses providing restrooms and showers facilities. In addition to the clubhouse, a pool, hottub and playground will be provided in the open space to suffice the required recreational amenities prescribed by the ordinance. The Resort will also provide 8.98 acres of open space exceeding the 7.95 acres required. Ivins City ordinance addresses the time limitations which are prescribed for the duration of the stay allowed, which is designed to encourage short-term occupancy at the Resort. Staff has revisited the items that were brought up during Public Hearing and added clarity. One concern was the density. The ordinance requires when this zone abuts residential, that it provides a buffer. The buffer was provided, but the acreage hadn't been deducted from the overall acreage of the Resort. It has been corrected to 22.62 acres. The calculations still work out on the number of RV spaces they can have as well as their open space. Impact on the neighbors Staff felt like that had been addressed by providing the buffer. There was talk about having cabins being the buffer, but the ordinance does not require them to have cabins so they are reserving those spots for future cabin sites and can use them at any time as RV sites. Gravel in the parking areas, at one time the applicant wanted to pursue possibly doing gravel as opposed to concrete, but they are going to concrete all the stalls. It would have required the applicant to go back and amend the ordinance. Water was addressed at the last meeting, and there was a developer at that meeting that sent us an article on water usage and 146 sites used less than half of the same amount of single family homes. He passed that information on to the applicant. Traffic has been addressed with deceleration and acceleration lanes put in. Infrastructure is at the developer's expense. Increased activities at local parks was a concern. Our Parks Director has stated that is what the parks are there for. The Conditional Use Permit was modified to add language to clarify any questions, as well as the ordinance. There was a request for the elevation of the structures. The applicant had submitted those, so they are available to

revisit those. There was a question on Hwy 91. It is not a State road. It is a city road. The length of stay is addressed in the ordinance. We have added language in the Conditional Use Permit to not exceed two years for build out. The applicant brought in a color board to review. **Commissioner Bryan Pack** stated that Staff has stated in their report that this is in compliance with our ordinance. Any adverse impacts have been mitigated appropriately. **Cody Mitchell** stated when this application first began, his predecessors went to many RV Parks taking measurements and looking at the improvements. The ordinance gives the number of trees per site. It is very intense on what the applicant needs to provide in the ordinance. **Commissioner Doug Clifford** stated cabins can go in, in the future. He saw they are 150-400 square feet. He didn't see a cabin layout. **Cody Mitchell** stated they have a sleeping area, kitchen and bath facility. We do have rough sketches but that wasn't presented tonight. Some had a loft feature. The ordinance is specific in what is required so we can review that at Staff level. **Commissioner Lance Anderson** stated he was thinking the cabins were there to help relieve the look on Hwy 91? **Dale Coulam** stated the ordinance does not require the cabins. It's an option. It could be listed as a condition for screening purposesif it isn't required in the ordinance that may be hard to do. **Commissioner Bryan Pack** stated this sounds administrative since the ordinance is so specific. What do we look at for the Conditional Use part of this? **Dale Coulam** stated we incorporate a general narrative of what the project entails and standard ordinances as well as any specific conditions. Usually that can get lengthy but since the ordinance is so specific, it took care of that list. They are required to comply with that RV Resort ordinance and will be built in accordance with the updated presentation materials. It states that it will be completed in two years. **Commissioner Bryan Pack** inquired if anyone had any other adverse impacts that aren't covered in the ordinance to list? **Commissioner Lance Anderson** stated he would say shielding of Hwy 91 and that the architecture meets our guidelines. Our ordinance talks about massing and changing rooflines. **Dale Coulam** stated it is a commercial property so it is a condition that they have to meet those design guidelines. **Commissioner Bryan Pack** stated the architecture is covered, because we are requiring them to go by our ordinance and that is listed as a condition of our approval. **Commissioner Lance Anderson** stated that he doesn't see the requirements being met in that type of building. **Commissioner Bryan Pack** stated that requiring them to abide by our ordinance covers that. Cabins could be something we require as a mitigating condition for being a visual impact on Hwy 91. **Commissioner Bryan Pack** if we passed this the way it is they would not be required to do that. It sounds like they intend to do that, but it would not be required. **Commissioner Bob Morris** stated that he was involved with the installation of electric at Zion RV resort. They couldn't get enough of those cabins. They were very lucrative. He doesn't think they will be discouraged from building them. It is just a financial situation and he thinks they will put them in as money-makers. They are motivated without us mandating it. **Commissioner Bryan Pack** stated it would be for aesthetics as screening from the Highway as to whether we want to require that. There are better ways to screen, like walls, landscaping and trees. **Commissioner Lance Anderson** stated if the cabins are going to be the chalet-type, he would rather see the RVs. We need to match with our surrounding areas and keep their buildings low-pitch. **Dale Coulam** stated this is just a conceptual drawing of the proposed clubhouse. **Commissioner Lance Anderson** stated that if that is the style along Hwy 91 he would say no cabins. **Commissioner Bryan Pack** stated he is not inclined to try to regulate the architecture if it meets our code. **Commissioner Lance Anderson** stated is that Staff's responsibility? He thought that is why we were here is to be sure it meets our code. **Dale Coulam** stated we now

