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**IVINS CITY  
PLANNING COMMISSION  
MINUTES  
August 2, 2016  
435-628-0606**

8 **1) WELCOME AND CALL TO ORDER**

9 **CHAIRMAN AND COMMISSIONERS:** The meeting was called to order at 05:30 p.m. All  
10 present included Chairman Jeff Loris, Commissioner Adel Murphy, Commissioner Bryan Pack,  
11 Commissioner Lance Anderson, and Commissioner Mike Scott.

12 **Staff Attending:** Dale Coulam-City Manager/Attorney, Kevin Rudd-Building and Zoning  
13 Administrator, Sharon Allen-Deputy City Recorder.

14 **Audience Attending:** Lisa Rutherford, Claudette Larsen, Delores Osborn, Dan and Jan Brown,  
as well as others who did not sign in.

A. [Acknowledgement of Quorum](#)

B. **Flag Salute-Commissioner Bryan Pack**

C. **Invocation-Chairman Jeff Loris**

D. [Disclosures](#)

2) **REPORTS AND PRESENTATIONS-None**

3) **BUSINESS LICENSES -None**

4) **PUBLIC HEARING AND ACTION ITEMS**

A. [Public Hearing on a proposed Class IV Conditional Use Application Bed and Breakfast.  
Located at 110 W 200 S. Philip and Katrina Jensen-Owner/Applicant.](#)

18 **Kevin Rudd** stated that the layout of the home is 1600 square feet on the first floor and 565  
19 square feet on the second story. The main driveway is located on the east side of the home with  
20 parking for three vehicles, which provides parking for one guest. They are proposing to create  
21 another hard surface parking area, road base at a minimum, for a second parking space, on the  
22 west side of the home. There are two bedrooms located on the second story which will be used  
23 for B & B guests. They have a main entrance of the house and a second entrance on the west  
24 side. B & B's are allowed in all residential zone except Padre Canyons Phase 1 through 3. B &  
25 B's are required to be owner-occupied and the guest bedrooms must be attached to the main  
26 residence and require one parking space per guest room. This application meets all the  
27 requirements for a bed and breakfast. **Chairman Jeff Loris** stated that the B & B CUP we had a  
28 few months ago are their next door neighbors. **Kevin Rudd** stated it was refreshing to see people  
29 come in and want to do this legally. If you own a house, you can rent a room short-term and get a  
30 Conditional Use Permit and a business license with the city and collect transient room tax that is  
31 paid to the State of Utah. We have two other legal bed and breakfasts in Ivins City. **Chairman**  
32 **Jeff Loris** opened the Public Hearing. Hearing no comments, **Chairman Jeff Loris** closed the  
33 Public Hearing.

B. [Discuss and consider approval of a proposed Class IV Conditional Use Application for  
Bed and Breakfast. Located at 110 W 200 S. Philip and Katrina Jensen-  
Owner/Applicant.](#)

34 **Commissioner Bryan Pack** stated our role is to check the Conditional Use Permit that there are  
35 no significant impacts. **Dale Coulam** stated that is correct, so the Planning Commission can  
36 approve it or point out any issues. **Commissioner Lance Anderson** stated if they want to rent it

1 out to two people individually, they could. **Kevin Rudd** stated they can have up to 5 bedrooms  
 2 in a bed and breakfast. Two parking spots mean they can rent it out to two individuals. It is half  
 3 acre lot so they have the room. Philip Jensen stated at the bottom of the stairs there is a second  
 4 bathroom as well. **Commissioner Bryan Pack** stated an extra car would be the only issue he  
 5 could see and they have the parking. **Kevin Rudd** stated when short term rental's are owner-  
 6 occupied, neighbors rarely know what is occurring. **Commissioner Adel Murphy** stated that is  
 7 correct. When the owner is living there it's fine. No noise issues or anything like that.

8 **MOTION: Commissioner Adel Murphy moved to approve a proposed Class IV**  
 9 **Conditional Use Application for Bed and Breakfast. Located at 110 W 200 S. Philip and**  
 10 **Katrina Jensen-Owner/Applicant.**

11 **SECOND: Commissioner Bryan Pack**

12 **VOTE: The motion carried.**

Chairman Jeff Loris	AYE
Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Commissioner Lance Anderson	AYE
Commissioner Mike Scott	AYE

