IVINS CITY
PLANNING COMMISSION
MINUTES
April 5, 2022
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 Dave Robinson, Commissioner Derek Larsen, Commissioner Bob Morris, Commissioner Pam Gardiol, and Commissioner Doug Clifford.

Commissioner Doug Clifford was in attendance via Zoom.

Staff Attending: Dale Coulam-City Manager/Attorney, Mike Haycock-Building and Zoning Administrator, Cade Visser-Director of Finance and Sharon Allen-Deputy City Recorder.

Audience Attending: Angela McVey, Claudette Larsen, Sharon Barton, Myrna Olson, Stuart Sochrin, Frosyne Mensendick, Lance Anderson, Stan Castleton, David Case, Patrick Manning, as well as others that did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Bob Morris

C. Invocation--Commissioner Bob Morris

D. Disclosures--Commissioner Derek Larsen stated that he and a business partner put down $1000 on Black Desert years ago as a hold to possibly buy there. No other conflicts.

2) REPORTS AND PRESENTATIONS -

A. Swear in new Planning Commission Member. Commissioner Derek Larsen was sworn in just prior to the meeting. **Commissioner Dave Robinson** inquired who would like to be elected the new Chair and Vice-Chair? **Commissioner Bob Morris** moved to elect Commissioner Dave Robinson as Chair and Doug Clifford as Vice-Chair.

MOTION: Commissioner Bob Morris moved to approve Commissioner Dave Robinson as Chair.

SECOND: Commissioner Derek Larsen

VOTE: The motion carried.

Chairman Dave Robinson	AYE
Commissioner Derek Larsen	AYE
Commissioner Bob Morris	AYE
Commissioner Pam Gardiol	AYE
Commissioner Doug Clifford	AYE

MOTION: Commissioner Bob Morris moved to approve Commissioner Doug Clifford as Vice-Chair.

SECOND: Commissioner Pam Gardiol

VOTE: The motion carried.

Chairman Dave Robinson	AYE
Commissioner Derek Larsen	AYE
Commissioner Bob Morris	AYE
Commissioner Pam Gardiol	AYE
Commissioner Doug Clifford	AYE

DRAFT

B. Presentation by Sentierre of their approved Preliminary Plan.

Stan Castleton stated that this presentation is really a snapshot in time. They have made a lot of good changes, and with what is going on in the world with the supply chain, it is causing everyone some trouble. This is a rendering of the master plan that may change slightly but is pretty close. It takes up the entire 43 acres and is a different plan than what was originally submitted. To go over the objective when we started this, Mark Philp, who is a fantastic architect from Scottsdale sat on-site. He decided it would be best to provide an interpretive approach with a contrast to the canyons, defining the borders of the design with the charcoal lava. That has remained our approach. These are the guidelines that we've set. The first one is timeless canyon forms, colors and materials. The second one is colors contrasted with lava-colored trims. Integrate an "ultra-luxury" hospitality and residential design, which is unique in this business. Design a true wellness resort and facilities. Bring indoors out and outdoors in. No streets—just pathways and linkages. Pathways are a progression of indoor and outdoor rooms. Landscape plantings from the Canyon designed to be self-sufficient in water within 3 years. Sensory features which are unusual—view corridors, sound, aromas, wind, touch, and light are all being dealt with in some fashion. Grading to yield a guest-friendly walking environment has been a massive undertaking for us. It has cost us a year and a half at least to get it right. Remove autos as much as possible. The rule for all high-end hotels, back-of-house service cannot cross the front-of-house. Those were our guidelines. If you go to Padre Canyon about halfway up there are all these boulders that are relative in size, and we have used those to design the houses. Regarding integrating hospitality and residential, these are roughly 500 sq ft villlas with three lockouts hotel rooms in addition to the villa itself. So all those options are there and are essentially part of the hotel. That integrates hospitality and residential. Sylvia Sepielli has spent her entire life in Asia studying holistic arts and one of the top sought-after spa consultants in the world but she hates the word spa. She brings a tremendous amount of secret sauce to Sentierre and is a very big part of the whole wellness effort. We are working on a partnership with the WELL Building Institute to create a special classification for our type of product. The systems, materials, and even some of the operations will meet their standards. The native landscaping are all photos from Padre Canyon and those are the plants we will basically be using, with a couple of additions. Our landscape architect is a brilliant guy and says that we will have no water requirements after three years. We will have a very small amount of grass. Converging sensory features are showing photos of one of the existing villas in our project and frames the view. We designed the whole place that way. Every window is analyzed for the view, which is long and tedious, but it will pay off. We decided to create an underground parking structure to take the cars off the site. That is where all the back-of-house and storage is. Making it all balance from one end of the project to the other has been an enormous task. Guests from all over the world will be coming here and can't be hiking up and down hills. It needs to be very smooth and seamless. The team has really strived to do that. The plan of the resort core shows an event space and a family recreational area with pools and restaurants and play areas. Members lounge and quiet pool and then reception and retail. Spa-oriented areas are over 35,000 sq ft. Some of the treatments are over-the-top. This photo is an early rendering that has changed some and sits below Padre Rock. Not the interior but the interior design has changed a little. The Desert Hearth is wood-fired cooking. The Remedy is our bar that brings new meaning to high tea with a lot of non-alcoholic stuff there. Next is the wellness and spa area. There are treatment rooms and special spa suites about 900 sq ft and they are for hard-core spa guests and people will come