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have design guidelines specified in the code so when we do plan check it meets code. **Commissioner Lance Anderson** stated also standing seam roof not corrugated. **Cody Mitchell** stated that the color board in front of them shows the roof material. It will be a non-reflective metal roof. **Commissioner Bryan Pack** stated the Conditional Use Permit says that it has to abide by City Ordinances and our Staff is good at enforcing those codes. **Commissioner Lance Anderson** stated there are two homes in Arrowhead that have glare. That is why he is bringing it up. **Commissioner Bryan Pack** inquired if there were any other adverse impacts? **Commissioner Lance Anderson** inquired if the pictures are approved if we approve this Conditional Use Permit? **Dale Coulam** stated that all specifics are in the code.

MOTION: Commissioner Bob Morris moved to approve Hidden Springs Class V Conditional Use Permit located at approximately 91 West Hwy 91. Jon and Jan Graf-Owner/Applicant, as presented.

SECOND: Commissioner Doug Clifford

VOTE: The motion carried.

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

D. Discuss and consider recommendation of Special Height Exception for Black Desert Resort, located at approximately 1630 E Snow Canyon Parkway. Enlaw LLC and Black Desert Resort Center, LLC-Owner. Patrick Manning-Applicant.

Cody Mitchell stated that this application is filed as a special exception to allow buildings in the proposed Resort Center to exceed the allowable commercial building height of 35 ft, found in 16.11.126 of the zoning ordinance. As the ordinance was written, it requires the measurement to be taken from the natural or finish grade, whichever is lower, up to the highest point including screened roof materials, roof mounted equipment, towers or stairways. Because of the underground parking 16 ft of that could be considered irrelevant. The applicant would like us to consider the height of the structure to be taken from the natural grade measuring the exposed structure elements of the project. It will exceed 35 feet. The highest point is proposed at 54 feet, which is the measurement of the top of the elevator shaft. Maybe 10x12 in size. After review from Staff, we have determined this meets the grounds to consider an application for a special exception as submitted. Elevations are provided. There is a simulated drive-by demonstration we will show you. The natural elevation in the hotel area is a depressed area. Staff does not make recommendations on zoning amendments. **Dale Coulam** stated the ordinance is an administrative decision rather than a legislative decision so there is no Public Hearing. Special Exceptions come from Chapter 28 of the zoning ordinance. It appeared in the code originally in 2005 and in 2012 height was added as a special exception. **Commissioner Doug Clifford** inquired if we have a precedence? **Dale Coulam** stated Rocky Vista University had an architectural feature and then the screening for the equipment and elevator shaft. Tuacahn's highest elevation is also the elevator shaft. **Cody Mitchell** stated the height exception is less than 1% of the overall project, so very minimal. The drive-by depicts what you would see traveling east and west on Snow Canyon Parkway. The parking garage will be buried under the elevations presented. Everything on this map over 35 feet is less than 1% of the project. Patrick Manning stated they hired a group to utilize the natural existing topography and using auto cad to add the actual construction into what you are seeing. The Resort Center is about 1000 ft off the Parkway. We created a buffer zone of 185 ft all along the Parkway that is one story and 16 ft so this

