IVINS CITY
PLANNING COMMISSION
MINUTES
March 5, 2024
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 Pam Gardiol, Commissioner Doug Clifford, and Commissioner Perry Brown.

Staff Attending: Dale Coulam-City Manager/Attorney and Sharon Allen-Deputy City Recorder. Will Wagner-Building Inspector was running the Zoom meeting.

Audience Attending: Alex Stewart, Jon Crockett and James Barden.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Pam Gardiol

C. Invocation--Commissioner Pam Gardiol

D. Disclosures-None.

2) REPORTS, PRESENTATIONS AND APPOINTMENTS-None.

3) PUBLIC HEARING AND ACTION ITEMS-

A. Public Hearing on a proposed amendment to Ordinance 2023-01 Goals and Strategies of the Moderate-Income Housing Plan, to switch Goal 6 to Goal 18.

Mike Haycock stated that as requested he moved the new goal to eliminate fees for any Accessory Dwelling Unit that is not an internal Accessory Dwelling Unit as defined in section 10-9a-530 and the previous goal has been stricken. We went into detail with what we are trying to do with the Affordable Housing Committee, and on Goal #2 we stated that the goal we had previously selected wasn't working because it would not make an impact on our city and asked to change those goals. We changed the dates and made Goal #1 and #2 ongoing to continue to look for property to meet Moderate-Income Housing goals. We are never going to collect fees on external Accessory Dwelling Units so we left that as ongoing. We can look at the dates closer, but hopefully he has given enough time to accomplish them. The State is allowing us to change our dates and milestones if necessary, and the end result. **Commissioner Pam Gardiol** inquired if we checked with the State on these changes? **Mike Haycock** stated yes he did a zoom call and they sounded like that was acceptable. They can see how this is difficult and are allowing us to change to something that has an impact. As soon as the ordinance is signed, we will send it off to the State. The new report will be based off this ordinance. The new date for the General Plan at City Council is July 2024 and we pushed back our milestones to December of 2024. 2023 has passed. **Chairman Dave Robinson** opened the Public Hearing. Will Wagner stated there were no Zoom attendees. Hearing no comments, **Chairman Dave Robinson** closed the Public Hearing.

B. Discuss and consider recommendation on a proposed amendment to Ordinance 2023-01 Goals and Strategies of the Moderate-Income Housing Plan, to switch Goal 6 to Goal 18.

MOTION: Commissioner Perry Brown moved to approve recommendation on a proposed amendment to Ordinance 2023-01 Goals and Strategies of the Moderate-Income Housing

Plan, to switch Goal 6 to Goal 18. Roll Call Unanimous.
SECOND: Commissioner Pam Gardiol
VOTE: The motion carried unanimously.

Chairman Dave Robinson	AYE
Commissioner Pam Gardiol	AYE
Commissioner Doug Clifford	AYE
Commissioner Perry Brown	AYE

4) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider approval of an Amended Preliminary Plan for Black Stone Subdivision, located at approximately Main Street and Old Hwy 91. John and Ellen White-Owner. Jon Crockett-Applicant.

Mike Haycock stated that this subdivision is zoned R-1-7.5 off of Main Street and Old Hwy 91. There are roundabouts designed for these two areas which affected this subdivision. This subdivision had been approved prior but Public Works wants to purchase the property for the roundabouts. These changes were made to accommodate that roundabout, and so these areas shifted to allow for that change. **Commissioner Doug Clifford** inquired if it resulted in any changes in the lots or lot sizes? Alex Stewart, the engineer with Civil Science, stated that there were 35 lots and there are now 31 lots because of the decrease in acreage and setbacks. Everything got pushed to the northeast as well as the layout of our loop road. They lost square footage on some lots, and they lost four lots overall. **Commissioner Pam Gardiol** stated that for future reports, she would like to have seen that helpful information on Mike Haycock's staff report.

MOTION: Commissioner Doug Clifford moved to approve an Amended Preliminary Plan for Black Stone Subdivision, located at approximately Main Street and Old Hwy 91. John and Ellen White-Owner. Jon Crockett-Applicant. Roll Call Unanimous.
SECOND: Commissioner Pam Gardiol
VOTE: The motion carried unanimously.

