IVINS CITY
PLANNING COMMISSION
MINUTES
May 31, 2022
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 Dave Robinson, Commissioner Doug Clifford, Commissioner Bob Morris, Commissioner Derek Larsen, and Commissioner Pam Gardiol.

Staff Attending: Dale Coulam-City Manager/Attorney, Fred Castagne-Building Department and Sharon Allen-Deputy City Recorder.

Audience Attending: James Barden, Helen and Dean Cavaletto, Chris Haddad, Craig and Teresa Fife, Dave Appel, Lance Anderson, Sharon Barton, Sherry Breitenbach, Jan Squire, Dave Lynn, Lisa Ganz, as well as others that did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Bob Morris

C. Invocation--Commissioner Bob Morris

D. Disclosures

Commissioner Derek Larsen stated that he and a business partner put down $1000 on Black Desert years ago as a hold to possibly buy there. No other conflicts.

2) REPORTS AND PRESENTATIONS -

A. Concept Plan Report for Falcon Park Subdivision, located at approximately 225 East 800 South. Kevin Peterson—Owner/Applicant.

Fred Castagne stated that the concept plan application was completed and this subdivision complies with City Ordinances and satisfied all department staff. Corrections and utilities will be done by the Preliminary Plan. Staff found subdivision complies with land use, zoning and subdivision code requirements. While reviewed, building dimensions and sewer water lateral were addressed. Those changes will bring that lot into a legal conforming status and will make it compliant. The houses are already in. **Commissioner Pam Gardiol** inquired what were the corrections? **Fred Castagne** stated that they were implementing the sewer lines and utilities. The north side was being fed by existing utilities and they ran utilities to go to the added lot. **Commissioner Pam Gardiol** inquired if there were any other items, like topography or water runoff that was reviewed by TRC? **Fred Castagne** stated that Staff is Public Works, Building Department, Fire Department. The access was checked. Each of those staff members concluded it was ready.

B. Concept Plan Report for Black Stone Subdivision (Hafen Parcel), located at approximately Red Mountain Blvd and Hamblin Parkway. John and Ellen White-Owner. Jon Crockett-Applicant.

Fred Castagne stated that TRC reviewed this as well, and the application was found to be complete. The subdivision complies with City ordinances. It was reviewed by all departments and all utility requirements were met for their preliminary plan stage. The subdivision complies with the land use and zoning and code requirements. **Dale Coulam** stated the clouded area was an extension to their previous concept plan. They added on after they acquired some additional property. **Fred Castagne** stated yes that this is an extension of that first concept plan, and instead

of a sidewalk, it was agreed they were going to do a 10 ft trail from the north. The corridor is close to this roundabout and access to the north area was discussed as well. They will figure out if it is best to run utilities through next to the street. They will work that out for Preliminary. **Dale Coulam** stated the added part has their detention basin and then the trail was so they didn't have to cross the Western Corridor by Hwy 91 at the roundabout. It was a safer alternative for the trail. Preliminary plan will show those details and comments. **Commissioner Pam Gardiol** stated that this report states that the proposed density and use is consistent with the General Plan. Land use and zoning are key parts of that, but she would ask that other parts of the General Plan be taken into consideration as projects go forward. On Page 12 of the General Plan under Vision, it states reflect the serenity of the natural surroundings. Create a feel of uncrowded open space. She doesn't see a lot of that in this development. **Fred Castagne** stated that the detention basin will be open space and then the trail will be on the north side of the street. They may put grass in there or landscape that area. **Commissioner Pam Gardiol** stated it also states that we should have a sense of neighborhood, rural lifestyle and that it compliments the natural beauty and character of the area. How is that being addressed? **Fred Castagne** stated that people are getting the trail system to be able to get out and hike, walk, etc. There are still vacant lots to the north. **Dale Coulam** stated stated the upper left portion is on the agenda for Crossings at Red Desert for a proposed development, and that is a high density project. The right hand corner is Deborah Hafen that has a single house. Surrounding this property they are dedicating quite a bit of landscape buffer and Staff can be more precise in its use of General Plan and land use plan in their reporting. **Commissioner Derek Larsen** stated this is zoned 7500 sq ft lots. They only have a few of those, and the rest are significantly larger. **Chairman Dave Robinson** stated it appears that the wall will encompass the detention basin within the subdivision. **Fred Castagne** stated they will present that at Preliminary Plan. It was discussed as to whether they needed a perimeter wall. **Chairman Dave Robinson** stated that he knows people like walls in their backyard, but that is one area where keeping views could be possible. **Dale Coulam** stated this is zoned R-1-75 and included Deborah Hafen's parcel, as well as a subdivision currently under development as R-1-7.5 next to the commercial corner at 200 East and Hwy 91. As far as serenity, he doesn't know that the intersection of Hwy 91 and the Western Corridor is anticipated to be serene, but this is consistent with what is surrounding it. The property to the east is zoned R-1-10 and shows a subdivision enhancement overlay and puts them at comparable 7,500 sq ft lots.

