IVINS CITY
PLANNING COMMISSION
MINUTES
September 14, 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 Lance Anderson, and Commissioner Bob Morris.

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

Audience Attending: Claudette Larsen and David Case.

A. Acknowledgement of Quorum

B. Flag Salute--Chairman Jeff Loris

C. Invocation--Chairman Jeff Loris

D. Disclosures--None.

2) REPORTS AND PRESENTATIONS -None

3) PUBLIC HEARING AND ACTION ITEMS—

A. Public Hearing on a proposed Amended Class IV Conditional Use Permit for Sentierre Development and Construction Offices, located at approximately 800 North Tuacahn Drive. Padre Canyon Resort, LC-Owner. David Case-Applicant.

Cody Mitchell stated that this amended Conditional Use Permit is being submitted by Padre Canyon Resort. David Case is the applicant. Sentierre heads up Tuacahn on the west side of the road. The construction offices are located on approximately a half-acre of an overall 41.97 acre project site. The applicant is requesting approval to allow for the continued use of three temporary office trailers which were previously permitted under a temporary Class IV Conditional Use Permit. The applicant has re-evaluated the previously submitted project and has modified and amended the Development Agreement, the Preliminary Plan, phasing and the means to finance the project to initiate a plan to move forward with the proposed development. The proposed amendment has been reviewed by the Technical Review Committee. After review, TRC made a recommendation to approve the application and extend the temporary use for one year. **Chairman Jeff Loris** inquired as to the time-line on what they plan on accomplishing in the next year. There has not been a lot of movement in the last year. **Cody Mitchell** stated they were tied by their previous Development Agreement, and they have modified that so that they can get moving with more single-family homes prior to commencing Hotel Central. Now they can move forward with single family homes to finance the overall Hotel Central. They are asking for continued use of those and we will see movement soon. They have two homes ready to submit in the near future. **Chairman Jeff Loris** opened the Public Hearing. Hearing no comments, **Chairman Jeff Loris** closed the Public Hearing.

B. Discuss and consider approval of the Amended Class IV Conditional Use Permit for Sentierre Development and Construction Offices, located at approximately 800 North Tuacahn Drive. Padre Canyon Resort, LC-Owner. David Case-Applicant.

Commissioner Lance Anderson stated they are simply extending the use for a year. **Commissioner Bob Morris** stated we just need to stipulate a one-year time limit.

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MOTION: Commissioner Lance Anderson moved to approve the Amended Class IV Conditional Use Permit for Sentierre Development and Construction Offices, located at approximately 800 North Tuacahn Drive. Padre Canyon Resort, LC-Owner. David Case-Applicant, stipulating a one-year timeframe.
SECOND: Commissioner Bob Morris
VOTE: The motion carried.

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

C. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for August 31, 2021.

Commissioner Bob Morris stated they corrected the address on 400 South and Puerto Drive to 600 South and Cordero Drive, but it was not corrected in the minutes.

MOTION: Commissioner Bob Morris moved to approve the Ivins City Planning Commission Meeting Minutes for August 31, 2021, as corrected.
SECOND: Chairman Jeff Loris
VOTE: The motion carried.

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

4) REPORTS

A. Planning Commission

Commissioner Lance Anderson stated that Heritage Days and the parade was excellent. **Commissioner Bob Morris** stated that Marie Bowcut was Chairman and Troop 407 brought in the flags and patriotism. **Commissioner Lance Anderson** stated he walked through the new City offices, and they look great.

B. Chairman
C. Building and Zoning Administrator, Cody Mitchell
D. City Attorney, Dale Coulam
E. Items to be placed on future agendas

Cody Mitchell stated that October 5th, we will discuss Accessory Dwelling Units, Exterior Colors and finish materials. We have two proposed zone changes coming up out on Hwy 91 between 200 West and 400 West. They are on the east and west side of Red Mountain Vista Townhomes. The east side is proposed to be townhomes, and the west side is proposing Multi-Family. Both of the parcels abut Hwy 91.

5) ADJOURNMENT

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

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

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