

**IVINS CITY
PLANNING COMMISSION
MINUTES
March 19, 2019
435-628-0606**

1) WELCOME AND CALL TO ORDER

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

Staff Attending: Dale Coulam-City Manager/Attorney, Mike Rodriguez--Building and Zoning Administrator and Sharon Allen-Deputy City Recorder.

Audience Attending: Dan and Jan Brown, Claudette Larsen and Rich Svien, as well as others who did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Adel Murphy

C. Invocation--Chairman Jeff Loris

D. Disclosures

Commissioner Lance Anderson stated that he has Indigo Trails 1-C final plat. No other conflicts.

2) REPORTS AND PRESENTATIONS --None

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS—

A. Public Hearing regarding proposed Zoning Overlay Amendments (Chapters 7 and 8 of the Zoning Ordinance).

Dale Coulam stated we split off summary chapters that came before this so that changed the order of some things. Some parts were completely eliminated because they don't need to exist anymore, like the Drinking Water Source Protection Overlay District. Our well was capped years ago, so there is no need for that. Sensitive Lands is part of Chapter 8 and doesn't need to be part of this Chapter. Planned Development Overlay was eliminated because it has never been used. We did a lot of work on our Subdivision Enhancement Overlay. Most of these amendments occur there. Subdivision Enhancement Overlay we focused on giving bonuses for benefits to adjoining subdivisions, or the broader community at large and better defined open space. There were two conflicting definitions and that made it a little confusing. Mixed Use Overlay District is in Chapter 8 as well, so it did not need to be part of Chapter 7, and subdivision lot averaging, we ended up making just a few changes to that. In short term rentals we only made a few changes to clarify that is a legislative decision as opposed to administrative. Chapter 8 we made no changes to Sensitive Lands regulations. We made some changes to the Mixed Use Overlay to clarify that is where you have a Residential zone and a Commercial zone and blend that and create what we call a project plan. Movara is an example. After settling on all the changes to the Subdivision Enhancement Overlay, those changes have all been incorporated. We decided not to make any further changes to lot averaging. So we are looking for any public comment on the amended ordinance and then a recommendation to City Council. **Chairman Jeff Loris** opened the Public Hearing. Claudette Larsen stated that she wants to thank them all for all the work they do for the City. She thinks that Mike Scott and Adel Murphy have done a great job. The whole

1 Commission has been great. Jan Brown stated thank you to the Planning Commission. It is
2 important to have transparency. If you have notices that just say Chapter 12 and Chapter 7 and 8
3 you will have empty rooms like this. If the agenda had said open space and short term rentals for
4 public hearing, it may have gotten more reaction. We are watching closely the development in
5 Ivins. It becomes a hodge-podge development when you mix commercial with residential. Our
6 open space is Padre Canyon we are watching closely, and how these overlays and bonuses affect
7 that land impacts our investment. She appreciates the City's transparency, just make items clearer
8 on the agenda what they are about. Hearing no further comments, **Chairman Jeff Loris** closed
9 the Public Hearing.

B. Discuss and consider recommendation regarding proposed Zoning Overlay Amendments (Chapters 7 and 8 of the Zoning Ordinance).

10 **Commissioner Lance Anderson** inquired about the Subdivision Enhancement Overlay if we
11 still require 10% open space. It was meant to be used as landscape and drainage. **Mike**
12 **Rodriguez** stated it is still required to qualify, but we have more clearly defined
13 that. **Commissioner Bryan Pack** stated Page 8-Section 16.07.513 shows we have called out #1
14 and didn't see #2. It also affects it down in the text on the last sentence where it says to receive
15 either density incentive. Are there two density incentives in this paragraph? He thinks there is
16 only one. Remove the word either. Above let's also clarify and say to receive a density incentive
17 for a variety of lot sizes. **Commissioner Lance Anderson** stated that is the only way you can get
18 that variety is by increasing the setback. **Dale Coulam** stated yes. We will remove
19 #1. **Commissioner Bryan Pack** stated we could change title of the paragraph to increased rear
20 setbacks. **Dale Coulam** stated the original heading was convenience in layout, variety of lot sizes
21 and subdivision features. We added increased setbacks and left variety of lot sizes. Then we
22 increased rear setbacks and not variety of lot sizes. **Commissioner Bryan Pack** stated to change
23 it to increased rear setbacks again. **Dale Coulam** stated it had been mentioned before that if you
24 increase side setbacks, people will fill them with motorhomes, so it was just to increase rear
25 setbacks. **Commissioner Bryan Pack** inquired when talking about the drawings and CCR's,
26 should we also include that a development agreement is required? **Commissioner Lance**
27 **Anderson** stated development agreement is an agreement with the City. **Dale Coulam** stated that
28 in Section 507 it listed subdivision enhancement development agreement. Yes let's list it there
29 since that is the one we can enforce. **Commissioner Bryan Pack** stated add that through that
30 whole section. Short term rental portion of Section 806 on page 12 there are requirements that
31 exist but the way it is drafted now is just a recommendation from staff. **Dale Coulam** stated the
32 opening paragraph makes it clear that it is a legislative decision, which goes through that process
33 so Planning Commission recommends and then it goes to City Council. It says requirements.
34 Before it was worded conditions. There is no discretion on these requirements. **Commissioner**
35 **Lance Anderson** stated staff is determining whether the requirements are met. **Commissioner**
36 **Bryan Pack** stated that on Section 809 page 14, he would like to refer back to open space. **Dale**
37 **Coulam** stated that this would have a different application and would just apply to open space in
38 the short term rental overlay. **Commissioner Bryan Pack** stated these are more restrictive and
39 less will qualify for open space under this definition in short term rental. **Dale Coulam** stated
40 that was the intent.