3) PUBLIC HEARING AND ACTION ITEMS—

A. Public Hearing regarding recommendation of the Crossings at Red Desert Preliminary Plan, located at approximately 800 South Main Street. VE Management and Investment Co-Owner. Dave Lynn-Applicant.

Chairman Dave Robinson stated that he will have applicants speak prior to Public Hearing. They will then come up after to answer any questions. **Fred Castagne** stated that Staff and TRC reviewed and made sure this was compliant with our ordinances. We verified traffic impacts, and compliance with the density bonus. They proposed pickleball courts, BBQ areas, etc and achieved the 10% bonus on their density. The concept plan had 68 units originally, but now has 64 units, with 4 units removed to meet the proposed amenities. **Chairman Dave Robinson** opened the Public Hearing. No one was on Zoom. Lisa Ganz sent an email in that she supports the duplexes, but not two-story townhomes and no Short Term Rental overlay on this property, if that is a consideration, and more open space needs to be included. Hearing no further comments, **Chairman Dave Robinson** closed the Public Hearing.

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B. Discuss and consider recommendation of the Crossings at Red Desert Preliminary Plan, located at approximately 800 South Main Street. VE Management and Investment Co-Owner. Dave Lynn-Applicant.

Dale Coulam stated that this is the land use map shows a Short-Term Rental overlay. The developer is not proposing a Short-Term Rental overlay and what the zoning shows is Multi-family and R-2-6 as allowed zones for this parcel. The plan they are proposing matches the underlying zoning districts. The main discussion in TRC was regarding the amenities and this body triggered that mechanism to allow those. Mike Haycock got that calculation with TRC and the applicant and it resulted knocking off a few units and adding some amenities. It now meets the required ratio of amenities to units. **Chairman Dave Robinson** stated he likes the dog park. He has wanted one in Ivins for quite awhile. **Commissioner Pam Gardiol** stated that she goes back to the General Plan's Vision and goals, that feeling of serenity with the natural surroundings and creating an uncrowded feel with ample open space. A sense of neighborhood and rural lifestyle that compliments the natural beauty and character of the area. How does this comply with those elements? **Fred Castagne** stated that they have plenty of amenities and exceeded the required amount. They have BBQ areas, pickleball and a pool. There are amenities at all corners. Their sense of community has been met. They have duplexes and townhouses, as a buffer. It is zoned for this higher density. The applicant is not doing a nightly rental. The amount of amenities exceed minimal requirements because they want it to be pleasing and have a neighborhood feel. **Commission Pam Gardiol** stated that she respects that it is zoned for this, but that is not her concern. She would like us to use a filter of intent of the General Plan as this is being created so not only is there a sense of community within the development but with the City as well. When someone asks you where you live, we get told the development. That is not a community. She wants us to think towards the intent of the General Plan. Will there be a wall around all of this? **Fred Castagne** stated that Ivins City requires walls. **Commissioner Pam Gardiol** stated we need to talk about that. Cinder block walls do n0t create community. They divide them. Dave Lynn stated the wall will be staggered back and forth and give a more open feel to the wall. We have also brought it back with a buffer for landscaping so it is way back into the property. **Chairman Dave Robinson** inquired if the entertainment areas were accessible to anyone in the community, or limited to this community? Dave Lynn stated that will be addressed in the CCRs, but he would be concerned that is a liability. The HOA will be paying for that liability insurance. It is not gated though. There is a splash pad with a pool and the southwest corner has another basketball court. **Commissioner Bob Morris** stated that he, Commissioner Clifford and Commissioner Anderson at the time achieved what we were trying to achieve. Our concern before was that people had to leave for recreation across highways and crowd into other parks. It is all here and buffers from the outside. We formed a neighborhood that builds to the middle. These are townhomes. We want families in our community. We need places to live that will be less expensive than houses on two acres lots. Our efforts have been met. Thank you. **Commissioner Doug Clifford**. The General Plan fits entire needs of the community, from high-end homes to entry-level homes. We don't tend to provide the same amenities in both those developments. We are trying to get homes that people can move into and afford. The developer has gone away from the max. This could have been really high-density. This has a better feel to it. People will be able to access the recreational facilities within their neighborhood. We don't look at the General Plan as an overall map that every piece of Ivins is going to meet. We do live in neighborhoods. He has never been in a community that was so uniform that you didn't have different areas you could go for the different needs of our community. This satisfies a need

