

IVINS CITY
PLANNING COMMISSION
MINUTES
October 13, 2020
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 Doug Clifford, Commissioner Lance Anderson, and Commissioner Bob Morris.

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

Audience Attending: Claudette Larsen, Brett Kee and Cody Mitchell.

A. Acknowledgement of Quorum

B. Invocation--Commissioner Lance Anderson

C. Disclosures

Commissioner Lance Anderson stated he has conflicts with Items 4C and 4D and Items 5B, 5C and 5D. No other conflicts.

2) REPORTS AND PRESENTATIONS -None

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS—

A. Public Hearing to consider proposed amendments regarding grading.

Mike Rodriguez stated that we have had numerous discussions on this and Chuck Gillette has made all the changes. **Chairman Bryan Pack** opened the Public Hearing. Hearing no comments, **Chairman Bryan Pack** closed the Public Hearing.

B. Discuss and consider recommendation of proposed amendments regarding grading.

Chairman Bryan Pack stated we have had good discussion and all changes are on the draft based on those meetings. **Commissioner Jeff Loris** stated that throughout the document, Chuck Gillette uses developer/designer and uses that phrase at the beginning and so those are interchangeable throughout the entire document. Just past Figure 11-9 item (ii) it states that the Engineer shall evaluate, instead of the phrase developer/designer. He just wants it to be consistent. **Chuck Gillette** stated he was thinking of the developers engineer but it could go either way. Page 16 (ii). He feels this is an engineering decision, not the developer or designer. The use of engineer is correct here. **Commissioner Lance Anderson** stated it could say developer. **Chuck Gillette** stated that he is okay with that. **Chairman Bryan Pack** inquired if Chuck Gillette would rather it say engineer to get professional guidance on it? **Chuck Gillette** stated he would prefer it to say Engineer, or as approve by the City. **Commissioner Bob Morris** stated let's say "and", then it will be for both. **Chuck Gillette** stated it is okay to say developer here. **Commissioner Jeff Loris** stated on Item 6A it states if a retaining wall is to be constructed on the property line the retaining wall shall be constructed of masonry or concrete and designed so that the a privacy wall up to 6 feet in height may be constructed on top of the retaining wall by drilling dowels. Let's say drilling in reinforcing dowels. This would be a retaining wall, but it is just if later they put in a 6 foot fence. And then under section B (i) it says the rock retaining wall shall be offset from property line so there is enough space for proper footing. Let's say for "a" proper footing. Under B it states within the front setback, no wall fence

1 or hedge shall exceed 3 feet 6 inches we should add "in height." Last page third from the end it
2 talks about the concrete block wall that goes along Snow Canyon Parkway to Center Street, Item
3 9A(iii), it says that the capstone shall be 4" thick and overhang the wall by 1 inch. Is that
4 thickness of the cap, width, height or girth? **Chuck Gillette** stated that he could see how that
5 would be confusing, but he would say height. **Commissioner Jeff Loris** stated he drove by 200
6 East down to the Tuacahn roundabout and they are 2" caps and 6" wide. **Chuck Gillette** stated
7 he should say 4" capstone. The wall is 6" thick and down Center Street 4" height capstone.
8 **Commissioner Jeff Loris** stated will have to investigate because he thought they were 2" caps.
9 This is on the Parkway pas Puerto. **Commissioner Lance Anderson** inquired if this was
10 applicable on Highway 91? **Commissioner Doug Clifford** stated it is on any major arterial.
11 **Chuck Gillette** stated that it is on Snow Canyon Parkway, Highway 91, 400 East, 200 East, 400
12 South, 400 West, Tuacahn Drive, Snow Canyon Drive, and textured split face. Red Mountain
13 Vista followed this pattern and did 4" thick. **Commissioner Lance Anderson** stated he doesn't
14 want that to be the case at Highway 91. It's not that way right now. He doesn't like the splitface
15 to be that high up. When we move it forward let's state that in our motion. **Chairman Bryan**
16 **Pack** stated 9A in general talks about all major and minor streets that have these guidelines,
17 except 9Aii will be textured splitface, that only applies to Center Street and Snow Canyon
18 Parkway. You are worried about the capstone?
19 **Commissioner Lance Anderson** stated yes. **Chairman Bryan Pack** stated that you are worried
20 about the whole design guideline against Highway 91. **Commissioner Jeff Loris** stated that
21 smooth pilaster would be standard practice. Splitface block works well because it is readily
22 available. You are worried about splitface use on Highway 91 at all. **Commissioner Lance**
23 **Anderson** stated yes. Can we not define where it goes? **Chuck Gillette** stated yes. He is an
24 engineer, not an architect. These are aesthetic questions and he is ambivalent to that. You and the
25 Council can decide your preference there. Sandstone and Geneva are the colors. **Commissioner**
26 **Lance Anderson** asked to take out the second row. Just on a row set beneath the capstone block.
27 Capstone to be 2" with no overhang. **Chairman Bryan Pack** stated if you want Highway 91 to
28 have a 2" capstone we will need to add that language. **Chuck Gillette** stated if they look under
29 provision XI, it states that the developer can present acceptable justification with a different
30 architectural design if it is not compatible. So if that is proposed, exceptions may be evaluated on
31 a case by case basis. **Commissioner Lance Anderson** stated Indigo Trails is already stucco but
32 if we came in to do the second half, we would have to come back in and change that. **Chuck**
33 **Gillette** stated this is for when a small subdivision that comes in and they are only doing 200 feet
34 to the road, he wants them to match the standard. **Commissioner Jeff Loris** stated if it is an
35 existing condition, you can get an exception. **Chairman Bryan Pack** stated so if that is
36 sufficient, let's draft in 2" capstone into Highway 91. **Chuck Gillette** inquired is this an option
37 then, or a standard with an option? **Commissioner Lance Anderson** stated he would like to
38 make it a standard.
39 **MOTION: Commissioner Jeff Loris moved to approve recommendation of proposed**
40 **amendments regarding grading, with the stipulations discussed, and itemized elements of**
41 **the CMU walls on Highway 91 to use 2" cap and the other arterial and major collector**
42 **streets to use 4" cap, respectively.**
43 **SECOND: Commissioner Lance Anderson**
44 **VOTE: The motion carried.**
45
46

