

**IVINS CITY
PLANNING COMMISSION
MINUTES
July 30, 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 Bryan Pack, Commissioner Lance Anderson, Commissioner Doug Clifford, and Commissioner Bob Morris.

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

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

A. [Acknowledgement of Quorum](#)

B. **Flag Salute--Commissioner Doug Clifford**

C. **Invocation--Commissioner Doug Clifford**

D. [Disclosures](#)

2) REPORTS AND PRESENTATIONS --

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

Dale Coulam stated this is located at the corner of Snow Canyon Drive and Snow Canyon Parkway and has been for sale for some time. This is a proposed commercial development. There are several retail spaces along the back side and a convenience store and gas station. There is a restaurant shown out front. This appears to substantially meet the ordinances because they had flip-flopped the landscape buffers. They show a 2500 sq ft canopy and a 3000 sq ft convenience 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.

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS—

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

Dale Coulam stated that we wanted to clarify the requirements for roof variations. It was fairly detailed for wall offsets, but we wanted to clarify what was required for roof offsets. It talked about at least a 12" offset on roofs, but it could be read as parapets or flat roofs. We added 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

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

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

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

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

SECOND: Chairman Bryan Pack

VOTE: The motion carried.

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

5) DISCUSSION AND POTENTIAL ACTION ITEMS—

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

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

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

SECOND: Commissioner Bob Morris

VOTE: The motion carried.

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

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

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

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

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

SECOND: Commissioner Lance Anderson

VOTE: The motion carried.

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

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.

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

SECOND: Commissioner Lance Anderson

VOTE: The motion carried.

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

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.

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

MOTION: Commissioner Doug Clifford moved to approve 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.

SECOND: Commissioner Lance Anderson

VOTE: The motion carried.

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.

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

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

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

SECOND: Commissioner Doug Clifford

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.

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

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

SECOND: Commissioner Lance Anderson

VOTE: The motion carried.

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

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

7) ADJOURNMENT

MOTION: Commissioner Lance Anderson moved to approve ADJOURNMENT

SECOND: Commissioner Doug Clifford

VOTE: The motion carried.

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