DRAFT

from all over the world to visit this. Lockers and dressing rooms are extremely well designed. We have a Salt room and a Honeycomb room. Then we have the Fitness Center and movement studio. The spahouse will hold events that are health and wellness oriented. There are cooking classes. There are living areas and two rooms attached to it. There are two spectacular spa villas with views of the canyon. They will be very popular. This was the hardest area to work out elevation. It is like a 20-story high-end luxury hotel with residences on the top, spas, restaurants, etc on the bottom, but this is tipped over on its side and spread out over 43 acres, and the paths are essentially the elevator. It is walking-oriented, because it is a wellness resort. It will be a very active and interactive place and the path comes up and around behind Tuacahn. There is a pool and a spa treatment room. There is a member room and a quiet pool that looks over the east wall with a nice view. Market Grill has ice cream and sandwiches and light things. The family pool area has updated renderings that will be pretty popular. The event and function space is really not a meeting room, it is a multi-purpose room that can also be used as pickleball and there is an area for an event lawn for weddings and other events that is about 3000 sq ft. Walkways will all be pavers. **Commissioner Pam Gardiol** inquired what is the projected amount of traffic annually coming to this facility? Stan Castleton stated we did a traffic study early on, and it was really minor and also at off-times. Low-impact. **Commissioner Pam Gardiol** stated she would be interested in those numbers. Are the paths that wind around behind Tuacahn open to the public? Stan Castleton stated yes they will be. In fact, the plaza will be public. **Commissioner Bob Morris** inquired if they have any projections on when this will open? Stan Castleton stated with supply chain issues as they are, two years or so. He doesn't think they will make that. **Commissioner Bob Morris** inquired if it can be opened in phases? Where will that focus be? Stan Castleton stated yes, probably the reception area and the spa.

C. Open Trainings Meeting.

Dale Coulam handed out an outline on the rules of conduct regarding open meetings. This is a standard training that we do to familiarize ourselves with the Open Meetings Act. Unless there is a specific reason listed in the statute to move to a closed meeting, then all meetings have to be open and public. On notice, a public body should give no less than 24 hours of public notice for each meeting. That is our rule for all meetings. If it is a public hearing, the notice requirement may also include publication for 10 to 14 days. There are also requirements for minutes; under the statute it says to make pending minutes available to the public within 30 days after holding the open meeting that is the subject of the pending minutes and then make available a copy of the approved minutes and any materials distributed at the meeting within 3 days of approval. We also make available within three days an audio recording of the open meeting. Meeting is defined as the convening of a public body when a quorum is present, including work meetings. If there is no quorum present, there can be no meeting. May not discuss and public matter with a quorum present without it constituting a meeting. There is a social exception. Church, parties, sporting events, etc, if three of the members are there, so long as public matters that should be discussed in an open meeting are not discussed in the social setting. When in doubt, the meeting should be open and requires notice to be given. Beware of "pre-meeting and post-meeting" meetings. Legislature passed a statute that you can do emails and it would be his recommendation to still follow the policy in the spirit of the law. Deliberations are to be open and public.