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

C. Public Hearing regarding Mojave Mesa Amended and Extended Preliminary Plan, located at approximately Mojave Way and Fitness Way. AnA Enterprises LLC and Custom Contracting Corp-Owner. AnA Enterprises. LLC/Lance Anderson-Applicant.

1 **Commissioner Lance Anderson** recused himself. **Mike Rodriguez** stated that the original
2 Preliminary Plan was 62 lots on the 18.46 acre site and includes 10,000 sq ft minimum lots on
3 the R-1-10 zone on the westernmost portion and R-1-7.5 or 7,500 sq ft lots on easternmost
4 portion of the Mojave Mesa development. This amended and extended plan is adding 8 lots to
5 the eastern portion, and realigning the roadway to propose 70 lots and increasing to 22.01 acres.
6 They want to turn that road back towards Fitness Way is going in so now that road will be north
7 and south towards Fitness Way and it is amending and extending those 8 lots.. **Chairman Bryan**
8 **Pack** inquired what discretion do we have? If it meets the guidelines we need to accept it. **Mike**
9 **Rodriguez** stated that it matches the zoning and TRC has reviewed it. The improvements
10 comply with our City ordinances. **Chairman Bryan Pack** opened the Public Hearing. Hearing
11 no comments, **Chairman Bryan Pack** closed the Public Hearing.

D. Discuss and consider recommendation of Mojave Mesa Amended and Extended Preliminary Plan, located at approximately Mojave Way and Fitness Way. AnA Enterprises LLC and Custom Contracting Corp-Owner. AnA Enterprises. LLC/Lance Anderson-Applicant.

12 **Chairman Bryan Pack** stated that he does not see any reason not to approve
13 this. **Commissioner Jeff Loris** stated on grading for that area on Lots 31 through Lot 34 descend
14 down to the new road on the south side. The elevation of Lot 33 is 18 and Lot 34 is 17 and then
15 jumps up 2 feet and then descends to the west to try to push water to the south to Fitness Way.
16 Will that cause a drainage issue from Lot 34 with all the water coming down that
17 road? **Commissioner Lance Anderson** stated he will look into that.

18 **MOTION: Commissioner Bob Morris moved to approve recommendation of Mojave Mesa**
19 **Amended and Extended Preliminary Plan, located at approximately Mojave Way and**
20 **Fitness Way. AnA Enterprises LLC and Custom Contracting Corp-Owner. AnA**
21 **Enterprises. LLC/Lance Anderson-Applicant.**

22 **SECOND: Commissioner Jeff Loris**

23 **VOTE: The motion carried.**

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

5) DISCUSSION AND POTENTIAL ACTION ITEMS--

A. Discuss and consider approval of Red Mountain Terrace Final Plat, located at approximately Old Highway 91 and 200 East Red Mountain Boulevard. B&V Investments LLC-Owner. Brett Kee-Applicant.