viewshed study takes that into account. The only time you can see the hotel is if you pull into the project. Buildings are twice the distance off the Parkway as the homes at The Reserve across the street. It is essentially a 32 ft building if you look at it from the elevation of the Parkway. Beyond 185 ft we have two story and 31 ft. **Commissioner Lance Anderson** stated if the elevator shaft is not out on the edge, we wouldn't see it at all. **Commissioner Bryan Pack** read that Council and Commission shall not approve or recommend a special exception unless the evidence presented establishes the proposed special exception will not be detrimental to the health safety and general welfare of persons residing or working in the vicinity, will not create a nuisance, is located on a lot or parcel of sufficient size to accommodate the special exception and will not have a negative impact on adjacent properties, the character of the area, or health, safety or welfare. **Commissioner Lance Anderson** stated when we do a zone change we notify people within 300 feet. That is what the County believes is who needs to be notified and are being affected. They are 1000 feet in. **Commissioner Bryan Pack** inquired if there were any adverse impacts we believe we could not approve this? As he sees this rendering of the drive-by, he is sad because he loves the view of the lava flow, but it is not this height exception that causes that. It is just development in general, and if he wanted to stop that building, he should go buy the land. They are the owners of the property. Property rights trump my view. **Commissioner Lance Anderson** stated if he were to allow the height exception, it would be to screen and the elevator shafts. on Rocky Vista University, we don't see their extra eight feet, because it is in the middle of the building. Keep it in the middle of the building. **Commissioner Bryan Pack** stated we would be approving this rendering if we approve the special exception. Patrick Manning stated that on the perimeter where it is orange there is a lip. That is 34 ft to soften and then the yellow goes up to 37 ft. **Commissioner Bob Morris** inquired why the elevators can't be done with hydraulics to eliminate the need to go up higher? Patrick Manning stated we got the lowest we could go and still get to the roof. There will be planter boxes around the edges for safety. **Commissioner Lance Anderson** stated keep the people on the roof in the center as well. **Commissioner Doug Clifford** stated he can't see that it is causing a detriment. **Commissioner Lance Anderson** stated that their highest area has the largest bank of lava behind it. Colors are important there. Patrick Manning stated the lava preserve to the south of the hotel is the highest point and is higher than the elevation of the hotel. It is in several tiers. The hotel doesn't daylight the lava bluff. **Commissioner Bryan Pack** stated he is comfortable saying because it is buried down lower, there isn't going to be any detrimental effects, nuisance or any negative impact to adjacent properties, character of the area, public health, safety and welfare. **Commissioner Lance Anderson** stated he just wants to be sure it is being dug in and he is okay with it. **Commissioner Bob Morris** stated that not enough effort is being put in to deal with that elevator. It is just for convenience when they could walk that last flight and eliminate that height. He has seen one exception after another for Black Desert Resort.

MOTION: Commissioner Doug Clifford moved to approve recommendation a of Special Height Exception for Black Desert Resort, located at approximately 1630 E Snow Canyon Parkway. Enlaw LLC and Black Desert Resort Center, LLC-Owner. Patrick Manning-Applicant.

SECOND: Commissioner Bryan Pack

VOTE: The motion carried.

Commissioner Bryan Pack	AYE
Commissioner Doug Clifford	AYE
Commissioner Lance Anderson	AYE

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Commissioner Bob Morris	NAY

E. Discuss and consider approval of Indigo Trails Phase 1-C 2nd Amended and Extended Final Plat, located at approximately Kwavasa Drive and Wild Indigo Way. ANA Enterprises, LLC-Owner. Lance Anderson-Applicant.

Commissioner Lance Anderson recused himself. **Cody Mitchell** stated that this is an amended and extended plat on 2.091 acres and the plat has been amended to add lot 28 and increase the acreage of lot 31. The final plat complies with the approved Preliminary Plan. TRC has reviewed and staff recommends approval.

MOTION: Commissioner Doug Clifford moved to approve Indigo Trails Phase 1-C 2nd Amended and Extended Final Plat, located at approximately Kwavasa Drive and Wild Indigo Way. ANA Enterprises, LLC-Owner. Lance Anderson-Applicant.

SECOND: Commissioner Bob Morris

VOTE: The motion carried.

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

F. Discuss update on exterior colors.

Cody Mitchell stated in the last meeting we asked if the Commission wanted to see another table of colors and you said that wouldn't help. You debated on getting rid of LRV completely or loosen it, or stay status quo. **Commissioner Lance Anderson** stated it is for commercial. Why even talk about it? **Commissioner Bryan Pack** stated he doesn't see a need to prohibit colors on single family. **Commissioner Lance Anderson** stated that Multi-Family are larger masses. They are more visible on the neighbors. Why are we even talking about it? **Commissioner Bob Morris** stated that John Deere Green meets our LRV. It is a stupid measurement and he would like to get rid of it. Not the natural setting and earth tones. Just that level of scrutiny. **Commissioner Lance Anderson** stated that is just one level of scrutiny. We have three portions of the ordinance that help us make a decision. **Commissioner Doug Clifford** stated that LRV is the only objective one. It isn't giving us enough. **Commissioner Lance Anderson** stated that it helps filter out a lot of other colors it doesn't meet. It is a criteria to help filter down to what we are trying to accomplish. If we take that away, we have two other filters that will make it more subjective. **Commissioner Bryan Pack** stated leave it the way it is until a Multi-Family comes in complaining. We already can't regulate single family unless we go through a development agreement. **Dale Coulam** stated that is why it is still up for consideration because if you change the design requirements, then what we put in the development agreement says you will comply with the design guidelines. Now it is possible you have altered the color of single family structures. **Commissioner Lance Anderson** stated they have agreed to it going in. **Commissioner Bryan Pack** stated he wants people who build their home to pick the color of their home. **Commissioner Lance Anderson** stated when we stay property rights, when we move into a community we have already decided what that community looks like. **Commissioner Bryan Pack** stated we can change that. **Commissioner Lance Anderson** stated he agrees. But a lot of us invest in our City's property rights. **Commissioner Bryan Pack** stated our ordinance and color is too restrictive. He thinks people want to do nice things with their homes that are currently restricted because of our ordinance. He wants to be more inclusive. That is the City he wants to live in. **Commissioner Lance Anderson** stated you exclude when you include. **Commissioner Bryan Pack** stated not at all. **Commissioner Lance**

