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IVINS CITY
PLANNING COMMISSION
MINUTES
July 30, 2019
435-628-0606

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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 Bryan Pack, Commissioner Lance Anderson, Commissioner Doug
11 Clifford, and Commissioner Bob Morris.

12 **Staff Attending:** Dale Coulam-City Manager/Attorney and Sharon Allen-Deputy City Recorder.

13 **Audience Attending:** Laurie Floisand, Lynnette Miller, CJ Koharchek, Rich Siven, Sue
14 Gordhammer, Stuart Sochrin, Lloyd Warner, and Kathy Barth, as well as others that did not sign
in.

15 A. [Acknowledgement of Quorum](#)

16 B. Flag Salute--Commissioner Doug Clifford

17 C. Invocation--Commissioner Doug Clifford

D. [Disclosures](#)

18 **2) REPORTS AND PRESENTATIONS --**

19 A. [Concept Plan Report for Canyon Crossing, located at approximately the corner of](#)
20 [Snow Canyon Drive and Snow Canyon Parkway. RAD Properties, LLC-Owner. Sam](#)
21 [Patel-Dixie Management, LLC](#)

22 **Dale Coulam** stated this is located at the corner of Snow Canyon Drive and Snow Canyon
23 Parkway and has been for sale for some time. This is a proposed commercial development. There
24 are several retail spaces along the back side and a convenience store and gas station. There is a
25 restaurant shown out front. This appears to substantially meet the ordinances because they had
26 flip-flopped the landscape buffers. They show a 2500 sq ft canopy and a 3000 sq ft convenience
27 store, which both comply with City ordinances. The next step is to go through a more detailed
Site Plan and Conditional Use process before both the Planning Commission, where there would
be a public hearing, and the City Council. **Commissioner Doug Clifford** inquired if they had
enough required parking. **Dale Coulam** stated their initial plan was lacking but this one has
more.

28 **3) BUSINESS LICENSES -None**

29 **4) PUBLIC HEARING AND ACTION ITEMS—**

30 A. [Public Hearing Regarding Ordinance 2019-07Amending the Requirements for Roof](#)
31 [Variations.](#)

32 **Dale Coulam** stated that we wanted to clarify the requirements for roof variations. It was fairly
33 detailed for wall offsets, but we wanted to clarify what was required for roof offsets. It talked
34 about at least a 12" offset on roofs, but it could be read as parapets or flat roofs. We added
35 requirements to break up the eave lines. The intent was that this applied to ridgelines for sloped
roofs, so we have now made clear that there are vertical offsets and horizontal offsets being
required and it applies to ridgelines and well as eave lines. This is being brought forward as a
change to the ordinance so it will be easier to enforce. We had one project that may not have met
the ridgeline intent, but the ordinance was vague. We want this clarified going forward in the

1 future. **Chairman Bryan Pack** opened the Public Hearing. Hearing no comments, **Chairman**
2 **Bryan Pack** closed the Public Hearing.

3 **B. Discuss and consider recommendation of Ordinance 2019-07Amending the**
4 **Requirements for Roof Variations.**

5 **Chairman Bryan Pack** stated this looks consistent with what we discussed last meeting.
6 Commissioner Jeff Loris had specified in that meeting horizontal and vertical offsets to make
7 things a little clearer.

8 **MOTION:** Commissioner Doug Clifford moved to approve recommendation of Ordinance
9 **2019-07 Amending the Requirements for Roof Variations.**

10 **SECOND:** Chairman Bryan Pack

11 **VOTE:** The motion carried.

Chairman Bryan Pack	AYE
Commissioner Lance Anderson	AYE
Commissioner Doug Clifford	AYE
Commissioner Bob Morris	AYE

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

13 **A. Discuss and consider recommendation of Sage Villas Townhomes Preliminary Plan,**
14 **located at approximately 411 West Old Hwy 91 and Normandy Road. Neighborhood**
15 **Housing Services-Owner. Riley Richardson-Applicant.**

16 **Dale Coulam** stated that this is next to Ryder's Automotive and the existing cell tower. Movara
17 would be to the East. This would be an amended preliminary plan. They received approval for a
18 preliminary plan before and they are now proposing this to be phased. These four buildings
19 would be phase 2, and the rest is Phase 1. The reason is market driven. The Development
20 Agreement will be considered by the City Council. They are moving dirt now based on their
21 prior approvals. Since it is just putting in a phase line, we are having City Council consider it in
22 their next meeting, and then the Development Agreement will be at the following City Council.
23 The final plat for Phase 1 will be at the next Planning Commission meeting. Our August 13
24 meeting is the same day as the primary election, but this same building is designated as a ballot
assistance location.

25 **MOTION:** Commissioner Lance Anderson moved to approve recommendation of Sage
26 Villas Townhomes Preliminary Plan, located at approximately 411 West Old Hwy 91 and
27 Normandy Road. Neighborhood Housing Services-Owner. Riley Richardson-Applicant.

