

**IVINS CITY
PLANNING COMMISSION
MINUTES
December 3, 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 Jeff Loris, Commissioner Lance Anderson, Commissioner Doug Clifford, and Commissioner Bob Morris.

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

Audience Attending: Claudette Larsen, Randy Johnson, Chris Haddad, as well as others that did not sign in.

A. Acknowledgement of Quorum. Commissioner Lance Anderson arrived at 5:35 pm.

B. Flag Salute--Commissioner Doug Clifford

C. Invocation--Commissioner Doug Clifford

D. Disclosures

Planning Commission that was present had no conflicts. **Chairman Bryan Pack** stated that Lance Anderson will have a conflict with Item 5D. **Commissioner Lance Anderson** disclosed the same at timestamp 7:27 when he arrived.

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 amendments to Density Allowances for Multi-Family.

Mike Rodriguez stated this had previously been discussed and the density calculations came from Commissioner Jeff Loris using both units per acre and a percentage method. **Chairman Bryan Pack** stated that at that last meeting they had decided they wanted to consider the percentage concept to potentially govern these densities. One concern he had is that you would not be able to define the percentage on a per subdivision basis because later-built homes would be subject to already established densities. **Commissioner Jeff Loris** stated this is for Multi-Family. It would be master planned before it was ever built. **Chairman Bryan Pack** stated that as long as the planning is done in the beginning, that would make sense. **Commissioner Jeff Loris** stated that Suncrest and Cliffrose are on his list just as an example for consideration, but they are not Multi-Family. They are just to show what we currently have density wise in single family subdivisions. He looked at Sage Villas, Movara casitas, Kanta Village, and Encanto. The townhomes are the ones to really use as a model. **Mike Rodriguez** inquired if his calculations were just for building area? **Commissioner Jeff Loris** stated yes because the subject always comes up on the structures themselves and what we see, not what is below our feet. **Chairman Bryan Pack** stated that we have the ordinance that Dale Coulam has put together to fill in the blanks and then we have Commissioner Jeff Loris' percentage calculations. Do we have a proposal on what to do with this? **Commissioner Lance Anderson** stated last meeting we were just beginning discussing this. The idea is that percentage is better than units. 20% or 25% seemed pretty reasonable. It might be 18%, but he doesn't know that magic number. **Mike**

1 **Rodriguez** inquired if they are looking at the projected roof area? **Commissioner Jeff**
2 **Loris** stated no, this is based on foundation. **Commissioner Lance Anderson** stated that in other
3 communities they consider them patios if they cantilever, but if it has a column in it, it is a
4 bearing foundation. They measure off of that. S&S Homes has used that formula for years. **Mike**
5 **Rodriguez** stated as far as densities and coverages, it is typically roof area and how much it
6 takes up on a site, be it single family home, or a commercial site. **Commissioner Lance**
7 **Anderson** stated that is the proper way to do it because in Multi-Family we are dealing with the
8 massing of an area which is the roofline. **Chairman Bryan Pack** stated it sounds reasonable to
9 him. **Chairman Jeff Loris** stated based on every architectural plan, structural plan, square
10 footage is based on the exterior foundation of a building, whether it be patio or garage or living
11 space. It is all based on the slab, what is on the slab and the pillars there, not on roof area. **Mike**
12 **Rodriguez** stated that when we calculate building area for the sake of building permit fees, we
13 look at the total enclosed area within the building wall envelope. However, if you look at
14 coverage over a site you look at projected roof areas. **Chairman Bryan Pack** inquired if it is
15 difficult to come up with roof calculations? **Mike Rodriguez** stated no we get it off the roof plan
16 to see how much is projecting over the building. If you are calculating the usable area of the
17 building itself you use exterior walls. **Chairman Jeff Loris** stated when a plan is reviewed, you
18 take the time to calculate the square footage and the coverage? **Mike Rodriguez** stated
19 depending on what calculation is being used for the different types of uses. Like covered patios
20 for example to determine how much the valuation of construction will be. **Commissioner Jeff**
21 **Loris** inquired when the architect says that a patio is 800 sq ft, you calculate the overhangs and
22 give an express level of dimension there? **Mike Rodriguez** stated that generally just without the
23 roof overhangs. We calculate roof overhangs if we are looking for separation for fire rated
24 construction. **Commissioner Jeff Loris** stated that you take the numbers that the architect gives
25 you and two dimension the exterior slab. **Commissioner Lance Anderson** stated most of the
26 plans he has are flat roofs so those are broken out on the plans as living space, garage space,
27 patios and patio coverage. Coverage is more important than units. Because for example if we tell
28 them 10 units per acre, they may build that many, but it doesn't say what size units they could
29 have. As an example, he compared Movara to Kanta. **Mike Rodriguez** stated in the R-M zone
30 for High Density Multi-Family, they can have an apartment building with units on each level for
31 however tall those buildings get, so if you look at a per-unit basis, you could have multiple units
32 stacked under that roof area. Apartment buildings are considered Multi-Family and you could
33 have two or three times as many units there. Actor housing at Tuacahn has multiple units that
34 you couldn't calculate coverage on a square footage basis. **Commissioner Lance**
35 **Anderson** inquired on the height in the Multi-Family zone. **Mike Rodriguez** stated that they
36 may want to have a separate calculation apply to apartments, where there are separate dwellings
37 on separate floors. On a typical townhome development and twinhomes they are separated by lot
38 line. **Commissioner Bob Morris** stated this got prompted because Kanta, which is at 21%, we
39 felt had no amenities or place to recreate. We want to open up space for recreation and
40 amenities. **Commissioner Lance Anderson** stated yes we are looking at the
41 massing. **Commissioner Bob Morris** stated he was not happy with Kanta Village but they
42 started out at 20%, so we need to start off at 14%. To raise the percentage, they need to introduce
43 more amenities. **Commissioner Lance Anderson** stated our ordinance controls the height
44 already. We are just talking about the density. **Commissioner Bob Morris** stated we would like
45 to incorporate that ordinance list that offers those type of amenities. **Commissioner Doug**
46 **Clifford** stated regarding the nature of what we are trying to do, should patios not be added into

