

**IVINS CITY
PLANNING COMMISSION
MINUTES
May 18, 2021
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 Jeff Loris, Commissioner Bryan Pack, Commissioner Lance Anderson, Commissioner Bob Morris, and Commissioner Doug Clifford.

Staff Attending: Dale Coulam-City Manager/Attorney, Cody Mitchell-Building and Zoning Administrator, Lane Mecham-Director of Finance and Sharon Allen-Deputy City Recorder.

Audience Attending: Pamela Gardiol, Chris Haddad, Milja Harper, Lynne Johnson, Sharon Barton, Sharon Aspenberg, Dan and Jan Brown, Patty and Mike Scott, Jon and Nicole Graf, Patrick Manning, as well as others that did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Bryan Pack

C. Invocation--Commissioner Bryan Pack

D. Disclosures--None.

2) REPORTS AND PRESENTATIONS -

A. Concept Plan Report for Hidden Springs RV, located at approximately Old Hwy 91. Jon and Jan Graf-Owner/Applicant.

Cody Mitchell stated that this proposal is an RV resort on the south side of Hwy 91 with bumper-pull or trailer camping areas and cabins. There is a common area and clubhouse and a pond with a pump station and more RV sites in the bottom corner. On the west side is the Pendleton property and the spa and then it drops down into a natural spring and replenishes. The concept was first brought forward in 2017 or 2018 and is now being brought back before us. **Commissioner Bryan Pack** inquired what is the plan for the view from the highway? He sees there is a fence, is there going to be landscaping? **Cody Mitchell** stated the ordinance was written that required it to be shielded with a fence. The buffer will be landscaped on the street side, with a six-foot fence that will compliment as designed by ordinance like Movara, Azalea, Mojave Mesa and Indigo Trails. Those will all be consistent. **Commissioner Bryan Pack** inquired if big trees were part of the landscaping? This was modeled after the RV site in Virgin. **Cody Mitchell** stated he doesn't know that they have made it that far in their design. Trees are great, but there are some great views from this parcel, so they may want to have some trees for shade, but keep their view corridors open. With expenses that have gone up these last few years, Jon Graf has come back in on the perimeter, and that would mean amending the ordinance to put road base in rather than concrete until the project is on its feet. You may see that in the future. Also amending this concept was that there was a buffer area zoned for single family homes, which they have no desire to do yet, but would like to do an orchard, maybe a petting zoo, and move the road into this area. If there were single family homes, it would need to be served by a road. By moving that in, he could acquire five more RV spots to alter it. Otherwise this is a pretty firm concept plan. There will be crash gates for fire access on both corners of this development on Hwy 91. There are 26 cottages and some that back Hwy 91 at the top and more down along the ridge. They are intermingled. **Commissioner Lance Anderson** inquired so they

1 will do their Conditional Use Permit when they discuss what it will look like? **Dale**
2 **Coulam** stated with this being commercial, we will see a Conditional Use Permit and they will
3 have more details then. **Chairman Jeff Loris** stated he was here during the development of the
4 RV ordinance and there were concerns from the Pendleton's about the buffering area between his
5 house. If the road is allowed to be pushed into that area, would that conflict with their agreement
6 with Jon Graf? **Cody Mitchell** stated at TRC it was discussed that these homes would have to be
7 served and would need fire access so if they push that road over to serve the homes and the RV
8 resort as well as create that crash gate or possibly a secondary entrance and be able to turn in off
9 of the highway to the homes, when that occurs. There is no sense in duplicating the width of that
10 asphalt side by side, they'd just bump this out and meanwhile pick up a few more RV spots and
11 later serve the single family homes. **Chairman Jeff Loris** inquired as a finished product, in
12 essence these homes will be part of the RV Park and share access to the RVs on the east and the
13 houses on the west? **Cody Mitchell** stated no. **Dale Coulam** stated not necessarily. **Chairman**
14 **Jeff Loris** inquired will there be a wall between the houses and the road? If the road is pushed
15 over to access the houses, is there a definitive boundary between the RV Resort and the
16 houses? **Cody Mitchell** stated they could both use the road, but the problem they may have is on
17 the access point it won't be large enough to accommodate an RV, so that could be a conflict.
18 They are single family homes and not part of the RV resort. They will have to look at that closer
19 at the next stage.

