IVINS CITY
PLANNING COMMISSION
MINUTES
June 4, 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 Commissioner Perry Brown, Commissioner Doug Clifford, and Commissioner Brandon Weight.
Staff Attending: Bryan Pack-City Attorney, Mike Haycock-Building and Zoning Administrator, Sharon Allen-Deputy City Recorder and Will Wagner-Zoom moderator.
Audience Attending: Sharon Gillespie and Bonnie Kline.

A. Acknowledgement of Quorum
B. Flag Salute--Commissioner Doug Clifford
C. Invocation--Commissioner Doug Clifford
D. Disclosures--None

2) REPORTS, PRESENTATIONS AND APPOINTMENTS-None.

3) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing Amending Section 16.02.102 of the Ivins City Code Regarding Administrative Interpretations.

Mike Haycock stated that this was discussed at City Council and started with them. Right now, the ability to make interpretations of City ordinance lies with the Zoning Administrator. City Council felt that our City Attorney with his legal background should make those interpretations. The suggestion is to change the ordinance to reflect the City Attorney. **Commissioner Perry Brown** opened the Public Hearing. **Will Wagner** stated no one was on Zoom. Hearing no comments, **Commissioner Perry Brown** closed the Public Hearing.

B. Discuss and consider recommendation amending Section 16.02.102 of the Ivins City Code Regarding Administrative Interpretations.

Commissioner Doug Clifford inquired if we just change the reference of who is covering these interpretations? **Commissioner Perry Brown** stated that the first "whereas" on the document reads that we are changing from "the City Attorney rather than the City Attorney." **Bryan Pack** stated he will correct that to say "rather than the Zoning Administrator."

MOTION: Commissioner Doug Clifford moved to approve recommendation amending Section 16.02.102 of the Ivins City Code Regarding Administrative Interpretations, as amended. Roll Call Unanimous.
SECOND: Commissioner Brandon Weight
VOTE: The motion carried unanimously.

Commissioner Perry Brown	AYE
Commissioner Doug Clifford	AYE
Commissioner Brandon Weight	AYE

4) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss Chapter 11 and 12 regarding Accessory Dwelling Units and Lot coverage.