Anderson stated when you invest in your home and colors get changed, it changes the environment. We have had this since 2008. **Commissioner Bryan Pack** stated they should be able to change that,even if there are only a few that want it. He wants people that want to paint their house a nice white, they should be allowed to do that. **Commissioner Lance Anderson** stated we will see a white building next to the black rock. **Commissioner Bryan Pack** stated there are people that do want that. You have CCR's that mandate your outcome. You are covered. **Commissioner Lance Anderson** stated that the purpose is to keep us all in the same field. If you build a pink house next to me, you have just destroyed my value. He relies on the City to help protect those values. **Commissioner Doug Clifford** stated that we need to go back to the General Plan. It does have a theme and it says we will stay with natural colors. **Commissioner Bryan Pack** stated he is not saying remove the natural colors, just the LRV. **Commissioner Bob Morris** stated let us wait for Jeff Loris to return and put it to a vote. He has faith that people will do what is best for themselves. **Commissioner Lance Anderson** inquired if we want to help a few or help the whole? **Commissioner Bryan Pack** stated we are not talking about destroying the code. We are leaving the natural values. We can mold the other filters the way want to mold them.

G. Discuss Accessory Dwelling Units.

Commissioner Bryan Pack stated he saw comments from Cody Mitchell which were much appreciated on the impacts of other parts of the code. What needs to be done? Does anything need to be done, like putting in single family parking space restrictions we would have to build into the code? **Commissioner Lance Anderson** stated right now the State allows people to rent out a room in their house monthly if it is attached and the owner is a full-time resident there. Now we want to allow detached? **Cody Mitchell** stated we already allow detached casitas that can be used, but not rented. **Commissioner Bob Morris** stated we need this to be a solution to affordable housing. That is what this is about. That is why we need this. **Commissioner Bryan Pack** stated in an internal accessory dwelling units setting, they are allowed by the State right now. Nothing that needs done there, but there are no restrictions that go along with those, like an additional parking space. If we want to require that, we have to have it in our code to amend that. **Commissioner Lance Anderson** stated he doesn't think we can require that. **Commissioner Bryan Pack** stated the statute specifically authorized the City to require that condition. We absolutely can. **Commissioner Lance Anderson** questioned if the language in the statute requires a parking stall. **Commissioner Bryan Pack** stated it says a City may pass an ordinance requiring an additional parking space. **Commissioner Lance Anderson** stated that an additional parking space could stop someone from renting out a room in their house. What is the rule for parking for our residents? **Cody Mitchell** stated we have language in our ordinance that addresses parking. It says all guesthouses and casitas shall require a minimum of one off-street parking space. That's not accessory dwelling units. How many parking spots are required for one single family home? We require a two car garage. That would provide two cars in the garage. There could be two in the driveway but there is no language supporting that. Are they meeting that standard? Is it already covered? **Commissioner Bryan Pack** stated it is tough to say that you have space in the garage if the other space in the driveway is blocking it. That doesn't feel like a parking space. **Commissioner Doug Clifford** stated setbacks on houses also give parking. **Commissioner Bob Morris** stated it needs to be worded in such a way that if there is parking on the street, the neighbors have recourse. We are trying to prevent overnight street parking. Maybe stating hours would be an effective rule. He doesn't think that is necessary in a community. **Commissioner Lance Anderson** stated there are a bunch that do it. **Commissioner**