3) PUBLIC HEARING AND ACTION ITEMS—

A. Public Hearing on a proposed Temporary Class IV Conditional Use Permit Amendment Application for Black Desert Resort at Entrada, located at approximately 1630 E Snow Canyon Parkway south of the horse roundabout. Enlaw, LLC-Owner. Patrick Manning-Applicant.

20 **Cody Mitchell** stated that this is an amendment to the Class IV Conditional Use Permit and
21 currently they have the two offices out front and the golf simulator. The amendment would be to
22 add this 3000 sq ft model units for the hotel. This is not for sales as was made clear to us. It is
23 only a rendering of what the hotel rooms would look like. They are limited to 12 ft in height, as
24 prescribed for the golf simulator building and have power, but no plumbing and no occupancy.
25 This is simply being used to show samples for the architects and designers and builders to
26 visually put their eyes on. They are asking to extend the time constraint in the Conditional Use
27 Permit to three years. **Chairman Jeff Loris** stated that the staff report states that they currently
28 have three temporary modular offices. Where is the third temporary structure? **Cody**
29 **Mitchell** stated there was a storage building/cargo box but has since been moved. The ATVs are
30 housed in the simulator building. These are temporary offices, and all these structures will go
31 away. They are asking for three years. **Chairman Jeff Loris** opened the Public Hearing. Sharon
32 Barton lives on Mesa Vista Drive and stated that 3200 sq ft seems like a very large temporary
33 building. The majority of homes in Ivins are not even 3200 sq ft. She has concerns as to what
34 will happen to the cement pad if that is used as a foundation, and it does not add to the
35 enhancement of our beautiful mustang roundabout. It is just another distraction. With the way
36 technology is today, why don't they do it virtually, and not build it? People can look at the model
37 rooms from anywhere in the world. Patrick Manning stated that he wants to clarify the purpose
38 of this building is a requirement for both our lender and the insurance company. There are four
39 types of condos, and we are building all four of those within the structure. The lender wants to be
40 sure there are no design flaws before building 650 of these. The insurance company wants to be
41 able to hold our General Contractor accountable and show how things are going to be run, so he

1 can do it that way 650 more times. It is a requirement of both of them for us to do this. Hearing
2 no further comments, **Chairman Jeff Loris** closed the Public Hearing.

B. Discuss and consider approval of the proposed Temporary Class IV Conditional Use Permit Amendment Application for Black Desert Resort at Entrada, located at approximately 1630 E Snow Canyon Parkway south of the horse roundabout. Enlaw, LLC-Owner. Patrick Manning-Applicant.

3 **Commissioner Bryan Pack** stated our role is to identify any adverse impacts and if they can be
4 mitigated, then this is a use that should move through. **Dale Coulam** stated it would be
5 permitted, with conditions. For example, you could address how the concrete will be removed,
6 that once this is torn down, it includes the property being restored to its natural state, unless it is
7 under construction for something else. **Commissioner Bryan Pack** stated so we need to be
8 deciding what those adverse impacts are. **Commissioner Lance Anderson** stated we should
9 clarify that it is three years of use, not three years that it gets to be built. Concrete is moved every
10 day, but maybe just putting it back to the state it was, unless a new plan is in
11 place. **Commissioner Doug Clifford** inquired long-term, what will this area be? Patrick
12 Manning stated that area will be roadway. We will have retail shops on the Parkway, then
13 roadway and more shops. **Commissioner Bob Morris** stated that there will be a building
14 blocking access for three years? It will be asphalt when you are done? Patrick Manning stated no
15 this building will be to the North. It is not blocking anything. We will either tear the building
16 down and restore it to natural state, or it will be buildings in the future road. This is not in Phase
17 One or Two. We will get a certificate of occupancy on resort center of Phase One and then get
18 rid of the building. **Commissioner Lance Anderson** stated from a marketing standpoint he is
19 old school and likes to see it. He wants to touch and feel what is going to be built. So do the ones
20 with money. The materials they use need to meet our design ordinance and then put the area they
21 disturb back in its place. **Commissioner Bob Morris** stated why is the placement so close to the
22 roundabout? Is that essential? Can it be pushed back or was that for marketing? Patrick Manning
23 stated that it is not marketing as much as where the utilities are, just power. **Chairman Jeff**
24 **Loris** inquired if it could not be screened by the existing buildings and be behind them, but close
25 enough to get power? Patrick Manning stated not with out considerable expense. We have our
26 Judd Palmer water tank and the chute that the trucks run down into is right there. We turned it
27 the direction to look at the red rock so it has a view to get a feel for what it will look
28 like. **Commissioner Bryan Pack** stated he is in favor of approving this, with the conditions that
29 have been raised, meeting design guidelines and restoring it to its original condition. The intent
30 is not for marketing, and there will not be floods of people flowing in and out of
31 this. **Commissioner Bob Morris** stated it is just a mock-up.