41 **MOTION: Commissioner Bryan Pack moved to approve recommendation regarding**
42 **proposed Zoning Overlay Amendments (Chapters 7 and 8 of the Zoning Ordinance), with**
43 **the changes as discussed.**

1 **SECOND: Commissioner Mike Scott**

2 **VOTE: The motion carried.**

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

3 **5) DISCUSSION AND POTENTIAL ACTION ITEMS—**

4 **A. Discuss and consider approval of Indigo Trails Phase 1-C Amended and Extended**
5 **Final Plat, located at approximately Kwavasa and Wild Indigo Way. AnA**
6 **Enterprises—Owner. Lance Anderson—Applicant.**

7 **Commissioner Lance Anderson** recused himself. **Mike Rodriguez** stated that this is an
8 amended and extended plat for Indigo Trails 1-C, which has 3 lots on 1.329 acres. The final plat
9 complies with the preliminary plan. Lot 31 was increased in size and the extension on this plat is
10 to add lot 39. Staff and TRC has reviewed and recommends approval.

11 **MOTION: Commissioner Adel Murphy moved to approve Indigo Trails Phase 1-C**
12 **Amended and Extended Final Plat, located at approximately Kwavasa and Wild Indigo**
13 **Way. AnA Enterprises—Owner. Lance Anderson—Applicant.**

14 **SECOND: Commissioner Mike Scott**

15 **VOTE: The motion carried.**

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

16 **B. Discuss and consider approval of the Ivins City Planning Commission minutes for**
17 **March 5, 2019.**

18 **MOTION: Commissioner Adel Murphy moved to approve B. Discuss and consider**
19 **approval of the Ivins City Planning Commission minutes for March 5, 2019.**

20 **SECOND: Commissioner Mike Scott**

21 **VOTE: The motion carried.**

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

22 **6) REPORTS**

A. Planning Commission

Commissioner Mike Scott stated it has been great working with everyone. This is a really smart
group of people and he will miss the brainpower. **Commissioner Adel Murphy** stated it has
been a great 10 years and the people that have come and gone have been great. She is sorry to go
for the camaraderie, but it is time. **Chairman Jeff Loris** stated that he thanked them both for
being here. **Mayor Hart** stated that he wanted to see them one last time together. So much work
has been accomplished over these years. Recommendations that come to the City Council have
thoughtful analysis of the issues at hand and are carefully crafted responses to those, have helped

so that City Council did not need to review things from the beginning. Our minutes show so much area has been gone over and covered. He commended them for a real debt of gratitude and wanted to personally thank them both for the wonderful service they have provided.

B. Chairman

C. Building and Zoning Administrator, Mike Rodriguez

Mike Rodriguez stated he has been here two years with this City and has worked with other cities and counties, and he wants to thank Commissioner Mike Scott and Commissioner Adel Murphy for their service. He is impressed with the professionalism and how well this Commission thinks things out. Thank you.

D. City Attorney, Dale Coulam

Dale Coulam stated that usually it falls on him to draft everything, but this Planning Commission studies and drafts changes. That is really how it should function. You have all done that and it is fun to see it operate the way it is designed in the statute. He complimented them on their professionalism. He appreciates their efforts and their friendship. He has been here the same time as these commissioners and it has been an enjoyable experience.

E. Items to be placed on future agendas

Mike Rodriguez stated that we should be seeing more from Lance Anderson and the Preliminary Plan from Kanta.

7) ADJOURNMENT

MOTION: Commissioner Lance Anderson moved to approve ADJOURNMENT

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

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