1 the square footage. Do we want to keep that as a bonus and an amenity to make those more
2 enjoyable? **Chairman Bryan Pack** stated that the proposal we are wanting to consider now does
3 not include patio cover in the calculation of the square footage. So foundation is the square
4 footage calculation. **Commissioner Lance Anderson** stated whether the covered patio has a
5 bearing column or not is irrelevant. **Chairman Bryan Pack** stated that Commissioner Bob
6 Morris wants us to go lower than 20%. Let's use 14% of foundation without the covered patio
7 and maximum is 20%. **Mike Rodriguez** stated that the Planning Commission is looking to base
8 the densities on a percentage basis of the building area within the exterior walls of the building,
9 including garage, and calculate those enclosed areas. We could make those calculations fairly
10 simply. **Commissioner Doug Clifford** inquired do we have or allow external storage space as
11 part of the overall complex? **Mike Rodriguez** stated if we include those enclosed areas, they
12 would be calculated. **Commissioner Jeff Loris** stated that looking at Movara, they were 14%
13 and enclosed under the entire envelope with half up and half downstairs. He just took the entire
14 footprint of that. Half of the lower portion is an open patio. If we look at Sage Villas or Kanta,
15 they don't have patios. they maximized the building and he doesn't see patios in Multi-
16 Family. **Chairman Bryan Pack** stated that is the incentive. So we want to consider this
17 proposal's pros and cons? We may need to think about this. **Commissioner Jeff Loris** stated that
18 Movara is isolated with its own amenities, and is not a good example of this system, but Sage
19 Villas and Kanta are good examples with large acreages and have a lot of buildings with the
20 Mixed Use densities that are there, and if you look at them you have 21% and
21 35%. **Commissioner Lance Anderson** stated that we should go over the list of
22 amenities. **Chairman Bryan Pack** stated that the list was attached to the agenda and include full
23 service clubhouse, swimming pool, tennis court, multi-use sports court, children play areas,
24 basketball court, pavilion, gazebos, walking paths, security lighting, outdoor barbecue, picnic
25 tables, sand box, volleyball court, horseshoe, or other amenities of a similar
26 nature. **Commissioner Lance Anderson** stated that talking here and then trying to apply it is
27 hard sometimes. **Mike Rodriguez** stated that 15% on a one acre is 6534 ft of
28 coverage. **Commissioner Lance Anderson** stated that right off the bat if you have an acre you
29 take off 20% for roads and utilities. Commissioner Jeff Loris stated he is thinking of an existing
30 project he is working on with 1500 sq ft units plug garage is 2000 sq ft in each building. 4
31 twinhomes on that building is 16000 sq ft and divide is at 30% and 15% is not even
32 feasible. **Commissioner Bob Morris** stated that if we start them at that percentage though then
33 people will get amenities to reach up to the amount they want. It encourages them to work
34 towards amenities. **Commissioner Doug Clifford** stated that if we send this forward we need to
35 come in with what a developer would come in with and propose with some hypothetical
36 numbers. **Commissioner Jeff Loris** stated twinhomes and townhomes are really what we are
37 looking at. **Mike Rodriguez** stated yes and in the RM zone, which is condos and apartments.
38 They are generally 25 ft, although there are some allowances to go to 35 ft. Sage Villas was
39 adjacent to commercial and so they were allowed longer and taller buildings on their site. Red
40 Mountain Vistas is a good example of what coverage would be. There are not many
41 amenities. **Commissioner Doug Clifford** stated he would like us to put in what the most
42 common amenities would be. **Chairman Bryan Pack** stated that we need to commit to
43 remembering what we discussed here and look at this ordinance that has been our agenda. Look
44 at the amenities and put that list together and rank things by importance, and figure out the
45 density. Come to the next meeting prepared for those kinds of suggestions. **Mike**
46 **Rodriguez** stated you would rather go with the percentage basis for density? **Chairman Bryan**

