Council Member Roberts	AYE
Council Member Densley	AYE
Council Member McDonald	ABSENT

Roll call vote. All Council Members that were presented voted in favor.

A. Continue to discuss and consider approval of the Planning Commission's recommendation to approve an amendment to the Land Use Plan to expand Resort Commercial and leave a buffer area of existing LDR (Low Density Residential) along the western border of the property. Located on approximately 31.53 acres on the south side of Snow Canyon Parkway at approximately 1300 East.

Mayor Hart stated he received a call from the property owner and they have offered to provide a drawing of what could be developed on that property. They have not had the time to put that together. **Mayor Hart** suggested that the City Council continue this to a future City Council meeting. **Council Member Densley** indicated that he will not be present at the next City Council meeting and would like to be in attendance when this is discussed. **Council Member Mehr** stated that if here is no urgency on this, he suggested it be addressed at the second City Council meeting in April. The Mayor and other City Council members agreed.

MOTION: Council Member Johnson moved to continue this agenda item to the second City Council meeting in April
SECOND: Council Member Mehr
VOTE: The motion carried.

Council Member Mehr	AYE
Council Member Johnson	AYE
Council Member Roberts	AYE
Council Member Densley	AYE
Council Member McDonald	ABSENT

B. Discuss and consider approval of a Development Agreement for the Indigo Trails Subdivision located at approximately 400 S. Hwy 91 Lance Anderson-Applicant. Cowichan/Kayenta Development-Owner.

Dale Coulam indicated that he prepared a standard Development Agreement and Chuck Gillette had comments that modified the agreement. **Chuck Gillette** stated that developer may use existing utilities that are already installed. The City would like to see the developer pave that initial loop immediately so the Development Agreement will say they can install some of the remaining services for the full subdivision even though they are not going to plat the full subdivision. On the Old Highway 91 improvements, he left a blank in the agreement for the phase in which those have to be installed. One is a 6 foot sidewalk on the south side installed to the entrance of their subdivision that then connects east towards Movara Resort. **Mayor Hart** inquired if the property could be annexed into the City. **Chuck Gillette** indicated that it could but that the sidewalk would be a sidewalk to nowhere. The widening language on Highway 91 is in there because the Transportation Master Plan indicates that Ivins needs an asphalt shoulder on each side of the road. The developer thinks that Ivins should wait until the City is ready to improve the whole thing or give the City a payment in lieu of doing that improvement. There is an advantage to widening that shoulder now because there have been accidents and the shoulder is important for safety. Regarding turning lanes, the previous agreement that runs with