reduction because the reduction is only for low density residential development, not commercial. **Dale Coulam** clarified that with impact fees, the developer either pays money and the City does the improvements or the developer can install the improvements and receive a credit towards the impact fees.

MOTION: Council Member Roberts moved to approve Ordinance No. 2016-12, an Ordinance of Ivins City, Utah, adopting the Ivins City Storm Drain Impact Fee Facilities Plan and Impact Fee Analysis; Enactment of Storm Drain Impact Fees
SECOND: Council Member McDonald
VOTE: The motion carried.

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

Roll call vote. All Council Members who were present voted in favor.

5) DISCUSSION AND POTENTIAL ACTION ITEMS

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

Dale Coulam referred to the current Land Use map and the existing Zoning map with the blue and orange lines drawn on them. The blue line depicts the Davidsons' recommendation and the orange line depicts the Planning Commission's recommendation. A copy of the maps are available by request through Ivins City Hall. The Planning Commission recommended to approve the proposed amendment to the Land Use Plan to expanding the current resort commercial bubble no further than 300 feet from the existing contiguous properties on the west. He referred to Mr. Davidson testifying at the Public Hearing that the view location near his driveway is dangerous and when he comes out of his driveway, he has a hard time seeing. The existing zoning allows Resort Commercial to be only about 200 feet away. If the City Council goes with the Planning Commission recommendation, the buffer is moved an additional 100 feet down Snow Canyon Parkway, which means there's better sight distance. **Mayor Hart** stated that he has spoken with the owner and developer of the property and they anticipate developing a restaurant, specialized shopping, and possibly some villas or bungalows that would be more residential in scale than commercial. **Mayor Hart** indicated he did not see the rationale for the blue line and felt it was arbitrary. **Council Member Roberts** inquired if the developer had any significant objection with the blue line recommendation. **Mayor Hart** stated that they would like to be able to utilize the full 300 feet rather than 200 feet. He suggested that the City Council Members go to the property site. There are not many view windows from existing property owners who live in Padre Canyon that look out to the property. **Council Member Roberts'** only concern was that when people purchased in that area, the existing land use was as it is. If the change could be transitioned and buffered, he would be okay with that. **Mayor Hart** clarified that from a visual standpoint, the worst

option for neighbors, the City and the developer is to leave it as it currently is because the only option would be for commercial that is linear. **Council Member Densley** indicated that this property is just behind his backyard. He spoke with another property owner near this property and was told he was under the same pretense that when the property was developed, he assumed would be developed like the rest of the residential area. They bought it expecting that and some have been there 30 or 40 years. He understood the safety factor of the Davidsons and suggested that the Council use the orange line for that portion of the property and then follow the blue line the rest of the way down on the map. **Council Member Roberts** agreed with that suggestion. **Mayor Hart** disagreed with the philosophy of that because it's arbitrary and stated that he thought the Planning Commission got it exactly right with their recommendation. **Council Member Mehr** and **Council Member McDonald** concurred with the Planning Commission's recommendation.

MOTION: Council Member McDonald moved to approve the Planning Commission's recommendation to the orange line to the Land Use Plan to expand Resort Commercial and leave a buffer area of existing Low Density Residential
SECOND: Council Member Mehr
VOTE: The motion carried.

Mayor Hart	AYE
Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Roberts	NAY
Council Member Densley	NAY
Council Member Johnson	ABSENT

Two (2) Council Members voted in favor, two (2) Council Members voted in opposition and one Council Member was absent. Mayor Hart also voted in favor and the Motion passed.

B. Review and discuss the Proposed Tentative Budget; Quarterly Finance report
Wally Ritchie provided a PowerPoint presentation to the Mayor and City Council regarding the 3rd quarter financial report. A copy of the presentation is available by request through Ivins City Hall. He reported that the City closed on the refinancing bond today and there may be other bonds that the City has that can be refinanced and save the City money. General Fund revenue is ahead of budget and General Fund expenditures are under budget. Enterprise revenue is in line with expectations and Enterprise expenses are under budget. He provided a PowerPoint presentation to the Mayor and City Council regarding fiscal year ending 2016 Budget to complete and fiscal year ending 2017 Tentative Budget. A copy of the presentation is available by request through Ivins City Hall. He reported that the budget is a balanced budget and is fiscally conservative. There are no property tax increases and no fee increases at this time. **Council Member Mehr** referred to the operating funds for water and inquired if the goal is break even or have a cushion and if there's a cushion, he inquired if it's reinvested. **Wally Ritchie** clarified that it's run like a business but there's no profit. You want to be a little ahead in the year with a cushion for upgrades and the goal is to be as close to balanced as possible. Some years the City is ahead and other years they are behind. **Council Member Densley** inquired if the City will be purchasing a fire truck. **Wally Ritchie** clarified that the City of St. George is purchasing a new ladder truck and stationing that at Fire House Park which is located just off of