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Mike Haycock stated that the last meeting we spoke at regarding this, we looked at moving accessory structures to the primary use portion of the code. Chapter 11 is General Requirements. Chapter 12 deals with secondary regulations, specifically accessory dwelling units. We wanted to look into parcel sizes for lot coverage, which means also amending Chapter 11. It also discusses attached structures and limited heights. He added those regulations into this Chapter. If you attach to your primary dwelling, it is part of the primary structure, not an accessory structure. He started the height discussion at 20 ft and 22 feet to make it consistent with accessory structures that were detached from the primary structure. He put numbers of square footage into a table, zero to 20k square feet, then 40k and greater. For smaller lots, we are pretty much letting people build setback to setback, side to side. 90% is basically saying you can't build in the setbacks, which is the same as it is currently. Those are smaller communities that don't want a lot of grass or maintenance. 20k square feet or bigger we want a bit more of an open community. He should have put in 19,999 square feet there. Just because you have a 30k square foot lot, you should not be held to 50%. If you are in 17.5 zone or more dense, you can still maintain 90%. If you have a bigger lot in a smaller neighborhood, you shouldn't be penalized. **Commissioner Doug Clifford** stated that table is non-linear. Going one extra foot from 19,999 square feet to 20k square feet they get hit by a 40% decrease in coverage. That doesn't flow. We have lots that are less than 20k, so it seems that 20-25K square foot lots are getting penalized a bit for being 1-2 ft too big. **Mike Haycock** stated it has to jump somewhere, and those are different kinds of neighborhoods. **Commissioner Brandon Weight** inquired where the data on this table is coming from? **Mike Haycock** stated that this is just a starting point in looking at what has been done in neighborhoods in the past. **Commissioner Doug Clifford** stated if we take the square feet and subtract the typical house size and look at how much is left, that may make more sense than what we have here. This says he can cover 19,999 square foot lots with more stuff than he can with an acre lot. **Mike Haycock** stated that in Padre Canyon the most area that was covered was between 25% to 40%. It was limited before by the size of the primary dwelling. You get two accessory structures. That percentage is based on how big your lot is. In those areas we have the ability to cover 40k square feet on an acre, if not more as it stands right now. **Commissioner Doug Clifford** stated this new proposal says they can cover 30%. He proposes we make it more linear between bigger and smaller lots. **Mike Haycock** stated we could do it based off the zone and look at going that way instead, but we have quite a few different sized lots in each zone. **Commissioner Brandon Weight** stated we are just kind of winging it and doing what seems good. There is no data or study behind it. **Mike Haycock** stated we can do it by zone. We can do it by sizes of the lots. There is a push for the open look. He is here for their direction. We can do a study and go look at neighborhoods. He needs guidance on how they want it to look. **Commissioner Brandon Weight** stated he just doesn't know how we came up with that number. He wants to be able to explain. **Mike Haycock** stated that setbacks are also a magical number, and that over the years has seemed right for those lots. **Commissioner Doug Clifford** stated he would like to see a typical home in these categories and do the average sizes of lots, of the homes, setbacks, etc and see what we have left. We can see there is obviously a big jump between the two right now. We aren't trying to encourage people to fill their entire lots with extra units, but this is reverse in that we will probably see smaller lots taking advantage of it. They may be the ones in more financial need to have that income from an accessory dwelling unit. He can understand 90% is good for the low end. There are a couple sizes we need to tweak and see what typical homes do in those areas. **Mike Haycock** stated if you go 24,500 square feet to 25,500 square feet you can put more on the smaller lot than the bigger lot for a portion. it is hard to get a curve. **Commissioner Doug Clifford** stated let's go through these numbers with

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percentages and actual examples. **Commissioner Perry Brown** stated give us more data so we can begin to see what this looks like. **Commissioner Doug Clifford** stated we are trying to incentivize people to do this. **Mike Haycock** stated he was looking for a way to do it by footprint rather than property. That was the intent. We can look at it by zone as well. **Commissioner Doug Clifford** inquired what would be the reason for doing it by zone? **Mike Haycock** stated it would be consistent in what neighborhoods look like. **Commissioner Perry Brown** stated we had decided in our prior meeting to go the square foot direction. We need examples to be helpful. Let's look at Chapter 12 now. **Mike Haycock** stated that in the Old Ivins area we have a special requirement for carports. If we eliminate the special zone and do this by square footage, we would not take away that right in those zones. They can still do a carport, but it will be based off the square footage parameters we are setting now for the whole city, not just that area. He thinks at some point, we will limit carports and garages to a certain size. We would limit by structure and percentage of coverage. He put 1k square feet as a placeholder for Accessory Dwelling Units. If you have more than 800 square feet, you need two parking spots. Taking out that Chapter about carports in Old Ivins doesn't take their rights away. They can still build a carport. Setbacks for detached structures we also looked at, and the building heights. R-2 lots are two primary dwellings, but we discussed that should not mean two Accessory Dwelling Units, maybe just one. **Commissioner Doug Clifford** stated there are different ways to approach expanding their financial capability on their property. They could try to do a lot split if they wanted more than one. **Mike Haycock** stated they are one owner. It is a duplex. He put in 1k square feet maximum, and if over 600 square feet, two additional parking spots are required for an Accessory Dwelling Unit. You don't want an Accessory Dwelling Unit to be bigger than the primary structure. It is good to limit the size of the Accessory Dwelling Unit. Right now, they are typically 600 square feet. They can be 30% of the primary dwelling so usually 6-750 square feet. We have had people add to their home to get a bigger Accessory Dwelling Unit. As the State is pushing Accessory Dwelling Units, he suggests adding to the square footage to expand it a step for families, but not have a huge impact on a neighborhood. **Commissioner Brandon Weight** inquired why not make the Accessory Dwelling Unit size proportionate to the size of the main dwelling? Just say not to exceed the size of the main dwelling. This punishes people to have to have more open space. **Commissioner Doug Clifford** inquired are there communities that have been successful in this? Anywhere in the state that has been a pace setter? **Mike Haycock** stated not that he is aware of. We are trying to encourage Accessory Dwelling Units and that is the point in changing the whole chapter, but lot coverage affects all other types of accessory structures as well. We need to balance coverage and openness. We should limit the size of Accessory Dwelling Units so we don't get a family of seven with four cars. That is a lot of impact on a neighborhood. He doesn't get complaints for these 6-750 square feet units and one parking space. He doesn't know what the right number is, but if we go bigger, they need to provide off-street parking for it. **Commissioner Doug Clifford** inquired what do we want to happen? **Mike Haycock** stated the General Plan says we are promoting and finding ways to approve more Accessory Dwelling Units. Going bigger will allow more families. **Commissioner Doug Clifford** inquired how much of our community would this potentially benefit? **Mike Haycock** stated he probably denies one permit a month that wants one that is too big, or that their property is not big enough. Attached units are probably 20% of our business. We had two detached casitas last month. We want to maintain open areas but also allow more density in those areas, so we are trying to balance that. **Commissioner Doug Clifford** stated we have a lot of older, deep lots. Pioneer lots that have gardens, chickens or whatever. **Commissioner Brandon Weight** stated his concern is safety and aesthetics. Setbacks and lot coverage considers fire