24 **Mike Rodriguez** stated that this triangular piece is at the northwestern intersection of 200 East
25 and Highway 91 and was rezoned, and this is the first phase of that subdivision. This is a 3.36

acre parcel being subdivided into 12 lots. TRC has reviewed this and complies with City ordinances. **Commissioner Jeff Loris** inquired if Lot 8 conflicts with the Western Corridor? **Dale Coulam** stated no, and this final plat is to be approved subject to the development agreement being approved at City Council.

MOTION: Commissioner Jeff Loris moved to approve Red Mountain Terrace Phase 1 Final Plat, located at approximately Old Highway 91 and 200 East Red Mountain Boulevard. B&V Investments LLC-Owner. Brett Kee-Applicant, subject to the development agreement being approved by City Council.

SECOND: Commissioner Doug Clifford

VOTE: The motion carried.

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

B. Discuss and consider approval of Taviawk 9-EE Final Plat, located at approximately Wicasa Way. Kayenta Development, Inc-Owner/Applicant.

Commissioner Lance Anderson recused himself. **Mike Rodriguez** stated that this is a single lot final plat on 1.55 acres that complies with the approved Preliminary Plan and TRC has reviewed this and recommends approval. It complies with City ordinances.

MOTION: Commissioner Doug Clifford moved to approve Taviawk 9-EE Final Plat, located at approximately Wicasa Way. Kayenta Development, Inc-Owner/Applicant.

SECOND: Commissioner Bob Morris

VOTE: The motion carried.

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

C. Discuss and consider approval of Taviawk-12-E Final Plat, located at approximately Luyo Court. Kayenta Development, Inc-Owner/Applicant.

Commissioner Lance Anderson recused himself. **Mike Rodriguez** stated that this is a two lot subdivision consisting of 1.397 acres. The final plat complies with the approved Preliminary Plan and TRC has reviewed this and recommends approval.

MOTION: Commissioner Bob Morris moved to approve Taviawk-12-E Final Plat, located at approximately Luyo Court. Kayenta Development, Inc-Owner/Applicant.

SECOND: Commissioner Doug Clifford

VOTE: The motion carried.

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

D. Discuss and consider approval of Posovi 3-F Final Plat, located at approximately Uwan Drive, Kayenta Development, Inc-Owner/Applicant.

Commissioner Lance Anderson recused himself. **Mike Rodriguez** stated that this is a single lot subdivision on 1.429 acres and the final plat complies with the approved Preliminary Plan. TRC has reviewed this plan and recommends approval. There is a turnaround for fire because it exceeds the maximum length, to give the fire department a hammerhead, so it was placed in there. This road may continue in the future, but in order to develop it, he needed the fire access. **Commissioner Jeff Loris** stated it looks fine.

MOTION: Commissioner Bob Morris moved to approve Posovi 3-F Final Plat, located at approximately Uwan Drive, Kayenta Development, Inc-Owner/Applicant.

SECOND: Commissioner Doug Clifford

VOTE: The motion carried.

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

E. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for September 29, 2020.

Commissioner Jeff Loris stated that he had a correction on something that he had said. He gave that correction to Sharon.

MOTION: Commissioner Doug Clifford moved to approve the Ivins City Planning Commission Meeting Minutes for September 29, 2020, as corrected.

SECOND: Commissioner Bob Morris

VOTE: The motion carried.

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

Mike Rodriguez stated that we have been working with the developer of Kanta development and they have a new owner. They are changing the name to Azalea Townhomes and have some minor proposed elevations so that will be coming forward. **Commissioner Lance Anderson** inquired if Highway 91 should come to Planning Commission? **Dale Coulam** stated that is a question for the City Engineer, but now that the we have grading out of the way, is the Planning Commission ready to bring back outdoor lighting? **Chairman Bryan Pack** stated he would like to skip one more meeting since he will not be at the next meeting. **Commissioner Jeff Loris** inquired whether casitas for housing was coming back, but there is a Task Force working on that and trying to gather information still. **Mike Rodriguez** stated that it got set aside with Miriah Elliott resigning and so we will see what the new make up of that will be. We have a

new Council member. **Commissioner Bob Morris** stated he wants to attend that meeting. Bryan Pack and Lance Anderson are already on that task force. **Mike Rodriguez** stated it will probably be a Zoom meeting in November.

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 Doug Clifford	AYE
Commissioner Lance Anderson	AYE
Commissioner Bob Morris	AYE