Chairman Dave Robinson	AYE
Commissioner Pam Gardiol	AYE
Commissioner Doug Clifford	AYE
Commissioner Perry Brown	AYE

B. Discuss and consider approval of a Partial Amended and Extended Preliminary Plan for "A" (Lot 1) of Circle Cliff Subdivision, located at approximately 320 North Main Street. William McIlrath-Owner/Applicant.

Mike Haycock stated that this area is zoned R-1-10 and the top parcel was part of the Circle Cliffs subdivision. The applicant is requesting adding this lot into the Circle Cliff subdivision so that is the reason for amending and extending. **Dale Coulam** stated that the bottom lots were just lots of record and not part of a subdivision so joining those two lots together required them to bring it into the Circle Cliffs subdivision. **Mike Haycock** stated that before final plat, they will remove those building structures at the new property line. The hatched area was designated for a street, but we removed that easement and allowed it to become part of their property. **Commissioner Doug Clifford** inquired if we didn't need that size of street? **Mike Haycock** stated the street did not need to be as wide as it was originally designed. **Dale Coulam** stated when we paved the old township, we didn't need as wide of a right-of-way as what was originally there, so the owners surveyed the extra property, and it was conveyed to them. **Mike Haycock** stated that they will curb and gutter when they do their subdivision. There is some

curbing, but they need to work out utilities. **Commissioner Perry Brown** inquired if they intend to make the upper lot a separate parcel? **Dale Coulam** stated as it is now, it is one lot being added to the Circle Cliff subdivision. **Mike Haycock** stated that right now the lot line showing doesn't exist. They will remove those buildings and add the lot line to create two parcels. **Dale Coulam** stated that they have to amend the plat for Circle Cliffs and then they also have to extend it down to include that lot of record. **Commissioner Pam Gardiol** inquired if the zoning for this parcel was contiguous with surrounding parcels? **Mike Haycock** stated yes they are all R-1-10.

MOTION: Commissioner Doug Clifford moved to approve a Partial Amended and Extended Preliminary Plan for "A" (Lot 1) of Circle Cliff Subdivision, located at approximately 320 North Main Street. William McIlrath-Owner/Applicant. Roll Call Unanimous.

SECOND: Commissioner Perry Brown

VOTE: The motion carried unanimously.

Chairman Dave Robinson	AYE
Commissioner Pam Gardiol	AYE
Commissioner Doug Clifford	AYE
Commissioner Perry Brown	AYE

C. Discuss and review Accessory Dwelling Units.

MOTION: Commissioner Pam Gardiol moved to table Discuss and review Accessory Dwelling Units to a future agenda. Roll Call Unanimous.

SECOND: Commissioner Perry Brown

VOTE: The motion carried unanimously.

Chairman Dave Robinson	AYE
Commissioner Pam Gardiol	AYE
Commissioner Doug Clifford	AYE
Commissioner Perry Brown	AYE

D. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for February 13, 2024.

MOTION: Commissioner Perry Brown moved to approve the Ivins City Planning Commission Meeting Minutes for February 13, 2024.

SECOND: Commissioner Doug Clifford

VOTE: The motion carried unanimously.

Chairman Dave Robinson	AYE
Commissioner Pam Gardiol	AYE
Commissioner Doug Clifford	AYE
Commissioner Perry Brown	AYE

5) REPORTS

A. Planning Commission

B. Chairman

C. Building and Zoning Administrator, Mike Haycock

Mike Haycock stated that we have new zone maps ready for the Planning Commission. Do your homework before next meeting and drive out to Unity Village. Be ready to discuss Accessory Dwelling Units and detached structures. We will look at how dense properties are already to get

DRAFT

a gauge for what is already being done on lots. Unity Village has open space between homes and a few under construction so you will be able to take a look at what is out there.

D. City Manager/Attorney Dale Coulam

E. Items to be placed on future agendas.

6) ADJOURNMENT

MOTION: Commissioner Doug Clifford moved to approve ADJOURNMENT

SECOND: Commissioner Pam Gardiol

VOTE: The motion carried unanimously.

Chairman Dave Robinson	AYE
Commissioner Pam Gardiol	AYE
Commissioner Doug Clifford	AYE
Commissioner Perry Brown	AYE

DRAFT