IVINS CITY
PLANNING COMMISSION
MINUTES
August 31, 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 Chairman Jeff Loris, Commissioner Bob Morris, Commissioner Lance Anderson, and Commissioner Doug Clifford. Bryan Pack was excused.

Staff Attending: Dale Coulam-City Manager/Attorney, Cody Mitchell-Building and Zoning Administrator, and Sharon Allen-Deputy City Recorder.

Audience Attending: Pam Gardiol and Sharon Barton.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Bob Morris

C. Invocation--Commissioner Bob Morris

D. Disclosures--No conflicts.

2) REPORTS AND PRESENTATIONS -None

3) PUBLIC HEARING AND ACTION ITEMS—

A. Discuss and consider approval of Black Desert Drive Final Plat, located at approximately 400 South and Puerto Drive. SITLA (School and Institutional Trust Land Administration-Owner. Patrick Manning-Applicant.

Cody Mitchell stated this application is brought by SITLA and Patrick Manning and this final plat application is to reserve the right-of-way for a future roadway through the southeast corner of the SITLA property, located on the east side of Cordero Drive at approximately 600 South. Dedicating the right-of-way reserves the route for future utilities and more immediate, the extension of the irrigation line required to serve the golf course. Aligning the irrigation line in the roadway is desirable to avoid possible relocation in the future as well as ease of maintenance. Staff has reviewed this application and recommends approval. The portion just clips the corner of SITLA. Otherwise, it is owned by Black Desert. **Chairman Jeff Loris** stated the agenda said 400 South and Puerto but this is 600 South and Cordero. **Cody Mitchell** stated he made that correction on their application. It is further south near Cordero. It is not near Puerto Drive. **Chairman Jeff Loris** stated that SITLA requires it to be a road dedication for irrigation and road improvements. **Dale Coulam** stated there was an agreement that allowed this that was approved by the City Council at their last meeting, and they are on board with it. In order to record, they've platted it as a final plat and showed it as a dedicated right-of-way, rather than granting an easement or a deed. It will have a road, but it will probably be private. It starts out as Black Desert Drive off the Parkway which is public, but will likely be private through that section. Then Red Mountain Drive will also extend through to Santa Clara to Pioneer.

MOTION: Commissioner Bob Morris moved to approve Black Desert Drive Final Plat, located at approximately 400 South and Puerto Drive. SITLA (School and Institutional Trust Land Administration-Owner. Patrick Manning-Applicant.

SECOND: Commissioner Doug Clifford

VOTE: The motion carried.

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

B. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for August 17, 2021.

MOTION: Commissioner Doug Clifford moved to approve the Ivins City Planning Commission Meeting Minutes for August 17, 2021.
SECOND: Chairman Jeff Loris
VOTE: The motion carried.

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

4) REPORTS

A. Planning Commission

B. Chairman

C. Building and Zoning Administrator, Cody Mitchell

Cody Mitchell stated that we will have an Amended Class IV Conditional Use Permit for Sentierre to ask to extend the time on their sales trailers. Unity Village has a Preliminary Plan to bring forward in the next meeting or two. That is the 10 acres that was rezoned for Tony Allen just south of Unity Park, and our October 5th meeting we will bring back Accessory Dwelling Units and exterior colors.

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.

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

DRAFT