3) PUBLIC HEARING AND ACTION ITEMS—

A. Public Hearing on a proposed Class IV Conditional Use Permit application for Black Desert Resort regarding temporary structures. Located at approximately 1500 East

DRAFT

Snow Canyon Parkway, north of the horse roundabout. Enlaw, LLC-Owner. Patrick Manning-Applicant.

Mike Haycock stated that the Black Desert golf buildings will be located off of Weiskopf Way, which is a future road that is right now used as a construction entrance. There is currently a Class V Conditional Use Permit in place there. There is a sensitive land study that has already been done. This is compliant with that study and existing Conditional Use Permit. Most items that are required in a Class IV Conditional Use Permit has already been addressed in the Class V Conditional Use Permit, like fencing, access, etc. They will not be accessing this off of Snow Canyon but will be a temporary road. All the buildings will be temporary, like where the golf cart storage is, the mock-up building, the pro-shop and restrooms. **Commissioner Pam Gardiol** inquired if the restrooms would be visible from Snow Canyon Parkway? **Mike Haycock** stated a little. The fencing has already been addressed They will be above that screening fence by a foot or two maybe. They have to be compliant with our code. Light Reflective Value, coloring and everything else. It will either be screened or meet our design requirements. **Commissioner Pam Gardiol** inquired how far the setback is from that fence? **Mike Haycock** stated it shows 30 ft on the map. It is not typically measured from the fence, it is measured a foot behind property line or sidewalk. **Chairman Dave Robinson** inquired how far back is the wall supposed to be set back? **Mike Haycock** stated that the fence was already approved in the Class V Conditional Use Permit. Chairman Dave Robinson inquired for a visual, how far back is the wall set from that line? **Mike Haycock** stated it does not show on the plan. **Commissioner Pam Gardiol** stated she wants to know how far from Snow Canyon Parkway is that structure so it is the least amount of visible as possible, as well as for health reasons. **Mike Haycock** stated at least 30 ft of Snow Canyon Parkway. **Chairman Dave Robinson** stated at least 35 ft if it has sidewalk. **Commissioner Pam Gardiol** stated this is a temporary building so we are only looking at setbacks while the site is under construction. Then the trailer will be gone. **Mike Haycock** stated the permanent facilities will develop over time. **Commissioner Pam Gardiol** inquired where is the mobile office building located? **Mike Haycock** stated there is the pro-shop labeled. The mock-up building is to the south and will show the clients what rooms are going to look like before they construct it. **Commissioner Pam Gardiol** inquired if these will also be mitigated from visibility from Snow Canyon Parkway? **Mike Haycock** stated yes. They have given color options that will be compliant with our colors. If you have a color you would prefer, Black Desert stated that any of those colors are fine with them. **Commissioner Pam Gardiol** inquired if those colors are for the temporary buildings? **Mike Haycock** stated the architectural plans that were attachments specifies the colors they are proposing and are all Light Reflective Value compliant. These are all temporary buildings. They may have ADA access. **Commissioner Pam Gardiol** stated that she sees something is 10x8 ft building, and approximately 13 ft high, but is there two of these buildings, or is this just a different view of the same building? Where will it be located? **Mike Haycock** stated there is a 24x60 mobile office building and is a manufactured building. There is a 30x200 golf cart storage building. **Commissioner Pam Gardiol** stated regarding the colors our design guidelines Chapter 19 says that our colors will respect and enhance the natural tones of Southern Utah. She is looking at barn red, white, slate blue and evergreen. Are these a part of the palette of colors to be considered? **Mike Haycock** stated no those were options but they prefer the clay and earth brown and are open to suggestions if the Commission would like something different. The Conditional Use Permit says that they will obey those guidelines and meet our Chapter requirements as one of their conditions. They will meet the colors approved underneath