32 **MOTION: Commissioner Bryan Pack moved to approve the proposed Temporary Class**
33 **IV Conditional Use Permit Amendment Application for Black Desert Resort at Entrada,**
34 **located at approximately 1630 E Snow Canyon Parkway south of the horse roundabout.**
35 **Enlaw, LLC-Owner. Patrick Manning-Applicant, conditioned on design of the building**
36 **meeting our design guidelines and all ordinances, and restoring the area to its original**
37 **condition, unless it becomes part of another approval process to redevelop that area.**
38 **Extend the Conditional Use Permit for three years to today's date and have a maximum**
39 **height of 12 ft and install electrical utilities only.**

40 **SECOND: Commissioner Lance Anderson**

41 **VOTE: The motion carried.**

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

C. Public Hearing on a proposed Preliminary Plan for Canyon Crossing, located at approximately the corner of Snow Canyon Parkway and Snow Canyon Drive. Canyon Crossing Investments, LLC-Owner. Sam Patel—Applicant.

1 **Cody Mitchell** stated that this proposal is made by Sam Patel to divide the parcel from across
2 the street at Tuacahn Drive and split down the center of the road that connects the two. This
3 would allow the applicant to sell off the convenience store and a restaurant site and the canopy
4 and pumps, separate from the retail space. They would have to incorporate a maintenance
5 agreement to take care of the preservation of the asphalt, the landscape, the islands, concrete and
6 lighting. They are well aware of that and willing to do that. **Commissioner Lance**
7 **Anderson** stated is there anything that we split off that wouldn't go to the new property owner in
8 agreements we have made? Any agreements the City has made that we need to think about? **Dale**
9 **Coulam** stated parking will need to be agreed to, with shared ingress and egress. That would be
10 included in the maintenance agreement. **Commissioner Lance Anderson** inquired do we need
11 to see the maintenance agreement first, or is that done at City Council? **Dale Coulam** stated it
12 would be a subdivision, so we could require a development agreement. Either they come up with
13 maintenance agreement that runs with the land that's recorded, or we do a development
14 agreement that gets recorded. **Commissioner Lance Anderson** inquired what about fire? Any
15 conflict there? **Dale Coulam** stated no it would be a shared agreement that would be as if it was
16 one owner. Similar to Movara and Azalea, where they have shared ingress and egress. That is not
17 uncommon. What makes this a little more uncommon is that it also needs to include the
18 parking. **Commissioner Bryan Pack** stated there is no use changes being proposed? **Cody**
19 **Mitchell** stated the use is the same. There is no application to change the use. **Chairman Jeff**
20 **Loris** opened the Public Hearing. Mike Scott stated that he lives on Grandview Drive. Two
21 issues he sees with this plan is that something has changed that makes parking inadequate. The
22 staff report stated three restaurants and the original plan had only two in the plan itself and in the
23 parking calculations. If there is a third restaurant, retail only requires four parking spaces but
24 restaurants require twelve. The original plan shows 91 spaces that was two more than they
25 needed for all the uses. No matter which space a third restaurant was in, there needs to be more
26 parking than there is currently. The proposed lot one will not have sufficient parking in itself,
27 and the commercial uses require 42 parking spaces, but there are only 21 parking spaces, if
28 separated into its own lot. The staff report stated that the applicant will work on a maintenance
29 agreement and create an association to enforce that, so it may allow lot one to have parking on
30 lot two, but shouldn't they each meet all of the City's requirements separately? The City should
31 approve an agreement before approving this plan to separate. Second, how do they assure the
32 agreement doesn't get altered? Just because you record it, doesn't mean the owners couldn't
33 change it. What mechanism is in place to ensure that the City remembers this parking agreement
34 exists long into the future? Over time, people come and go on the Planning Commission, City
35 Council, Staff and unfortunately so do our memories. In time, if forgotten, this agreement could
36 leave lot 1 high and dry and undermine the reason for having the required parking in the first
37 place. Dan Brown stated that he lives at Praya Drive and wonders why does the developer keep

1 making changes? Just say no. How does this help our City? Hearing no further
2 comments, **Chairman Jeff Loris** closed the Public Hearing.

