

**IVINS CITY
PLANNING COMMISSION
MINUTES
October 29, 2019
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 Chairman Bryan Pack, Commissioner Lance Anderson, Commissioner Bob Morris, and Commissioner Doug Clifford.

Staff Attending: Mike Rodriguez-Building and Zoning Administrator and Sharon Allen-Deputy City Recorder.

Audience Attending: Rich Svien, Claudette Larsen, Rob Roush, Randall Johnson and Sue Gordhammer.

A. Acknowledgement of Quorum

B. Flag Salute--Chairman Bryan Pack

C. Invocation--Chairman Bryan Pack

D. Disclosures

Commissioner Lance Anderson stated that he has a conflict with Item 5A and he has property surrounding Item 2A. No other conflicts.

2) REPORTS AND PRESENTATIONS --

A. Concept Plan Report for Anasazi Vista, located at approximately 700 West 150 South. Frei 6, LLC-Owner. James Sullivan, Devin Sullivan and S&S Homes-Applicant.

Mike Rodriguez stated that this property went through a zone and land use change on 600 West and 150 South. This 20 acre parcel is showing 58 lots. The land use and zone change had High and Low Density designation and zoned RA-5 and changed to Medium Density and R-1-

10. Commissioner Lance Anderson stated that accesses on this subdivision may be looked at. **Mike Rodriguez** stated yes it currently has one on Kwavasa Drive. Those will be determined. **Commissioner Doug Clifford** inquired what are the densities surrounding it? **Mike Rodriguez** stated Kee Stone is R-1-10 with 14 lots and Cliffrose at the intersection of 600 West and 400 West that development is RE-12.5 with a subdivision enhancement overlay with some smaller lots on it, and larger lots surrounding this property to the West and to the North that has not been developed yet.

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS—None

5) DISCUSSION AND POTENTIAL ACTION ITEMS—

A. Discuss and consider recommendation of the Preliminary Plan for Mojave Mesa, located at approximately Earl Road and Highway 91. Teancum Properties, LLC-Owner. AnA Enterprises, LLC-Applicant.

Commissioner Lance Anderson recused himself. **Mike Rodriguez** stated that this preliminary plan property went through a land use and zone change. Medium-Density residential was the designation on it and was previously owned by a number of property owners. 62 lots are being proposed on the 18.5 acre site and includes minimum 10,000 sq ft lots and the western-most portion-Earl Road to where the cul-de-sacs are to the west, is R-1-10 zoning. Below that where the through streets potentially go down to the East towards 400 West by Ryders and Sage Villas

Townhomes are R-1-7.5, 7,500 sq ft lots. That was the zone that was approved. To the East R-1-10, 10,000 sq ft lots and west of the cul-de sacs is where Indigo Trails is currently under construction. TRC has reviewed this and it is a standard subdivision. It is in compliance with City ordinances. **Chairman Bryan Pack** stated that a new exhibit was sent out. **Mike Rodriguez** stated the engineer requested a change and that exhibit is what is in front of them. **Commissioner Doug Clifford** inquired if there were any open space lots? **Mike Rodriguez** stated no this is just a standard subdivision. the lower ones are 7,500 sq ft minimum lots and some in the cul-de-sacs are 10,000 sq ft lots. Some are larger than that. There could be an HOA there. They are proposing single-story homes with lower pitched roofs. They already have a builder chosen. To the right on the northern-most boundary is Highway 91 and the setback is 30 ft. The walls of Movara average 30 ft. **Commissioner Lance Anderson** stated then there is a 10 ft setback on the front of the house. **Mike Rodriguez** stated that the setbacks on these two zones are 25 ft front setback and 10 ft side and rear; 20 ft front setback on R-1-7.5. **Chairman Bryan Pack** stated this is an administrative item so we don't have a lot of discretion on this as long as it complies with our code. **Commissioner Doug Clifford** stated so they come off Highway 91 to Earl Road. **Commissioner Lance Anderson** stated Earl road does. It is already an established road. The goal was to not have townhomes in this area. **Mike Rodriguez** stated that the intent was with Indigo Trails having RE-15 lots as you move east to the townhomes and Movara, the zoning would get more dense. This is Medium-Density zoning and the lower portion is 7,500 sq ft lots and then larger lots to the west of that.

MOTION: Chairman Bryan Pack moved to approve recommendation of the Preliminary Plan for Mojave Mesa, located at approximately Earl Road and Highway 91. Teancum Properties, LLC-Owner. AnA Enterprises, LLC-Applicant.

SECOND: Commissioner Bob Morris

VOTE: The motion carried.

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

B. Discuss and consider recommendation of amending Density Allowances for Multi-Family Development.

Chairman Bryan Pack stated that Commissioner Jeff Loris and Dale Coulam are both not here. **Mike Rodriguez** stated that Commissioner Jeff Loris sent an email with the densities table comparing units per acre and percentage densities. **Commissioner Lance Anderson** stated we are leaning towards percentages. **Commissioner Doug Clifford** requested re-sending him those percentages.

MOTION: Commissioner Lance Anderson moved to table recommendation of amending Density Allowances for Multi-Family Development.

SECOND: Commissioner Bob Morris

VOTE: The motion carried.

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

C. Discuss and consider approval of the Ivins City Planning Commission Minutes for October 15, 2019.

MOTION: Commissioner Doug Clifford moved to approve the Ivins City Planning Commission Minutes for October 15, 2019.

SECOND: Commissioner Bob Morris

VOTE: The motion carried.

Chairman Bryan Pack	AYE
Commissioner Lance Anderson	AYE
Commissioner Bob Morris	AYE
Commissioner Doug Clifford	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](#)

Mike Rodriguez stated that we have not received them yet, but there will be a Preliminary Plan for Anasazi Vistas and future works on Mojave Mesa. Canyon Crossing has had the applicant and the engineer in communication with each other and that traffic study should be forthcoming. **Chairman Bryan Pack** and **Commissioner Doug Clifford** suggested that they would like to have the traffic study engineer come and make that presentation themselves.

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 Bob Morris	AYE
Commissioner Doug Clifford	AYE