DRAFT

the design guidelines. **Chairman Dave Robinson** opened the Public Hearing. Frosyne Mensendick stated she lives in The Reserve and is confused by the diagram because she wondered precisely where the future Weiskopf Avenue will be? Is it across from The Reserve construction entrance? The description says south of the horse roundabout and that is where the current temporary buildings are. Those will move and we are concerned about traffic there. Patrick Manning through Zoom stated that it should say North of the horse roundabout approximately across from the construction entrance of The Reserve. Hearing no further comments, **Chairman Dave Robinson** closed the Public Hearing.

B. Discuss and consider recommendation a proposed Class IV Conditional Use Permit application for Black Desert Resort regarding temporary structures. Located at approximately 1500 East Snow Canyon Parkway, north of the horse roundabout. Enlaw, LLC-Owner. Patrick Manning-Applicant.

Commissioner Bob Morris inquired how do they determine the parking allotment for that area? **Mike Haycock** stated that is done by the Table of Uses by the size of the buildings and that was found to be compliant for the amount of spots they show. **Commissioner Bob Morris** stated it is a golf course. It wouldn't just be for buildings. People are going to park their car and then golf. **Mike Haycock** stated he doesn't believe that is part of the request. It is for parking to access these temporary buildings. **Commissioner Bob Morris** inquired why they have a pro-shop and golf car storage? Is that ample enough parking and won't cause people to back up on Snow Canyon Parkway, unless this isn't for the temporary golf course? Patrick Manning stated that this is a temporary golf course operation and use and we do feel we have ample space. We have a lot of acreage there and could have 3-5 times the aggregate, but we are trying to keep it at a minimal disturbance. As we increase in usage of the golf course, if we are wrong about what we allotted for parking spaces we will come back to amend the footprint of the aggregate. We are certainly adequate for the sq ftg of the building per Ivins code, and in use we have plenty of space to expand it. **Commissioner Bob Morris** stated his concern is that they should expand if there is not adequate space. It should not be based on sq ftg of the buildings. He is fine if they have room to make it bigger to have ample room to run a golf course. **Mike Haycock** stated the Table of uses dictates how much parking we are allowed to request. **Commissioner Bob Morris** stated he is over that. It is based on 18 holes, not the square footage of the pro-shop. **Commissioner Pam Gardiol** stated there is one document labeled Black Desert at Entrada Conditions First Amendment. Is that also part of this discussion? **Dale Coulam** stated that the Class V Conditional Use Permit is the approved permit for the entire resort and was just for your reference. It is what is in place already for the entire resort. Now we are doing a temporary Class IV Conditional Use Permit for this particular use. **Commissioner Pam Gardiol** stated she has a number of questions about that document, but if it is already in place we can visit it another time. **Commissioner Derek Larsen** inquired if we have an approximate number on how many parking spots a golf course calls for? **Mike Haycock** stated that 19 spaces is what is required in the Table of Uses for the office area and the pro-shop. Golf carts and storage buildings could have 30 carts in there. He thinks it is more than sufficient. **Chairman Dave Robinson** stated he counted 24 spaces. 19 was the minimum. **Commissioner Derek Larsen** stated if there is to be a functioning golf course there, you would need more than 25 spots. There could be as many as 72 cars there if there are four players per hole and they all drive their own car, not counting the people waiting for their tee time. We would need at least 75 parking spots. **Mike Haycock** stated that this is not a Conditional Use Permit for the golf course, just for the buildings. They have committed to