D. Discuss and consider recommendation of a proposed Preliminary Plan for Canyon Crossing, located at approximately the corner of Snow Canyon Parkway and Snow Canyon Drive. Canyon Crossing Investments, LLC-Owner. Sam Patel—Applicant.

3 **Chairman Jeff Loris** stated there is an agreement to keep up with the surface above, but what
4 about the surface below? There are three or four 10k gallon tanks that border es the subdivision
5 line, their agreement needs to have an understanding if there is any damage or leaking from this.
6 Councilmember McDonald had to do several reports with the federal government to see if his
7 land was contaminated by the ground adjacent to his. Mike Scott and Dale Coulam stated if
8 ownership can give a buffer around this potential contamination area and maybe come up and
9 jog across the middle, it may add some parking stalls and solve the issue of parking as well as
10 contamination. **Dale Coulam** stated the Conditional Use Permit limits it to two restaurants only.
11 They had asked for three originally, and were told they don't have enough parking for it. Their
12 hope was that operating this it into the future they could prove they wouldn't use all the parking
13 spaces we required. Therefore, they may have a slim chance of getting a third restaurant
14 approved in the future. As for an agreement, the City needs to be party to that, and a
15 development agreement is the best way to go. Recording it helps to jog memories when you
16 check it. He is concerned about any potential environmental hazards and at a minimum disclose
17 that to the owner of lot two. **Commissioner Bryan Pack** inquired what if we just said liability is
18 joint and several? **Dale Coulam** stated the entire parcel may need to be used for that cleanup,
19 and we need access to that entire parcel to clean up if there was a potential leak. It would be joint
20 and several liability between both lot owners. That alone may kill the subdivision.
21 **Commissioner Bryan Pack** stated that essentially means they are both fully liable for whatever
22 happens. **Commissioner Lance Anderson** stated if they make it an HOA they can dedicate is
23 common area and they get an easement for that tank and they could have in the easement who is
24 responsible for the tank. That way you don't kill the subdivision, because we are not changing
25 the uses at all, just how it functions. They could dedicate that parking to the HOA and give
26 easements for the tank and who is responsible for them in the easement, and this all gets
27 mentioned in the development agreement. **Commissioner Bryan Pack** stated but that is not what
28 is being presented today. **Doug Coulam** stated that parties to an HOA agreement is not as strong
29 as joint and several liability because that is the entire parcel that stands behind cleaning up that
30 site if that needs to be done. We can close the Public Hearing and give the owners a chance to
31 determine how they are going to resolve these issues. **Commissioner Lance Anderson** stated
32 lighting as well. If they separate off, we want that agreement to stay to what we approved. **Doug**
33 **Clifford** stated we want to be sure that with splitting these parcels, the total of the two properties
34 still equal the uses they have. **Chairman Jeff Loris** stated the property line can be modified and
35 moved to create more parking and create a buffer for any subsoil contamination. **Commissioner**
36 **Bryan Pack** stated even a shared parking agreement would solve that. How the City remembers
37 is a good point. It would be a recorded agreement, but up to the City to remember in the
38 future. **Commissioner Lance Anderson** stated that every agreement we do has that. 10 years go
39 by and we have to recall what the people that made that agreement were trying to tell
40 us. **Commissioner Bryan Pack** stated that a recorded development agreement would be the way
41 to do that.

42 **MOTION: Commissioner Bryan Pack moved to table recommendation of a proposed**
43 **Preliminary Plan for Canyon Crossing, located at approximately the corner of Snow**

Canyon Parkway and Snow Canyon Drive. Canyon Crossing Investments, LLC-Owner. Sam Patel—Applicant.

SECOND: Commissioner Doug Clifford

VOTE: The motion carried.

