

**IVINS CITY
PLANNING COMMISSION
MINUTES
November 19, 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 Jeff Loris, Commissioner Lance Anderson, Commissioner Bob Morris, and Commissioner Doug Clifford.

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

Audience Attending: Claudette Larsen

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Jeff Loris

C. Invocation--Commissioner Jeff Loris

D. Disclosures

Commissioner Lance Anderson stated that is the applicant on all items on the agenda. No other conflicts.

2) REPORTS AND PRESENTATIONS --None

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS—

5) DISCUSSION AND POTENTIAL ACTION ITEMS—

A. Discuss and consider approval of the Final Plat for Taviawk 9-DD, located at approximately Wicasa Way. Kayenta Development-Owner. Lance Anderson-Applicant.

Commissioner Lance Anderson recused himself. **Mike Rodriguez** stated that this is a one lot plat located at Wicasa Way. It is just over one acre and complies with the Preliminary Plan and TRC reviewed this on 11-14-19 and there has been some back and forth with the City engineer to derive at this final plat. **Commissioner Doug Clifford** inquired why they do only one lot at a time? Is this standard procedure? **Mike Rodriguez** stated this applicant is the only one that submits them this way, but it is common to happen with this developer. **Commissioner Jeff Loris** stated it is for tax reasons.

MOTION: Commissioner Jeff Loris moved to approve the Final Plat for Taviawk 9-DD, located at approximately Wicasa Way. Kayenta Development-Owner. Lance Anderson-Applicant.

SECOND: Commissioner Doug Clifford

VOTE: The motion carried.

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

B. Discuss and consider approval of the Final Plat for Taviawk XI-T, located at approximately Shinava and Paiute. Kayenta Development-owner. Lance Anderson-Applicant.

Mike Rodriguez stated that this is one lot subdivision as well. It complies with our ordinances and matches the Preliminary Plan. TRC has reviewed this final plat. **Commissioner Jeff Loris** stated that Brett Henke was going to change the key to say that this is the South West corner, rather than South East. Make that correction. It needs to match the final plat.

MOTION: Commissioner Jeff Loris moved to approve the Final Plat for Taviawk XI-T, located at approximately Shinava and Paiute. Kayenta Development-owner. Lance Anderson-Applicant, with correction.

SECOND: Commissioner Doug Clifford

VOTE: The motion carried.

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

C. Discuss and consider approval of the Final Plat for Indigo Trails 1-E, located at approximately Wild Indigo Way. AnA Enterprises, LLC-Owner. Lance Anderson-Applicant.

Mike Rodriguez stated that this is a one lot subdivision and complies with the Preliminary Plan and TRC has reviewed this as well.

MOTION: Commissioner Jeff Loris moved to approve the Final Plat for Indigo Trails 1-E, located at approximately Wild Indigo Way. AnA Enterprises, LLC-Owner. Lance Anderson-Applicant.

SECOND: Commissioner Bob Morris

VOTE: The motion carried.

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

D. Discuss and consider approval of the Ivins City Planning Commission Minutes for October 29, 2019.

MOTION: Commissioner Jeff Loris moved to approve the Ivins City Planning Commission Minutes for October 29, 2019.

SECOND: Chairman Bryan Pack

VOTE: The motion carried.

Chairman Bryan Pack	AYE
Commissioner Jeff Loris	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

Mike Rodriguez stated we had a meeting with the Affordable Housing Task Force yesterday. We have completed the report that we were required to submit to the State of Utah. There will likely be some items to come back to the Planning Commission about accessory dwelling units for affordable housing. **Commissioner Jeff Loris** stated that St George has made changes to their ordinance to say 800 sq ft and now allowing two-stories. They have increased those numbers in their City. **Mike Rodriguez** stated that the Task Force will meet on a monthly basis and he will be reporting on that.

D. City Attorney, Dale Coulam

Dale Coulam stated that the City Council asked for a review of the City's Outdoor Lighting Ordinance, and a few areas need to be tweaked, such as electronic message boards. We will bring it forward when we have minutes from the City Council's last meeting. For reference, there is an article in St George News regarding this matter. **Commissioner Bob Morris** inquired if the night sky initiative was turned down by the City Council? **Dale Coulam** stated that the City Council wants the Planning Commission to look at improving the current outdoor lighting ordinance and not the dark sky group's initiative. **Commissioner Lance Anderson** stated that it was voted on but it wasn't on the agenda. **Dale Coulam** stated it was a procedural motion that defined the scope of what the Council was referring to the Planning Commission. **Commissioner Doug Clifford** stated it seemed like this citizen group was trying to fast-track it. **Chairman Bryan Pack** stated we did not have an application. It was something that was important to this citizen group, and City Council essentially said not right now in this scope but we will have the Planning Commission review it in a narrower scope and we will consider that as it comes forward. They had no obligation to do anything with just a suggestion.

E. Items to be placed on future agendas

Mike Rodriguez stated we are still waiting on the traffic study from Canyon Crossing. There are a few other items forthcoming for future meetings, Altura Phase 2 and Haven at Heritage Acres is looking at their second phase as well. We will be seeing Mojave Mesa final plat and Multi-Family Density.

7) ADJOURNMENT

MOTION: Commissioner Lance Anderson moved to approve ADJOURNMENT

SECOND: Commissioner Jeff Loris

VOTE: The motion carried.

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