DRAFT

putting more parking in if needed. Maybe we could say more parking as needed as a condition. **Dale Coulam** stated that we could state a condition on the Conditional Use Permit that if the initial 25 parking spots were not sufficient, that they add another block of 25 and then again to get to 75. Patrick Manning is saying they don't want to disturb more area than they have to with aggregate spread around, but they will see how it develops. If the first 25 were insufficient how quickly could you set up another 25 parking spots? Patrick Manning stated upon written confirmation from the City that they felt the parking was insufficient, we could add within 3 weeks another 25 parking spots. We don't want to disturb any more than we have to, and neither does the City. He is okay with the language stipulating into the motion the amount of parking spaces required, as an ongoing basis. **Commissioner Bob Morris** stated what is the trigger and what inconveniences have to be voiced for that to occur? If the parking lot fills up two days in a row? How can we word it so it isn't months before we have an accident in the parking lot or at the roundabout? Patrick Manning stated that is up to the City. **Mike Haycock** stated we can monitor as we come and go through the job site. We will be spending plenty of time there. It would then be brought to Patrick Manning's attention. You will have stated how you wanted it done in the Conditional Use Permit. **Commissioner Derek Larsen** stated if it would be a three week wait, maybe they could limit tee times as it grows? **Dale Coulam** stated why not just put in another row of 25, because it doesn't look like it would entail much more effort, and then we are 2/3 of the way there on what we think they will need. Do 48-50 spots now. It wouldn't be that much more aggregate or disturbance. Patrick Manning stated he is fine with that. We asked for the minimum with the City and are willing to grow as needed. If you want us to put it in now that is fine. We are okay doing that right up front. **Commissioner Pam Gardiol** stated what is the calculation for the projected use for the golf course? **Mike Haycock** stated that when doing this, he did not look at the parking chapter for a golf course. He does not know if that is listed in the Table of Uses. He would have to go back and look at that. He was doing what was being presented on the application. It makes sense that there will be golf parking there, but as the project grows this will move over so it may not be the only parking area. They will amend when and if things change. **Commissioner Doug Clifford** stated that they could put a moving scale to it that when the average use of the parking reaches 75%, then you add the next block. Then it doesn't have to get built right now. When those two blocks are full, add a third. It gives them a number to look at. That is his proposal. **Commissioner Bob Morris** stated that he likes Dale Coulam's idea to build now because it moves it out of the street. 1.5 cars per hole is way underrated. It fits the building but it doesn't fit the facility. He would like to see the 50 spaces right off. He thinks that would be prudent. **Commissioner Derek Larsen** stated yes he likes that and he likes the 75% to monitor beyond those spaces and prevent having a mess of cars there. Combining both of those things would be good. **Commissioner Bob Morris** stated after the 50 spaces when that reaches a 75% fill, and for it to be monitored by the building official. Agreed. **Mike Haycock** stated there may be other events there also, and those will be done by TRC through special events. We will review those applications then, like a tournament or something like that.

MOTION: Commissioner Bob Morris moved to approve proposed Class IV Conditional Use Permit application for Black Desert Resort regarding temporary structures. Located at approximately 1500 East Snow Canyon Parkway, north of the horse roundabout. Enlaw, LLC-Owner. Patrick Manning-Applicant with an additional 25 parking spots, with the condition of additional parking of 25 spaces when 75% of original parking is utilized. Roll Call vote unanimous.

DRAFT

SECOND: Commissioner Doug Clifford
VOTE: The motion carried.

Chairman Dave Robinson	AYE
Commissioner Derek Larsen	AYE
Commissioner Bob Morris	AYE
Commissioner Pam Gardiol	AYE
Commissioner Doug Clifford	AYE

C. Discuss and consider recommendation on proposed amendments to the non-residential Table of Uses to clarify definitions and Classes of Use.