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

4) DISCUSSION AND POTENTIAL ACTION ITEMS--

A. Discuss and consider approval of Red Desert Phase 5 Final Plat, located at approximately Red Desert Trail. Red Earth Development Co, Inc-Owner. Rob Roush-Applicant.

Cody Mitchell stated this is two lots on 1.01 acres and zoned RE-15. The Preliminary Plan was approved in February 2015 and the applicant is just adding two lots to the final plat. Lot #7 and Lot #9 are the two lots with this application.

MOTION: Commissioner Bryan Pack moved to approve Red Desert Phase 5 Final Plat, located at approximately Red Desert Trail. Red Earth Development Co, Inc-Owner. Rob Roush-Applicant.

SECOND: Commissioner Doug Clifford

VOTE: The motion carried.

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

B. Discuss update on exterior colors.

Dale Coulam stated that the Governor issued a letter requesting a special session that starts on the 19th at 9:30, and included in the list of things to be considered were building regulations. What happened to HB98 was it got vetoed, not because of building regulations, but because FEMA objected it would remove flood insurance for 226 cities in the State. The bill has now split apart and the building regulations will be a separate bill. The League was not opposed to it and the Governor said he wanted cities to do those things to help with affordable housing and that he intended to sign the bill if the FEMA objection was corrected. He expects we will see it come out in a different form, under a different number. He has not seen what those regulations are yet, but it will be in the special session. **Commissioner Lance Anderson** stated they are changing it all for affordable housing. They are changing building regulations for the entire state? **Dale Coulam** stated yes Legislature and Senate. It came to the Governor as a passed bill. **Commissioner Bob Morris** inquired if we heard from the Ombudsman? **Dale Coulam** stated not yet. **Commissioner Doug Clifford** stated what is the take on the gist of the Governor's reasoning for doing this? **Dale Coulam** stated that the Governor came through the ranks of local government and he is pro-local control and a lot of things are being pushed through right now under the reasoning of affordable housing. There is a huge demand for housing in the state, and they are convinced the more regulations we put on them, the more unaffordable a home becomes. **Commissioner Lance Anderson** stated and in the same breath we say we have no water for any of them. It makes no sense. We have spent years trying to keep local government

1 in our environment, and it is pretty defined what Ivins citizens want. More legislators are
2 developers that want to come in, build and leave town and then be done. They don't care what we
3 look like. **Dale Coulam** stated it is true that more legislators are developers and have not gone
4 through local government. **Commissioner Bob Morris** stated that Planning Commission is
5 making restrictions in such a manner that low-income people are unable to live in the area. That
6 is what we are having to prove isn't happening here. That is difficult to prove when you look at
7 the average cost of a home and we are not supposed to be prohibiting people from living in our
8 area with these tactics. **Commissioner Lance Anderson** stated we are not. The affordable
9 housing we have, the day they moved in, the value went up 50k in equity. **Commissioner Bob**
10 **Morris** stated affordable housing is a concern, because we all have children that need be able to
11 move out and afford rent. Currently there is a duplex for \$1950 and that is not affordable
12 housing. Something has to be done. We have to prove as a City that people that are 15% below
13 median income can live here. **Commissioner Lance Anderson** stated that cost and materials
14 have nothing to do with our ordinances. **Commissioner Bob Morris** stated with cost and
15 inflation something has to be done. We don't want state-mandated housing. It is being addressed
16 next Tuesday at our affordable housing meeting if you want to join us. We have to come up with
17 solutions or else it will be mandated. One of the solutions is allowing people to rent casitas and
18 basements and open up \$4-700 units in our City. These are things we will be addressing.

C. **Discuss amending limitations on height and size of attached garages in relation to primary dwellings in residential zones.**