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within our community that we don't have and he believes we will end up having to do more of these and get people into the community at a rate they can afford. He applauds them for the amenities and helping them to get out of their houses. He thinks it is very well done. **Commissioner Derek Larsen** stated that there is an ordinance in place that the subdivision will have an owner/occupancy level. Will a portion of them have to be owner-occupied? **Dale Coulam** stated he can't recall. It may have never been codified. **Commissioner Derek Larsen** stated he would like to see it not all bought up by investment groups. Will the CCRs address parking so it doesn't overflow into the street? Dave Lynn stated each home has a two car garage and a two car driveway and we had 12 extra spaces than what was required. They also want the cars off the street. **Commissioner Bob Morris** stated his goal is no street parking between 1-5 am in Ivins. That would solve the issue. **Chairman Dave Robinson** stated that extra parking is the only concern for the friends and relatives that come over to visit and being able to accommodate for those. Other than that, he loves the design and to him, it speaks community. The amenities and what is available and some being available to other communities next to it as far as locale. This is exactly what we were planning. This is where our high-density was supposed to go. He thinks it is great. **Fred Castagne** stated just the two-car garage meets our ordinance for parking space. **Chairman Dave Robinson** stated he recently stayed in Park City and it was very restrictive so you could only park in the garage, not in the driveway, and everyone parked at the community center up the street. They had the parking for it, but that is what brought it to his attention.

MOTION: Commissioner Bob Morris moved to approve recommendation of the Crossings at Red Desert Preliminary Plan, located at approximately 800 South Main Street. VE Management and Investment Co-Owner. Dave Lynn-Applicant.
SECOND: Commissioner Doug Clifford
VOTE: The motion carried.

Chairman Dave Robinson	AYE
Commissioner Doug Clifford	AYE
Commissioner Bob Morris	AYE
Commissioner Derek Larsen	AYE
Commissioner Pam Gardiol	NAY

C. Discuss and consider approval of an Amended Final Plat for Lots 18, 19 and 20 in Palisades at Snow Canyon Phase 8, located at approximately Desert Lane and Coral Autumn Court. O'Farrell Family Trust, J Brent Evans and Pamela Evans, and Wynter Equity, LLC-Owners. Travis Sanders/Justin Gish-Applicant.

Fred Castagne stated this application is complete and complies with City ordinances. Staff recommends approval. **Chairman Dave Robinson** stated that these are lots within an already established subdivison. They are just moving lot lines. They are large lots as well.

MOTION: Commissioner Doug Clifford moved to approve an Amended Final Plat for Lots 18, 19 and 20 in Palisades at Snow Canyon Phase 8, located at approximately Desert Lane and Coral Autumn Court. O'Farrell Family Trust, J Brent Evans and Pamela Evans, and Wynter Equity, LLC-Owners. Travis Sanders/Justin Gish-Applicant.
SECOND: Commissioner Bob Morris
VOTE: The motion carried.