5) **DISCUSSION AND POTENTIAL ACTION ITEMS**

A. [Discuss and Review possible locations for High Density Zoning.](#)

13 **Commissioner Bryan Pack** stated that it would be good to understand if there are broader  
 14 policies in play to help us decide where to put these zones. It would be hard to pinpoint because  
 15 we need owners approval. How much do we need and what types? **Kevin Rudd** stated this goes  
 16 back to Staff having a dialogue six months ago with Rocky Vista University and Ivins doesn't  
 17 have very much available for affordable housing or rentals. Property is expensive here so if you  
 18 can get a townhome here, it will be more affordable than a single family home. Through Staff,  
 19 City Council would like the Planning Commission to recommend some areas, starting in the old  
 20 township area. He would like to pick some areas to put some high density residential on, and  
 21 designate that on the Land Use Plan. We don't have to change the zoning and we would just  
 22 allow property owners to come in and request what type of zoning they would like there. If we  
 23 pick vacant properties, Staff would contact those property owners and ask if they would like the  
 24 change, and if not, we will leave it as it is. Using Google Earth he zoomed in on 200 East and  
 25 400 and stated that was a good place to start because it is centrally located, has bus service,  
 26 shopping, it's close to walk. **Commissioner Lance Anderson** stated if we can reduce setbacks  
 27 and frontage and fire access lanes it would accomplish the same thing. There are some areas that  
 28 we may want townhomes, but a neighbor would feel better to have a single family residence.  
 29 **Chairman Jeff Loris** stated there is no high density noted on our Land Use Plan in the old  
 30 township. **Kevin Rudd** stated that is correct. What he suggests is to look at each of these City  
 31 blocks. It makes sense to scatter them out and put a townhome on each of these vacant lots and  
 32 spread them out instead of one location. The old township was divided into eight lots per block,  
 33 and then have since been subdivided down. He showed Ivy Place, and going down 200 South  
 34 there are more vacant lots. Color Country homes built and the long strip of residential property  
 35 could be High Density Residential. 300 South will be a through street when it's developed. It  
 36 lends itself to have a road down the middle and create some multi-housing. A lot of areas in the  
 37 old township have trailer homes and putting in townhomes could help upgrade those areas.

1 **Chairman Jeff Loris** inquired about the height. **Kevin Rudd** stated 25 feet. They can go up to  
 2 35 feet if they can get 60 feet away from the property line, but that would be difficult to do in the  
 3 old township. **Commissioner Bryan Pack** stated how many acres does it take to do a town  
 4 house project? **Kevin Rudd** stated the multi-family zoning says that base density is 15 units per  
 5 acre, so by the time Ence did their open space requirements and setbacks on .88 acres he could  
 6 only get 11 units. So 4-5 units for a half acre. **Chairman Jeff Loris** stated that at 200 West and  
 7 100 South he has spoken to the people surrounding the duplexes there, and if the area could be  
 8 improved these entire two blocks could be duplexes in the back of the lots. It would match the  
 9 density of the Suncrest area. **Commissioner Lance Anderson** stated that he has been working  
 10 on the piece between 100 North and 100 East to clean it up. **Kevin Rudd** stated that we have an  
 11 old township overlay zone but no real definition of what that means. There is a possibility for  
 12 creating infill development on some of these blocks. **Commissioner Lance Anderson** stated the  
 13 frontage, size of the roads and setbacks won't work with this. **Kevin Rudd** stated that R-1-5 is a  
 14 20 foot setback. **Commissioner Lance Anderson** stated maybe we can get a chart for the zoning  
 15 for next meeting. **Kevin Rudd** stated they could look at smaller lots with a duplex on a 12000  
 16 square foot lot. We have choices to create some of these. This is a good place to start.  
 17 **Commissioner Mike Scott** stated changing some of those setbacks and frontages would help  
 18 and give people an opportunity to use their land much more productively. **Chairman Jeff**  
 19 **Loris** pointed out 200 west to 300 west is an opportunity for townhomes, but infill areas could  
 20 fill the back part of properties. There would be a flaglot on a few of these in the old township.  
 21 **Commissioner Lance Anderson** stated a narrow road is better than a flaglot. **Kevin Rudd**  
 22 stated the problem is going West you can't just go buy an acre. If someone already owns an acre  
 23 in the old township and wants to do this they could affordably do that. **Commissioner Lance**  
 24 **Anderson** stated that Lava Flow Townhomes have garages and look just like houses. Properties  
 25 that have residential, he would rather see duplexes or something more like a single family  
 26 home. **Chairman Jeff Loris** stated that the 25 feet height restriction makes it so it will look  
 27 more like houses. **Kevin Rudd** stated next meeting City Council will review the townhome  
 28 ordinance. We could also look into a twin-home zone and the requirement he envisions is to have  
 29 a two-car garage so it looks like a single family dwelling. **Chairman Jeff Loris** stated English  
 30 Oaks has twin-homes that are two-story and the garage has adjacent walls and the roof is mirror  
 31 imaged. It would not be too hard to create a zone for that and give that as an affordable option.

**B. [Discuss and consider approval of the Ivins City Planning Commission minutes for July 19, 2016.](#)**

32 **MOTION: Commissioner Bryan Pack moved to approve the Ivins City Planning**  
 33 **Commission minutes for July 19, 2016.**

34 **SECOND: Commissioner Mike Scott**

35 **VOTE: The motion carried.**

Chairman Jeff Loris	AYE
Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Commissioner Lance Anderson	AYE
Commissioner Mike Scott	AYE

- 6) **REPORTS--None**
- A. Planning Commission**
- B. Chairman**
- C. Building & Zoning Administrator, Kevin Rudd**

**D. City Attorney, Dale Coulam**

**E. Items to be placed on future agendas**

7) **ADJOURNMENT**

2 **MOTION: Commissioner Lance Anderson moved to approve ADJOURNMENT**

3 **SECOND: Commissioner Bryan Pack**

4 **VOTE: The motion carried.**

Chairman Jeff Loris	AYE
Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Commissioner Lance Anderson	AYE
Commissioner Mike Scott	AYE

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