19 **Dale Coulam** stated this came to us by S&S Homes. 12k people came through their model home
20 during the Parade of Homes. Their approved design of three models that are popular include an
21 RV garage and accommodates the newer RVs, but because of our sq ftg size requirements they
22 were required to put in an interior wall and turn it into mancave or bathroom, or some other
23 usable space and not have it part of the garage. So what they are really looking for is a sq ftg
24 increase so they can be longer, and it would not change design of models of homes, it is just the
25 interior wall. **Cody Mitchell** stated that they were not as concerned about height, but the clause
26 that we are referring to is that the height of the garage cannot be higher than primary residence.
27 That has caused heartburn with new developers coming in. The primary dwelling has to be the
28 highest point or equal to the garage. **Dale Coulam** stated their models met height requirements
29 but our sq ftg limitation doesn't allow them to use the entire garage as an RV garage. They had to
30 create an interior wall and make it some other usable space. **Chairman Jeff Loris** stated Item
31 4A states that the total sq ft of any attached garage shall not be any greater than 50% of the sq ftg
32 of the footprint of the primary structure excluding the attached garage on lots less than one-half
33 acre and 60% on lots half-acre to one-acre and 70% for lots larger than one acre. Are they are
34 over half the size of the house in footprint? **Commissioner Lance Anderson** stated they can be.
35 He has the same problem. This ordinance came about because of the Baker and Butler houses
36 which were tiny homes with huge garages, so they looked like a commercial building. It needs to
37 not look like a separate component to the house. The massing on those can be terrible. Primary
38 buildings shall not be higher than the building and if it is a flat roof house, you don't know if it is
39 garage or not. If you build it right, you can't tell it is garage or not. We need more architectural
40 movement on that but it is hard to write that down on paper. That was the intent of this rule, was
41 to keep houses from looking like a commercial building. **Chairman Jeff Loris** stated regarding
42 massing, how do you put a 14 ft door in on an RV garage and two-foot parapet then it definitely
43 looks like an RV garage. **Commissioner Lance Anderson** stated he has been working on
44 designing a house putting pop-outs, so it doesn't look like an RV garage and makes it look more

1 like a home. He wants to apply this, so he knows how it looks when it is applied. **Dale**
2 **Coulam** stated this came about as citizen comment to City Council by S&S Homes so it starts
3 here. **Chairman Jeff Loris** inquired if we are looking at size versus footprint, what kind of
4 access do we want to allow? Are we back to the Baker house? **Commissioner Lance**
5 **Anderson** stated that is the dilemma is how to make it look like a home. You would need it to be
6 set back. He wants the massing to fit. **Commissioner Bob Morris** stated we are not tricking
7 anyone thinking that a 14 foot garage door won't look like an RV garage. Once we say 70% you
8 are not going to get that kind of cooperation. We will be opening it up. He has no problem with
9 that, if that is what's needed for a modern-day RV garage. **Commissioner Lance Anderson**
10 stated it won't matter if the Governor takes away all our design and architecture. He wants the
11 percentages to be design and architecture. He wants the massing to fit the house. **Commissioner**
12 **Bob Morris** stated we should ask S&S what percentage they need. **Commissioner Bryan**
13 **Pack** stated maybe we need a maximum number. **Commissioner Lance Anderson** stated it is
14 756 sq ft for an RV garage. **Commissioner Bob Morris** stated that if you need 756 sq ft, then
15 you just need a 1500 sq ft home on the side of it. **Chairman Jeff Loris** stated it is a two-car
16 garage, and the RV. 1000 sq ft so 3600 sq ft house. **Commissioner Bob Morris** stated then they
17 need to build that size house to be in compliance. RV parking is not affordable housing. **Cody**
18 **Mitchell** stated this ordinance was written in 2005 to limit commercial-looking properties. In
19 2005, it was 50% straight across the board. In approximately 2012 a petition to amend the
20 ordinance was how we got the percentages. Short of an acre, you are 50%, an acre is 60%, over
21 an acre you are 70%. Along with that, each home is allowed a detached garage, if you have the
22 footprint. It is the same equation, but now you include your primary footprint along with the
23 attached garage. You are not limited but they are not willing to detach at this time because the
24 plans they have are working and selling. But, everything is selling right now. Justin Egbert stated
25 that their key thing is that they are already building homes with an approved footprint, but it is
26 just adding that interior wall to cut off part of the garage area in order to meet your sq ftg
27 requirement. During the Parade of Homes, 12k people went through our home, and we received
28 multiple requests to extend that garage to accommodate those RVs. We want to build beautiful
29 homes and meet the demand of current customers and we have 72 lots in Anasazi Vista. We want
30 to meet the code and meet desires of our customers as well. We actually had people requesting
31 50 ft long garages and our largest is 34 ft long. Another issue is having the roofline as high as the
32 garage. We have designs with extra height in the trusses in order to accommodate having the
33 roofline the same height as the garage. We are okay with making that happen, but it is primarily
34 the sq ftg that is a challenge. **Commissioner Lance Anderson** stated if they put a jog and go to a
35 14 ft door, you can actually drop down a foot because the door mechanism takes a foot of ceiling
36 space, so you can actually save a foot in height and still have the same usable space. That gives
37 movement in your parapet also. **Chairman Jeff Loris** inquired are these flat or pitched roof
38 homes? **Commissioner Lance Anderson** stated both. **Commissioner Bob Morris** stated that if
39 we ignored the size and increase to 70% of the house you were building that gives the added
40 1750 needed, and set that 70% or maximum of 1750 sq ft and that solves it. **Cody Mitchell**
41 stated that is a very generous number. A two car garage is 5-600 sq ft. A 50x14 is 700 sq ft, so
42 right around 12-1300 sq ft for a two-car garage, plus an RV. With a 12 ft door, that is a wide
43 garage. Justin Egbert stated that the Parade of Homes garage is 14 ft 6", so 725-750 sq ft for the
44 RV and a 10 ft door. **Chairman Jeff Loris** stated that the freeway lane is 12 ft. **Cody Mitchell**
45 stated that a two-car garage is required, so 5-600 sq ft is comfortable, so that total is around 1300
46 sq ft. **Commissioner Bob Morris** stated so 60% would be 1500 sq ft and that would be the