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safety. As we grow in population, if we don't do this right, we could get some ramifications. He needs to continue to research it. **Mike Haycock** stated that five years ago Accessory Dwelling Units were frowned upon. Then the State pushed and took away the right to regulate internal Accessory Dwelling Units. It is a win-win situation for owners and renters. We need to make sure we are not overcrowding neighborhoods. **Commissioner Perry Brown** stated there are no good examples elsewhere in the state, so we need to come to grips with putting figures into the ordinance and trying it out. If it doesn't work we come back and revise it, but we may need to be the guinea pig. **Mike Haycock** stated he will give them a table and some addresses to drive by and take a look at. **Commissioner Doug Clifford** inquired could S&S Homes come in and talk with us and ask for their data, because they seem to be pioneering it. **Mike Haycock** stated he would like to know which are actually being rented out as opposed to just being part of the house. It is hard to know the effect of what we are doing on Accessory Dwelling Units. Even though they are being built, that doesn't mean it is affecting Moderate-Income Housing. **Commissioner Doug Clifford** stated that even relatives are people that would have to live somewhere else. **Mike Haycock** stated on building heights he said 20 feet and 22 feet because right now we are actually requiring people to build a taller roof because they want the RV garage. If we limit the garage, now we are not massing the building to match the garage. **Commissioner Doug Clifford** stated that we say in this document in several places no mobile homes, trailers, boats, recreation vehicles, etc as Accessory Dwelling Units, but the State is pushing for manufactured housing. **Mike Haycock** stated that goes back to design guidelines. We don't allow Conex boxes. **Commissioner Doug Clifford** stated that in Moderate-Income Housing we talked about the Zipkit homes in Cedar and he went to Brian Head. They are building a whole subdivision in Cedar with their models. He is not sure how much cheaper they are going to be, but they come on a trailer and put them on a foundation. There is a whole group of these in Brian Head that are being rented as VRBO's. We need to look at these companies. **Mike Haycock** stated that we refer everything in this ordinance to say that it needs to meet Chapter 19's design guidelines or match the primary structure. That Chapter would need to be updated for those new styles that may not meet our design guidelines that we want to encourage. We definitely don't want reflective metals. Bamboo is a new material being talked about. **Commissioner Doug Clifford** stated that on Page One there is a section that says "no storm runoff from any accessory building," and then Item 3 is a duplicate of that.