Dale Coulam stated that we have discussed this and came to this conclusion. He has brought it back in table form to get one last look at the amended table. What we have is only the amendments and what is in red has been added, and what is stricken has been deleted. Bar establishment is in Commercial with Light Manufacturing not C-1 so inebriated bar customers are not negotiating the roundabout. Hwy 91 is the same situation, so we limited that to Commercial with Light Manufacturing. Tattoo parlors we added as a Class IV Conditional Use Permit in both C-1 and Commercial with Light Manufacturing. **Commissioner Bob Morris** stated that should be a Class V Conditional Use Permit on the bar. **Dale Coulam** stated he would make that correction. **Chairman Dave Robinson** stated we put in here not automatic carwashes. **Dale Coulam** stated the discussion was that the dryers were pretty loud, and what we have at Lightfoots was sufficient so it got clarified as a structure with hand-operated facilities and took out machines and left it as it was. We added the clarification that it did not include automatic carwashes such as Quick-Quack and Tagg-n-Go and tried to put a definition to it. St George used the definition that the vehicle is pulled through a tunnel. That doesn't read correctly so he will clean that one up as well. **Commissioner Bob Morris** stated is this going to be a discussion for input because they are so popular. Are we denying a useful tool for our community, that we could keep right here in the community and not have to drive outside the City to achieve something that appears to be very popular? He doesn't understand how we can sustain so many carwashes, but they are constantly being built and seem to be busy. **Commissioner Pam Gardiol** spoke with the family that owned Supersonic Carwash about water management and she learned there are some very impressive ways in which water is recycled and sludge is taken away. Even though that state-of-the-art exists, it is not consistent in how it is applied. Carwashes in many cases use less water than doing it from your driveway. Last time we talked about impact of noise on a neighborhood, which is why we gravitated towards the Lightfoot-type facility so it does not impact neighborhoods. We gravitated towards the lower-impact facility and making sure that recycled water was held to standard in any new facility. **Commissioner Doug Clifford** stated there are examples of incredibly efficient water handling for carwashes and if you look at locations like Santa Clara or St George they are in a rather large commercial area. They are not an isolated commercial use in the middle of a sea of residential. They are noisy. They provide a great service in our area and in many cases they are water-efficient, but we don't have a large commercial area. He thinks leaving it with handheld devices and smaller carwashes would be fine for Ivins. **Dale Coulam** stated that the Planning Commission recommends on this and it goes to City Council because it is an amendment to the zoning ordinance. There will be another Public Hearing there and discussion.

MOTION: Commissioner Pam Gardiol moved to approve recommendation on proposed amendments to the non-residential Table of Uses to clarify definitions and Classes of Use as amended with Class V Conditional Use Permit for bar establishment, and last sentence

DRAFT

under carwash to be pulled through a tunnel and dried with large loud dryers.
SECOND: Commissioner Doug Clifford
VOTE: The motion carried.

Chairman Dave Robinson	AYE
Commissioner Derek Larsen	AYE
Commissioner Pam Gardiol	AYE
Commissioner Doug Clifford	AYE
Commissioner Bob Morris	NAY

D. Discuss Land Use Map, Zoning Map and General Plan Amendments.

Mike Haycock stated that we established that our open houses will be on April 12, 13, and 14 and our important next step is to take it to the public. The open house is where people can come and go and have two Planning Commissioner as representatives and two City Councilmembers at each meeting. Citizens will have input there and then after we will look at what we did there compared with the comments we will hear, and then make any last adjustments before it goes on to City Council. **Commissioner Pam Gardiol** stated that one person in particular is not able to attend and so she is not sure if it would be possible for this to be recorded in this format. She would recommend if possible to have roundtables where we can sit and let citizens come and be part of the communication. It could spawn greater discussion. Having the notecards is really valuable and she also suggests that we have a flip chart to record on, and to add to. She would like an open, collaborative exchange of ideas, type of forum. That is what she recommends for how the meetings should go. **Commissioner Doug Clifford** inquired if this will be at City Hall? **Mike Haycock** stated Fire Lake Park, the park next to City Hall and Unity Park, in that order. **Dale Coulam** stated they are in the newsletter. They will be placed on the community calendar. **Mike Haycock** stated it is from 5-7 pm, Tuesday is Dave and Doug. Wednesday is Pam and Dave. Thursday is Pam and Derek. **Commissioner Pam Gardiol** stated she would like to get with City Council 15-20 minutes early to coordinate and compile data and see what we have all heard. **Mike Haycock** stated we will show the changes in the map and then we can have a small discussion on how it will be presented. It will be an open house setting. We will be cooking hotdogs. **Commissioner Pam Gardiol** stated she respects and appreciates the work Mike Haycock has done on these land use maps. She is wondering if it is the Planning Commission's charge to review the General Plan, would it be helpful to have a work session to review what that plan is as a whole? Are we only looking at the zoning and land use maps or are we also looking at the General Plan? Might it be helpful for us to hold a work session to review parts of the plan, hold other open houses where people can respond, and then look at it as a whole document? She is throwing that out for consideration because it is more than the maps. **Dale Coulam** stated that the City Council and Mayor have asked for a review of the General Plan. If we discuss and make changes to the land use map now, that's fine. It can still be changed while going through the General Plan. On the heels of that, you would review the entire General Plan and still have open houses on different sections of General Plan and put together a proposed amended General Plan to the City Council. **Commissioner Dave Robinson** stated that is a combination of both of these. **Dale Coulam** stated it is a written document, numerous pages and there are several sections that are required to have certain elements in it. One of those is a land use plan and the land use statute requires we have a zoning map. The land use plan is an exhibit to the General Plan. After you would go and amend the Plan itself. That may lead to further amendments of this exhibit. It is okay to do this now and it is already planned so we should proceed with this. We will then need to fulfill the request of the City Council and look at