1 maximum. We would get rid of the 50%. We could keep the 70% for a bigger lot. We don't need
2 to change that. **Commissioner Lance Anderson** stated and leave the other numbers alone. Just
3 change the low number. This sounds okay as long as we put in a design guideline, so they don't
4 take away viewsheds while trying to meet the requirements of our ordinance. We need to find a
5 way to jog the 50 ft so it isn't a Walmart wall. There needs to be some articulation in the wall and
6 make the front a bit wider than the back part and they still get their space. **Commissioner Doug**
7 **Clifford** stated he has some large garages in his neighborhood. From a street view if all you see
8 is garage doors, it gives that look of a commercial building. Maybe we have a number for linear
9 feet of exposed doors versus width of the property line. Ivins is a retirement community. They
10 want tons of space to bring all their toys, stay a couple days and then go home. There are garages
11 double deep with giant cargo trailers and side by sides in the garage. We are courting a lot of
12 people building homes like that. **Chairman Jeff Loris** inquired why not say no? Is there a
13 reason we need to do this? If it's just S&S homes, do we want to change this entire ordinance for
14 one developer? **Commissioner Lance Anderson** stated the reason he would say yes is he sees
15 the demand, but he would rather say no if we allow just one 50 ft plane and no articulation. We
16 need to create movement, so one roof line is lower than the next. **Chairman Jeff Loris** inquired
17 so the requirements would be the same as commercial townhomes, where it can't be any longer
18 than 40 ft before it offsets at least 2 ft? **Commissioner Lance Anderson** stated so around 15-20
19 ft you need some offset, so you don't notice the garage besides the doors. **Commissioner Bob**
20 **Morris** stated so we are looking at a percentage, and how many breaks per lineal feet of front of
21 garage doors. **Commissioner Lance Anderson** stated he does not like people building 3 ft
22 trusses when everything we deal with is views. We don't need to add 3 ft trusses to match the
23 height of the garage house, so it doesn't look like a big block.

D. [Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for May 4, 2021.](#)

24 **MOTION: Commissioner Doug Clifford moved to approve the Ivins City Planning**
25 **Commission Meeting Minutes for May 4, 2021.**

26 **SECOND: Commissioner Bryan Pack**

27 **VOTE: The motion carried.**

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

5) REPORTS

A. Planning Commission

B. Chairman

C. Building and Zoning Administrator, Cody Mitchell

D. City Attorney, Dale Coulam

E. [Items to be placed on future agendas](#)

32 **Commissioner Doug Clifford** stated that he gets lot of questions about water issues. We need to
33 be thinking about the impacts of what we are doing while people are
34 building. **Dale Coulam** stated we are having a discussion on Thursday night at City Council.

6) [ADJOURNMENT](#)

- 1 **MOTION: Commissioner Lance Anderson moved to approve ADJOURNMENT**
2 **SECOND: Commissioner Bryan Pack**
3 **VOTE: The motion carried.**

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

4

DRAFT