28 **SECOND:** Commissioner Bob Morris

29 **VOTE:** The motion carried.

Chairman Bryan Pack	AYE
Commissioner Lance Anderson	AYE
Commissioner Doug Clifford	AYE
Commissioner Bob Morris	AYE

30 **B. Discuss and consider approval of Cameo Park Phase 2 Amended Final Plat, located at**
31 **approximately 365 East 235 South, Ivins. Cameo Park HOA—Owner. Louree and**
32 **Bruce McGill—Applicant.**

33 **Dale Coulam** stated that Cameo Park has 2 phases that are affected by certain streets that were
34 private streets within the development, as well as 300 South. They have requested the City take
35 over these streets and make them public streets rather than private. On 300 South we said we
36 would take it over if they had an additional overlay on it because it will receive more traffic than
37 the interior street and cul-de-sacs. The homeowners association is paying about 5k in today's cost

1 for those improvements, but the City may hold off until 300 South goes through. This is just to
2 amend the plats to show that these streets are now public. **Chairman Bryan Pack** inquired if
3 this subdivision is built out? **Dale Coulam** stated yes, it is an older development. Public access
4 was an issue on 300 South for a while. We were looking at 300 South jogging and having two
5 streets there at one time, one public and one private. An easement was negotiated for just church
6 purposes, but for the general public we may have been faced with that jog in the road. This is a
7 better option for the City. **Commissioner Doug Clifford** stated often private streets don't meet
8 city standards. **Commissioner Lance Anderson** stated that now they do have to be built to City
9 standards.

10 **MOTION:** Commissioner Doug Clifford moved to approve Cameo Park Phase 2 Amended
11 Final Plat, located at approximately 365 East 235 South, Ivins. Cameo Park HOA—Owner.
12 Louree and Bruce McGill—Applicant.

13 **SECOND:** Commissioner Lance Anderson

14 **VOTE:** The motion carried.

Chairman Bryan Pack	AYE
Commissioner Lance Anderson	AYE
Commissioner Doug Clifford	AYE
Commissioner Bob Morris	AYE

15 **C.** [Discuss and consider approval of Cameo Park Phase 3 Amended Final Plat, located at
approximately 365 East 235 South, Ivins. Cameo Park HOA—Owner. Louree and
Bruce McGill—Applicant.](#)

16 **MOTION:** Commissioner Bob Morris moved to approve Cameo Park Phase 3 Amended
17 Final Plat, located at approximately 365 East 235 South, Ivins. Cameo Park HOA—Owner.
18 Louree and Bruce McGill—Applicant.

19 **SECOND:** Commissioner Lance Anderson

VOTE: The motion carried.

Chairman Bryan Pack	AYE
Commissioner Lance Anderson	AYE
Commissioner Doug Clifford	AYE
Commissioner Bob Morris	AYE

20 **D.** [Discuss and consider approval of Encanto 2nd Amended Final Plat, located at
approximately 1355 East Snow Canyon Parkway #18. Michael Boyer and Sarah
Winter-Owner. GP Ivins Homes and Land-Applicant.](#)

21 **Dale Coulam** stated that this plat is to amend 6 ft on the building envelope for lot #18 and this
22 has been done on a couple other lots in this subdivision. This is the second
23 amendment. **Commissioner Doug Clifford** inquired if these are the building pads? **Dale**
24 **Coulam** stated yes these are the building envelopes and they build within it. **Commissioner**
25 **Lance Anderson** stated they meet their criteria. They don't affect the CCR's.

26 **MOTION:** Commissioner Doug Clifford moved to approve Encanto 2nd Amended Final
27 Plat, located at approximately 1355 East Snow Canyon Parkway #18. Michael Boyer and
28 Sarah Winter-Owner. GP Ivins Homes and Land-Applicant.

29 **SECOND:** Commissioner Lance Anderson

30 **VOTE:** The motion carried.

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Chairman Bryan Pack	AYE
Commissioner Lance Anderson	AYE
Commissioner Doug Clifford	AYE
Commissioner Bob Morris	AYE