Chairman Dave Robinson	AYE
Commissioner Doug Clifford	AYE
Commissioner Bob Morris	AYE

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Commissioner Derek Larsen	AYE
Commissioner Pam Gardiol	AYE

D. Discuss and consider approval of an Amended Final Plat for Lot 226 in Palisades at Snow Canyon Phase 6, located at approximately Desert Lane and Red Wash Circle. Wynter Equity, LLC-Owner. Travis Sander/Justin Gish-Applicant.

Fred Castagne stated that this is the same situation, but there is a different owner on this lot line adjustment.

MOTION: Commissioner Doug Clifford moved to approve an Amended Final Plat for Lot 226 in Palisades at Snow Canyon Phase 6, located at approximately Desert Lane and Red Wash Circle. Wynter Equity, LLC-Owner. Travis Sander/Justin Gish-Applicant.
SECOND: Commissioner Bob Morris
VOTE: The motion carried.

Chairman Dave Robinson	AYE
Commissioner Doug Clifford	AYE
Commissioner Bob Morris	AYE
Commissioner Derek Larsen	AYE
Commissioner Pam Gardiol	AYE

E. Discuss and consider approval of Black Desert Resort Road Dedication Final Plat, located at approximately 1500 East Black Desert Drive and Weiskopf Way. Enlaw, LLC-Owner. Stephenie Nast-Applicant.

MOTION: Commissioner Pam Gardiol moved to continue E. Discuss and consider approval of Black Desert Resort Road Dedication Final Plat, located at approximately 1500 East Black Desert Drive and Weiskopf Way. Enlaw, LLC-Owner. Stephenie Nast-Applicant.
SECOND: Commissioner Doug Clifford
VOTE: The motion carried.

Chairman Dave Robinson	AYE
Commissioner Doug Clifford	AYE
Commissioner Bob Morris	AYE
Commissioner Derek Larsen	AYE
Commissioner Pam Gardiol	AYE

F. Discuss and consider approval of Taviawk Phase 12-H, located at approximately Aiyana Way and Tearasinab Way. Kayenta Development-Owner/Applicant.

Lance Anderson stated that there are three lots on this final plat, and we are finishing off that road so that we have ingress and egress.

MOTION: Commissioner Bob Morris moved to approve Taviawk Phase 12-H Final Plat, located at approximately Aiyana Way and Tearasinab Way. Kayenta Development-Owner/Applicant.
SECOND: Commissioner Derek Larsen
VOTE: The motion carried.

Chairman Dave Robinson	AYE
Commissioner Doug Clifford	AYE
Commissioner Bob Morris	AYE
Commissioner Derek Larsen	AYE
Commissioner Pam Gardiol	AYE

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G. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for May 17, 2022

MOTION: Commissioner Bob Morris moved to continue approval of the Ivins City Planning Commission Meeting Minutes for May 17, 2022
SECOND: Commissioner Pam Gardiol
VOTE: The motion carried.

Chairman Dave Robinson	AYE
Commissioner Doug Clifford	AYE
Commissioner Bob Morris	AYE
Commissioner Derek Larsen	AYE
Commissioner Pam Gardiol	AYE

4) REPORTS
A. Planning Commission
B. Chairman
C. Building and Zoning Administrator, Mike Haycock
D. City Attorney, Dale Coulam

Dale Coulam inquired if they would like to still do a 5th of July meeting or do you want to do June 28th? Commissioners voted to leave the schedule for July 5th.

E. Items to be placed on future agendas
5) ADJOURNMENT

MOTION: Commissioner Bob Morris moved to approve ADJOURNMENT
SECOND: Commissioner Derek Larsen
VOTE: The motion carried.

Chairman Dave Robinson	AYE
Commissioner Doug Clifford	AYE
Commissioner Bob Morris	AYE
Commissioner Derek Larsen	AYE
Commissioner Pam Gardiol	AYE

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