B. Discuss Resort Commercial and Resort Mixed Use.

Mike Haycock stated that City Council needs a recommendation on what we are doing with these zones. The Resort Mixed Use Zone is difficult to develop because you can't have residential on the main level, only commercial. It limits developers on how much residential they can have. When we looked at Resort Mixed Use applicants tended towards the Resort Commercial where there are no requirements at all. That zone was never finished. Do we want to cap these zones and go to Commercial or keep parts of these and develop standards for Resort Commercial or tweak Resort Mixed-Use to make it more attractive to developers? Resort Mixed-Use doesn't fit Ivins. We had that in Black Desert as a hotel, not living units, but we are getting away from resorts. **Commissioner Perry Brown** stated we had talked about getting rid of Resort Mixed-Use and incorporate it into Resort Commercial. **Mike Haycock** stated if that is our preference we should put some guidelines into the Resort Commercial Zone. If you want to build you need some Commercial or Neighborhood Commercial and there is a Mixed-Use overlay that could be used. We don't want to expand resorts anymore so that goes against the direction of the General Plan. We are supporting resorts, but not asking for more. **Commissioner Perry Brown** stated we can modify the Resort Commercial Zone and get rid of the Resort Mixed-Use

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Zone that is not useful and eliminate that zone. **Commissioner Doug Clifford** stated we can move all the important parts of Resort Mixed-Use Zone Commercial and put it in the Resort Commercial Zone. **Mike Haycock** stated he would add amenity requirements to match the residential Multi-Family zone to give up height or add amenities to get more density. **Commissioner Doug Clifford** stated combine the two. **Mike Haycock** stated that Councilmember Mike Scott had sent an email about a year and a half ago with what he would like to see in that zone. **Commissioner Brandon Weight** inquired why don't we want Resort Commercial? **Mike Haycock** stated that when we sent out a survey to update our General Plan, citizens thought we had enough resorts and we still have a C-1 zone that is undeveloped. We could do a Mixed-Use Overlay on that zone. It just wouldn't be a resort atmosphere. **Commissioner Brandon Weight** stated did the survey help citizens understand that as our population grows, we get more residential. Those residences send their money to St George and if we don't have Resort Commercial, we hang ourselves. He definitely supports mixing the zones to allow us to have commercial. **Mike Haycock** stated we don't need the three separate zones, RM, Resort Commercial and the C-1 with an overlay. We can combine them, but we want to require amenities, maintain the heights and lower those buildings. **Commissioner Perry Brown** stated take that guidance and work up those changes to get rid of that zone. **Mike Haycock** stated when people hear "resort" in our city, they think short-term rentals. He thinks they should eliminate the Resort Mixed Use and Resort Commercial and look at the C-1 Zone with a Mixed-Use Overlay. The Commissioners agreed to consider what he presents.

C. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for April 30, 2024.

MOTION: Commissioner Doug Clifford moved to approve the Ivins City Planning Commission Meeting Minutes for April 30, 2024.
SECOND: Commissioner Brandon Weight
VOTE: The motion carried unanimously.

Commissioner Perry Brown	AYE
Commissioner Doug Clifford	AYE
Commissioner Brandon Weight	AYE

5) REPORTS

A. Planning Commission Members

Commissioner Doug Clifford inquired how the Moderate-Income Housing report was coming along? **Mike Haycock** stated that it is due August 1st and is on his radar.

B. Chair
C. Building and Zoning Administrator, Mike Haycock
D. City Attorney, Bryan Pack
E. Items to be placed on future agendas.

6) ADJOURNMENT

MOTION: Commissioner Brandon Weight moved to approve ADJOURNMENT
SECOND: Commissioner Doug Clifford
VOTE: The motion carried unanimously.

Commissioner Perry Brown	AYE
Commissioner Doug Clifford	AYE
Commissioner Brandon Weight	AYE

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