E. Discuss Ordinance 2019-08 Amending Density Allowances for Multi-Family.

1 **Dale Coulam** stated that we left this at the same spot as last meeting because of vacations. The
 2 Planning Commission has maybe done further research. **Chairman Bryan Pack** stated they
 3 were sent an email with the calculations on the recent multi-families and the density that they
 4 actually ended up with, even without any bonuses. Chairman Jeff Loris was looking at some
 5 formulations as well. **Commissioner Doug Clifford** inquired if this is the skeleton of the final
 6 ordinance? **Dale Coulam** stated this is the existing ordinance. Where there were numbers, we
 7 have replaced that with blanks. **Chairman Bryan Pack** stated we don't have to stick with this
 8 format. In 3B where we have different categories, he feels we have a different way to look at
 9 that. **Commissioner Doug Clifford** stated that he thought we had come to a consensus where we
 10 were looking at townhomes and different zoning categories. Tuscano was at 11 and the rest were
 11 around 9. **Commissioner Lance Anderson** stated they are all townhomes, just different
 12 design. **Chairman Bryan Pack** stated apartments will be higher. We will wait for Commissioner
 13 Jeff Loris and have staff to go back and see what the dividing point may be for townhomes
 14 versus apartments. **Commissioner Lance Anderson** inquired how many sq ft are the Rocky
 15 Vista University apartments? **Dale Coulam** stated they vary from 500 sq ft studio apartment for
 16 a single student, to larger units on the ends which are two-bedroom units for small
 17 families. **Commissioner Lance Anderson** stated we should take one of their buildings and
 18 divvy up the sq ftg, that would give us the apartment number. **Chairman Bryan Pack** stated the
 19 15 and 30 numbers that were in there before had no basis. **Commissioner Lance**
 20 **Anderson** stated they had never been thought about enough. **Dale Coulam** stated it was a best
 21 guess until it was tested, and now it has been tested. There is a desire now to lower those
 22 numbers.

F. Discuss and consider approval of the Ivins City Planning Commission Minutes for July 16th 2019.

23 **MOTION:** Commissioner Bob Morris moved to approve the Ivins City Planning
 24 Commission Minutes for July 16th 2019.

25 **SECOND:** Commissioner Doug Clifford

26 **VOTE:** The motion carried.

Chairman Bryan Pack	AYE
Commissioner Lance Anderson	AYE
Commissioner Doug Clifford	AYE
Commissioner Bob Morris	AYE

G. Discuss August 13th Planning Commission Meeting Date-Possible Conflict with Primary Election.

27 **Dale Coulam** stated it is possible to keep this meeting date, but it may be inconvenient. They
 28 can cancel this meeting and wait for next month or pick a different date in August.

29 **MOTION:** Commissioner Doug Clifford moved to approve Cancelling the August 13th
 30 Planning Commission Meeting Date-Possible Conflict with Primary Election.

31 **SECOND:** Commissioner Lance Anderson

32 **VOTE:** The motion carried.

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Chairman Bryan Pack	AYE
Commissioner Lance Anderson	AYE
Commissioner Doug Clifford	AYE
Commissioner Bob Morris	AYE

6) REPORTS

- A. Planning Commission
- B. Chairman
- C. Building and Zoning Administrator, Mike Rodriguez
- D. City Attorney, Dale Coulam
- E. Items to be placed on future agendas

5 **Commissioner Doug Clifford** inquired on the date of the next low-income housing
 6 meeting? **Dale Coulam** stated it is the first Monday of every month. He attended the last one on
 7 SB 34, the new requirements for the moderate-income housing report. **Commissioner Lance**
 8 **Anderson** and **Chairman Bryan Pack** are both on that committee. **Chairman Bryan Pack** stated
 9 that we gather information to identify where we are as a community on it and the instruction is to
 10 review SB 34 and look at 23-24 options to pursue. That is what the Committee is working
 11 on. **Commissioner Lance Anderson** stated median income is 48k or 52k, so those people should
 12 be able to afford a townhome at 269k. **Chairman Bryan Pack** stated after those facts are
 13 discussed, then it will come before the Planning Commission. **Commissioner Bob**
 14 **Morris** inquired how much are these homes being sold for? When he calculates it, the price was
 15 180k. **Dale Coulam** stated that the median income is at 80% but there is a 50% threshold and a
 16 30% threshold for very low income, which is subsidized. **Commissioner Lance**
 17 **Anderson** stated like Sage Villas has some portion subsidized. **Dale Coulam** stated Red
 18 Mountain Vistas Townhomes were going to be affordable units. Prices came in higher than what
 19 they thought. **Commissioner Lance Anderson** stated that they have 15 sold already at 279k so
 20 why make them affordable? They are on a curve, so these people then get taken out of the curve.
 21 Someone pays for it. He understands the need but subsidizing still comes out of someone's
 22 pocket. Developers don't pay for it, they get it out of their project. **Commissioner Bob**
 23 **Morris** inquired what drives up the cost? The land, construction costs? **Chairman Bryan**
 24 **Pack** stated we narrow down the issues so we don't talk in circles. We need to gather some good
 25 data and ideas.

7) ADJOURNMENT

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

27 **SECOND:** **Commissioner Doug Clifford**

28 **VOTE:** The motion carried.

Chairman Bryan Pack	AYE
Commissioner Lance Anderson	AYE
Commissioner Doug Clifford	AYE
Commissioner Bob Morris	AYE

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