1 **Pack** stated that is what we are considering at this point for these two zones. **Commissioner Bob**
2 **Morris** stated he will take that list and play with those percentages. **Chairman Bryan**
3 **Pack** stated that is what we all should do. **Commissioner Lance Anderson** stated pickleball,
4 tennis, swim, gym, splash pad--what amenities would you want? **Commissioner Jeff**
5 **Loris** stated increased open space. **Commissioner Doug Clifford** stated picnic areas, benches
6 and trees. **Mike Rodriguez** stated we have some of those on the ordinance already as
7 examples. **Commissioner Lance Anderson** stated that the townhomes with the garages
8 separated have an advantage in that they get more living space instead of incorporating them into
9 the floor as far as height is considered.

B. Discuss and consider recommendation regarding Accessory Dwelling Units.

10 **Mike Rodriguez** stated that we are introducing this item to the Commission. We completed the
11 report to the State and there are three different strategies to consider in that report. Council
12 Member Elliott has volunteered to draft an ordinance and we have not seen that yet, but we will
13 be considering that. **Commissioner Lance Anderson** stated that we had one public hearing, but
14 no one knew what the public hearing was for. He wants to hear what the public has to say before
15 we even see an ordinance. There are so many mixed feelings out there. Some are bothered that
16 we would allow two residential people to live in a single family residential area. Some say it is a
17 great way to allow people that are older to have a little casita and rent it out. **Chairman Bryan**
18 **Pack** inquired that if you think an ordinance is premature, how can we ensure people
19 attend? **Commissioner Lance Anderson** stated that last time they did not understand what the
20 public hearing was for. **Chairman Bryan Pack** stated that maybe rather than another public
21 hearing, we could have an open house. They can mingle and talk about ideas. **Commissioner**
22 **Lance Anderson** stated if we draft something and put it out there, we won't know if people think
23 it is good or bad and in what ways. **Chairman Bryan Pack** we don't get much useful
24 information in those limited meetings by asking to see if they like or don't like the
25 concept. **Commissioner Lance Anderson** stated that maybe the Mayor can put something in the
26 newsletter to start the conversation. **Mike Rodriguez** stated that in the Mayor's newsletter it
27 stated that neighborhood meetings are January 28, 29 and 30 and that may be a good opportunity
28 to let the public have that discussion about how accessory dwelling units are allowed and being
29 proposed for use in the future. **Commissioner Lance Anderson** wondered if we could do a little
30 survey at those neighborhood meetings. **Chairman Bryan Pack** stated yes and get meaningful
31 feedback rather than just for or against. **Commissioner Bob Morris** stated that it could make the
32 difference for some young couple's ability to rent out that casita on a monthly basis and being
33 able to afford living in Ivins. That is affordable housing and what we are striving
34 for. **Commissioner Doug Clifford** stated that it would be better for some of the bigger lots in the
35 old township to put an accessory dwelling on some of those large lots behind homes. They used
36 to be farms and now they have filled with junk. Those are prime candidates. **Mike**
37 **Rodriguez** stated our casitas are limited in size and they cannot be rented, they are restricted to
38 friends and family. **Commissioner Lance Anderson** stated that there are people that would like
39 to rent them out and some that would not. There will not be a good answer for
40 everyone. **Commissioner Jeff Loris** stated if we change the ordinance it will be everywhere, for
41 everyone. **Commissioner Lance Anderson** stated CCR's protect that. **Commissioner Jeff**
42 **Loris** stated right now an overlay works, but in 20 years it may not. **Commissioner Lance**
43 **Anderson** stated he doesn't want to force it on people if they don't want it. He wants it to be a
44 democracy for what the majority of people want. Then we can apply it accordingly. Right now,
45 people have single family residential and that was their living style when they moved here. When