DRAFT

the General Plan. The transportation plan has been kept up to date. The moderate income housing has been updated as statute required. You are just bringing up to date all the other requirements of the land use plan and then work on the plan itself and go through each section for the vision of Ivins City. **Mike Haycock** stated the original charge from City Council was to address RA-5 and RA-1 in the land use plan. It is important to address the General Plan, so we can look at that more in two weeks. There are other items coming up on our agenda also. We have been spending a lot of time on this, and we don't want to overload our meetings or it will be too much to process at one time. It is important and we will get that on the agenda. **Commissioner Pam Gardiol** stated that the Mayor stated this could take months to do, so rather than putting it on our regular meetings, we have an additional meeting once a month to brainstorm. Let's look at that so we are consistently and deliberately moving forward. **Commissioner Bob Morris** stated he would hope to do it in these regular meetings, but just in bites. So we are aware that we are covering a certain section and read it and come prepared. He is against additional meetings. Limit how long we spend on it on the agendas, and read the information beforehand.

E. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for March 15, 2022

MOTION: Commissioner Pam Gardiol moved to approve the Ivins City Planning Commission Meeting Minutes for March 15, 2022
SECOND: Commissioner Bob Morris
VOTE: The motion carried.

Chairman Dave Robinson	AYE
Commissioner Derek Larsen	AYE
Commissioner Bob Morris	AYE
Commissioner Pam Gardiol	AYE
Commissioner Doug Clifford	AYE

4) REPORTS

A. Planning Commission

Commissioner Doug Clifford stated that he attended the online Utah League of Cities and Towns training and they are continuing on this week. There is a lot of stuff in there that came through the legislature this year that he thinks will sneak up on us. Accessory Dwelling Units are a hot topic. He encouraged the Planning Commission to pick up those trainings this week. A lot of stuff going through the legislature for the individual rights of homeowners so we need to keep abreast of it.

B. Chairman

C. Building and Zoning Administrator, Mike Haycock

Mike Haycock stated he has had a citizen ask about home occupations, so we will be working on that and also to clarify our fencing and retaining wall guidelines, along with distinguishing between patio covers and accessory structures. We have held off on those three items while we worked on the Light Reflective Value and land use amendments. Look for those next meeting.

D. City Attorney, Dale Coulam

E. Items to be placed on future agendas

5) ADJOURNMENT

MOTION: Commissioner Bob Morris moved to approve ADJOURNMENT
SECOND: Commissioner Doug Clifford
VOTE: The motion carried.

DRAFT

Chairman Dave Robinson	AYE
Commissioner Derek Larsen	AYE
Commissioner Bob Morris	AYE
Commissioner Pam Gardiol	AYE
Commissioner Doug Clifford	AYE

1

DRAFT