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Bob Morris stated we need to eliminate that and get people to put those vehicles somewhere else. **Commissioner Lance Anderson** stated so we need to see what we would require for a resident and what if we would want to require additional parking. The minute we create it people will try to apply it. **Cody Mitchell** stated that a three car garage has six parking spots. It would be challenging not to say that. **Commissioner Lance Anderson** stated in Indigo Trails we say it has to be licensed vehicles. The goal of a garage is to store cars. **Commissioner Bob Morris** stated if we are turning detached units into accessory dwelling units, we need definitions to allow it and get better control of the situation. **Commissioner Lance Anderson** inquired do we want to allow detached accessory dwelling units as rentals? **Commissioner Bryan Pack** stated that the state is calling them Accessory Dwelling Units, including internal. We need to distinguish between internal and external. Do we want to allow them? **Commissioner Bob Morris** and **Commissioner Doug Clifford** say yes. **Commissioner Bryan Pack** stated he would say no. **Commissioner Lance Anderson** stated he is right in the middle. It changes the whole concept of single family residential. We should change the zone if we are going to allow it. **Commissioner Bryan Pack** stated he thinks Jeff Loris would probably be in favor of allowing external accessory dwelling units. **Commissioner Doug Clifford** stated we are fighting a trend and this is the way affordable housing is going. We have so many pieces of property in Ivins with open backyards that are just full of junk that would be better served if they could put something back there and provide some housing. These older acre lots with narrow frontage would benefit to allow that. We need to write it so they don't have to rezone or do a subdivision for two lots. **Commissioner Bob Morris** stated this would be great for young couples that have no chance unless they buy a house that has a casita on it, so that they can buy it and rent out that space to help make the house payment. It could give home ownership to people younger in their life. **Commissioner Lance Anderson** stated the way it is written now could you put a casita in your backyard in your neighborhood? **Commissioner Bryan Pack** stated yes. And he has a two car garage with a driveway, with a spot for a fifth. If everyone on my block changed from Single Family to Multi-Family we would have cars parked everywhere. **Commissioner Bob Morris** stated the fact that the homeowner that is doing this has to be a full-time resident is critical to not turn a neighborhood into an apartment complex. He thinks they have to live there at least six months out of the year. **Commissioner Lance Anderson** stated it would probably be one casita out of every 15 homes. Maybe we need to look at the setbacks. **Commissioner Bob Morris** stated he thinks that is self-limiting. The return on investment would be very drawn out if they didn't build it with the original house because it is so expensive to build right now. He doesn't feel like it will be a big building spree. **Commissioner Lance Anderson** stated let's table this until Jeff Loris is here. We need to work on the parking and what would be reasonable for residential. **Cody Mitchell** inquired what would be put in place to prohibit a property owner from parking in the street? **Commissioner Bob Morris** stated that he would like to make it a law no parking between 2 am to 5 am. **Commissioner Lance Anderson** stated that now we are taking away people's property rights. **Commissioner Bob Morris** stated that property rights end at the sidewalk. **Cody Mitchell** stated that parking happens in the street throughout the City. **Commissioner Doug Clifford** stated that no street parking is too strict. **Cody Mitchell** stated that maybe a better starting point is to decide whether you are going to see detached casita or accessory dwelling units the same way as you see attached and the right to lease or rent those out. **Commissioner Bryan Pack** stated as he drafted those changes, the intention he had was that the internal and external accessory dwelling units subject to the same requirements. **Cody Mitchell** stated he thinks that is a good intention because he doesn't know how you would

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enforce it separately. **Commissioner Bryan Pack** stated but you're saying let's not make parking one of the requirements because there would be too many problems trying to enforce it. **Cody Mitchell** stated it is already written that they provide one additional parking space for an accessory dwelling unit. He doesn't know how you enforce it. The ordinance requires a two car garage so that is four parking spots provided. So with accessory dwelling units they would have to have a fifth spot. We look at that as we approve casitas. Most homes today are built with three car garages, so that is six parking spots, so they are already there. **Commissioner Lance Anderson** stated let's table this until next meeting.

H. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for July 13, 2021.

MOTION: Commissioner Bob Morris moved to approve the Ivins City Planning Commission Meeting Minutes for July 13, 2021.
SECOND: Commissioner Doug Clifford
VOTE: The motion carried.

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

4) REPORTS

A. Planning Commission

B. Chairman

C. Building and Zoning Administrator, Cody Mitchell

Cody Mitchell stated we need a reminder that House Bill 409 required CEU's for the Planning Commissioners. It was an online training and you should have that behind you by now. Land Use 101 with the Utah League of Cities and Towns website.

D. City Attorney, Dale Coulam

E. Items to be placed on future agendas

5) ADJOURNMENT

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

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

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