IVINS CITY
SENSITIVE LANDS COMMITTEE
MINUTES
November 29, 2023
435-628-0606

1. WELCOME AND CALL TO ORDER

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 12:00 p.m. All present included Chuck Gillette, Kai Reed, Tyler Froelich, Dave Black, Chris Blake, and Mike Haycock.

Staff Attending: Mike Haycock-Building and Zoning Administrator, Chuck Gillette-City Engineer and Sharon Allen-Deputy City Recorder

Audience Attending: Bob Hermansen, Wayne Rogers and Jerry Miyahara.

A. Disclosures/Conflict of interest-None.

2. GENERAL BUSINESS

A. Consider approval of Sensitive Lands Committee minutes for October 24, 2023.

MOTION: Mike Haycock moved to approve Sensitive Lands Committee minutes for October 24, 2023.

SECOND: Chris Blake

VOTE: The motion carried unanimously.

Chuck Gillette	AYE
Kai Reed	AYE
Tyler Froelich	AYE
Dave Black	AYE
Chris Blake	AYE
Mike Haycock	AYE

3. DISCUSSION ITEMS

A. Discuss and consider recommendation of proposed sensitive lands area near Puerto Drive and 400 South. SITLA-Owner. Jerry Miyahara-Applicant.

The meeting reconvened at City Hall after an on-site visit at noon to the property. **Chuck Gillette** stated the visit was extremely helpful to everyone. Now that we are back in the office does anyone on the Committee need more information from the applicant? In the field, we walked the loop parallel to the ridgeline on the bottom side and then looped back across the top. On the east end of the project where we began, the first concern was where the ridgeline stopped or started. There could be an argument where it shows stopping on the map is not where it ought to stop, although the applicant is saying they will preserve more than what is showing on the map. There were some parts that could be part of the Class C ridgeline that in order for this project to be developed would have to be disturbed as designed right now. There are huge areas of open space that are going to be preserved and create some really neat spaces. It will make for a really nice preservation of natural open space which is beneficial to the city. One area where the road gets really close to the ridgeline and cuts into the natural terrain, that in order to avoid the 20 foot offset, it will probably require a rock wall two to four feet tall. It was recommended to use stacked rock for any retaining walls to match that ridgeline. Far west end of the project where they show the Class C ridgeline ending, there was discussion of where it continues but is

not necessarily the 15 feet height or at a 15% slope. We as a Committee discussed in the field that we are comfortable with them ending the ridgeline where they have shown on the map. Heading back on the top of the loop, Lots 69 and 70 where the proposed corners of those lots were staked, the applicant needs to decide whether they leave the lot lines shown and make that area a no-build zone within the 20 feet area, or pull those property lots back and re-shift those lots, being sure to leave it at their required zoning. We left that up to the applicant. Either is fine with the Committee as long as they don't disturb the 20 feet setback area. There was also discussion that if they didn't setback the line there may be a special setback provision in that area. Any building structure should be at least 5 feet off of that 20 foot setback. The access road for Lots 97 through 99 created conflict with the ridgeline and slope and so the applicant debated flipping that access road to the other side and line up with Lots 146 and 147 and shift Lots 97 through 99 over 20-25 feet to the west and move the driveway to the other side of those lots. They may have an area they need to armor with native sandstone on the east end of the ridgeline. Soil must match the color. **Dave Black** stated that any fill slopes should be covered with rock mulch that is a native color. Bob Hermansen stated that Lot 166 would have native rock on that slope as well. The Committee seems okay that if they adjust the lot lines to match with the 20 feet setback that would be acceptable. Would we rather see those modifications or are we ready to make a decision? **Dave Black** stated those changes can be reviewed by the City Council. It is not necessary to come back to the Committee. **Mike Haycock** stated he thinks the setback should be 30 feet on Lots 69 and 70 and noted that the owners of those rear lots know that they are purchasing 20 feet that has to stay natural. No structure within 30 feet of the ridgeline. **Chris Blake** motioned to make the discussed changes and send the plan to Planning Commission for review. **Mike Haycock** gave the second. **Dave Black** asked for discussion and would like to amend the motion to include that during construction, no-build lines be clearly marked with construction fencing to keep contractors from putting down fill material or disturbing that area in any way. Chris Blake amended the motion. 2nd by Mike Haycock. All in favor unanimous.

MOTION: Chris Blake moved to approve recommendation of proposed sensitive lands area near Puerto Drive and 400 South. SITLA-Owner. Jerry Miyahara-Applicant, and amended to include the above discussed items (attached).

SECOND: Mike Haycock

VOTE: The motion carried unanimously.

Chuck Gillette	AYE
Kai Reed	AYE
Tyler Froelich	AYE
Dave Black	AYE
Chris Blake	AYE
Mike Haycock	AYE

B. Discuss and consider recommendation regarding possible new Zone Text Amendments to the Sensitive Lands Ordinance.

Chuck Gillette stated that he wants to set up a new Google Drive document and work on the text and then share it with the Committee. Maybe a word document. He asked them all to take a look at Title 16 Appendix B for next meeting. This is adopted code and the standard way of calculating base densities.

C. Additional Items and Updates.

February 6th is the next Sensitive Lands Committee meeting at noon.

4. ADJOURNMENT

MOTION: Dave Black moved to approve ADJOURNMENT
SECOND: 0
VOTE: The motion carried unanimously.

Chuck Gillette	AYE
Kai Reed	AYE
Tyler Froelich	AYE
Dave Black	AYE
Chris Blake	AYE
Mike Haycock	AYE

Sensitive Lands Committee List of Conditions of Approval:

- No disturbance within 20' offset areas of the Class C Ridgeline.
  -It is okay to include in portions of lots in the 20 ' offset area if appropriately identified on the plat.
  -An additional 10 feet setback should be in place for vertical structures.
- Retaining walls adjacent to the ridgeline should be made of stacked rock, matching the color of native rock.
- Fill slopes should be covered with gravel mulch, matching native soils.
- Flop access driveway of lots 97 through 99 to east side of lots to line up with the driveway of lots 146 and 147.
- Where the new road cuts through the east end of the Class C ridgeline, minimize disturbance and use a stacked rock wall if necessary.

DRAFT