IVINS CITY
PLANNING COMMISSION
MINUTES
October 19, 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 Doug Clifford, Commissioner Bob Morris, and Commissioner Lance Anderson.

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

Audience Attending: Pam Gardiol, Claudette Larsen, Nancy Martinez, and Tom Fabio.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Lance Anderson

C. Invocation--Commissioner Lance Anderson

D. Disclosures

Commissioner Lance Anderson stated that he has items 3A, 3B and 3C. No other conflicts.

2) REPORTS AND PRESENTATIONS -None

3) PUBLIC HEARING AND ACTION ITEMS—

A. Public Hearing on a proposed Amended Class IV Conditional Use Permit for Crescent Moon Village, located at approximately Crescent Moon Trail and Luna Way. Kayenta Homesites, Inc-Owner. Kayenta Development-Applicant.

Mike Haycock stated that this was reviewed by TRC on 10-7-21 and recommends approval. Staff has reviewed the proposed amendments and recommends approval of the amended Conditional Use Permit as submitted. **Dale Coulam** stated that one section of this is storage. This is another car barn and they are calling it a mixed-use plan. It does not count against the 16k sq ft remaining storage allowed noted in the zoning ordinance because of the mixed-use. The Public Hearing is regarding the use and if it can be expanded and a mixed-use requires living quarters, storage of automobiles and the repair of automobiles. There is a kitchen designated but we need to be shown where the bedrooms are. There are several garage sites where a car collection will be kept and worked on. **Chairman Jeff Loris** stated the large building on the left and there are two separate buildings. **Commissioner Doug Clifford** wondered what the history is on this and how long this has been in process? **Dale Coulam** stated Crescent Moon is a hotel rental use, but it started out as storage. Lance Anderson stated that we just amending the Conditional Use Permit and when we did our mixed-uses for the area, one building was strictly residential, one building was strictly the garage site and this will be used as a garage site. GS30 is residence with garage/shop space. That is what is there now. Addendum One shows what is being changed. Crescent Moon Inn used to be a garage that were going to be live/work spaces. GS31 is the area we are talking about. **Commissioner Bob Morris** stated it definitely fits the mood of the area. **Commissioner Lance Anderson** stated this will feel more like Coyote Gulch. **Chairman Jeff Loris** opened the Public Hearing. Tom Fabio lives in Kayenta. He has no problem with the construction or the use. His question is the map shows a road going from Fire Lake Park. That was part of the original plan as the main entrance, and he hopes it still is. Hearing no other comments, **Chairman Jeff Loris** closed the Public Hearing.

B. Discuss and consider approval of on a proposed Amended Class IV Conditional Use Permit for Crescent Moon Village, located at approximately Crescent Moon Trail and Luna Way. Kayenta Homesites, Inc-Owner. Kayenta Development-Applicant.

Commissioner Lance Anderson recused himself. Lance Anderson stated the work that is going on when we gave up the property for the Park they moved the 16k sq ft of storage . That road is not going to be impacted. They will not be renting those buildings out for storage. The person will own it and use it himself. **Commissioner Doug Clifford** inquired what residential is around it? **Commissioner Lance Anderson** stated Building K is residential. Then there are the short-term rentals. Then the storage units that are owned by Terry Marten. There is a waiting list to rent them, and they are always full. Our intent is to keep RVs in there so people don't put them by their houses. **Commissioner Doug Clifford** stated what is the planned use of the garage/workshops? Are they doing car repair? **Commissioner Lance Anderson** stated no this is a car collection that is private and for himself. **Commissioner Doug Clifford** stated around shops, you get noise, equipment, hours that can be distracting to the people around there. **Commissioner Lance Anderson** stated it is just a garage for the individual. We police ourselves, because we have Crescent Moon Inn. **Chairman Jeff Loris** stated the mixed-use element is that the building has to have both residential and commercial applications in it. **Dale Coulam** stated Movara is a mixed-use with one residential use mixed with a commercial use. That is allowed. It is all part of the Crescent Moon Village. In that area, there will be residential, storage of vehicles and repair shops. That use is allowed as well. **Commissioner Lance Anderson** stated it is an overlay as well, so we define those uses. **Commissioner Bob Morris** stated it meets the requirements of mixed-use with a commercial and residential aspect.

MOTION: Commissioner Bob Morris moved to approve a proposed Amended Class IV Conditional Use Permit for Crescent Moon Village, located at approximately Crescent Moon Trail and Luna Way. Kayenta Homesites, Inc-Owner. Kayenta Development-Applicant.

SECOND: Commissioner Doug Clifford

VOTE: The motion carried.

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

C. Discuss and consider approval of Final Plat for Taviawk Phase 12-H. Located at approximately Tearasinab Way and Tehya Court. Kayenta Development Inc-Owner. Lance Anderson-Applicant.

Commissioner Lance Anderson recused himself. **Mike Haycock** stated that this is two lots on a total acreage of 2.471 acres. The Final plat complies with the approved Preliminary Plan and TRC reviewed 10-14-21 and recommends approval. **Chairman Jeff Loris** stated that it looks good to him.

MOTION: Commissioner Doug Clifford moved to approve Final Plat for Taviawk Phase 12-H. Located at approximately Tearasinab Way and Tehya Court. Kayenta Development Inc-Owner. Lance Anderson-Applicant.

SECOND: Commissioner Bob Morris

VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Doug Clifford	AYE

DRAFT

Commissioner Bob Morris	AYE
Commissioner Lance Anderson	RECUSE

D. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for October 5, 2021.

MOTION: Commissioner Doug Clifford moved to table approval of the Ivins City Planning Commission Meeting Minutes for October 5, 2021.
SECOND: Commissioner Bob Morris
VOTE: The motion carried.

Chairman Jeff Loris	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, Mike Haycock

Mike Haycock stated a resident submitted a stand-alone solar and he couldn't find a way to meet design standards. That resident is looking to change the ordinance, so that may be coming forward.

D. City Attorney, Dale Coulam

Dale Coulam reminded the Commission that a new statute requires Planning Commissioners to have 12 hours of training. Go to the League and look for Land Use Training.

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 Doug Clifford	AYE
Commissioner Bob Morris	AYE
Commissioner Lance Anderson	AYE

DRAFT