we change it, we change it for the positive or negative. **Commissioner Jeff Loris** stated CCRs would protect it though, you are correct. **Commission Lance Anderson** stated that then you would need an HOA and people are for and against those as well. **Mike Rodriguez** stated Council Member Elliot was going to consider that in her ordinance. **Commissioner Bob Morris** stated maybe they have to license it in order to rent it out on a monthly basis and then it gives neighborhoods within so many feet to say not in there neighborhood. We will look at it with Staff and then see if we can do a survey and draft up something.

C. Discuss and consider Outdoor Lighting Regulations.

Mike Rodriguez stated this is to introduce the current lighting ordinance we have in Title 14 and we have some provisions in our zoning regulations in Title 16. This is to take a look and see how we may want to redraft as a separate section all its own. Review it and then we will come back to have some discussion about having it as a separate chapter in the Zoning Ordinance. **Commissioner Bob Morris** stated that there were four areas they want us to address. Nits and signs. **Mike Rodriguez** stated that Council chose not to go for the International Dark Sky designation, but just to tweak the current ordinance. **Chairman Bryan Pack** stated so City Council is asking us to make recommendation on the current code and look at just those areas for our community and how we would like to address outdoor lighting. **Commissioner Bob Morris** stated that they have limited it all over. The issue with the kelvin on those lamps makes it impossible to identify color. The rendering is to 100 and we are at 22 on these high pressure sodium. Anyone that isn't wearing yellow will look the same. Security lighting should be at 4000 kelvin. **Commissioner Lance Anderson** stated that he and Commissioner Bob Morris will have a difference of opinion. **Chairman Bryan Pack** reminded the Commission to read the ordinance before next meeting.

D. Discuss and consider approval of Mojave Mesa Final Plat, located at approximately Earl Road and Highway 91. Teancum Properties, LLC-Owner. AnA Enterprises, LLC-Applicant.

Excused **Commissioner Jeff Loris** from the meeting. **Commissioner Lance Anderson** recused himself. **Mike Rodriguez** stated that this is the Preliminary Plan for Mojave Mesa proposed 62 lots on around an 18.5 acre site and this Final Plat for Phase 1 is 14 lots on a 5+ acre portion and zoned R-1-10 on the western-most portion and 7500 sq ft lots on the eastern-most portion of the site. TRC and the City engineer has reviewed this and they are in compliance with city ordinances.

MOTION: Commissioner Doug Clifford moved to approve Mojave Mesa Final Plat, 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 Doug Clifford	AYE
Commissioner Bob Morris	AYE
Commissioner Lance Anderson	RECUSE
Commissioner Jeff Loris	ABSENT

E. Discuss and consider approval of the Ivins City Planning Commission Minutes for November 19, 2019.

MOTION: Commissioner Doug Clifford moved to approve the Ivins City Planning Commission Minutes for November 19, 2019.

1 **SECOND: Chairman Bryan Pack**

2 **VOTE: The motion carried.**

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

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](#)

7 **Mike Rodriguez** stated that the Concept Plan for Ivins Center next to Lightfoots with proposed
8 commercial offices will be coming, and we are still waiting on the traffic study for Canyon
9 Crossing.

7) [ADJOURNMENT](#)

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

11 **SECOND: Commissioner Bob Morris**

12 **VOTE: The motion carried.**

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