IVINS CITY
PLANNING COMMISSION
MINUTES
June 14, 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 Doug Clifford, Commissioner Bob Morris, Commissioner Derek Larsen, and Commissioner Pam Gardiol.

Staff Attending: Mike Haycock-Building and Zoning Administrator and Chuck Gillette-City Engineer.

Audience Attending: James Barden, Wayne and Sandra Cameron, Helen and Dean Cavaletto, Dave Appel, Patrick Manning, Kathy Gueyonard, as well as others that did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Chairman Dave Robinson

C. Invocation--Chairman Dave Robinson

D. Disclosures--Commissioner Derek Larsen stated that he and a business partner have $1000 refundable deposit down for Black Desert Resort. No other conflicts.

2) REPORTS AND PRESENTATIONS -None.

3) PUBLIC HEARING AND ACTION ITEMS—

A. Discuss and consider approval of Desert Cove Final Plat, located at approximately 200 North Kwavasa Drive. RT Marten Utah LLC/Terry Marten-Owner. Ryan Button-Applicant.

Mike Haycock stated this is the final plat for Desert Cove subdivision. TRC has reviewed this plan and they have looked at the construction drawings and met their requirements. This is located along Kwavasa Drive between 100 to 200 North. This is a 28 lot subdivision on 10 acres with a land use of High Density Residential and the zone is RE12-5, which is a Medium Density Residential use. **Commissioner Pam Gardiol** inquired what were TRC findings? **Mike Haycock** stated all corrections that were noted have been done at the Preliminary Plan stage. They extended some roads and pathways down to the retention basin. They are in compliance. **Chairman Dave Robinson** stated the retention basin is not on the plat. **Mike Haycock** stated correct but it is on the construction drawings. **Commissioner Doug Clifford** inquired about it being regional basin, how do they maintain it? When should we look at the actual usage of those retention basins? Isn't it basically a park? **Mike Haycock** stated it is a joint project. **Chuck Gillette** stated the basin was shown in the Preliminary Plan. That is where you get the chance to approve what goes on in the site plan. The Final Plat is just meeting the initial approval of the Preliminary Plan. The property owner does not have to put in their own detention basin on this site. They will do a joint retention basin as part of their property deal. Our current policy is that the City maintains any detention basin that is adjacent to a major collector or a minor or major arterial street. Otherwise it is maintained by an HOA, not the City. **Commissioner Doug Clifford** inquired when do we see what they will plan to do with that regional basin and what will it eventually be used as? **Chuck Gillette** stated that this basin is not going to be all that useful but it may have some additional landscaping, open space and a meandering trail. **Commissioner Doug Clifford** stated any open space in the City is sacred and

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should be used for amenities whenever possible and an opportunity to get out of their houses. **Chuck Gillette** stated this is a small retention basin. The one on 400 South and 400 West is big enough we could actually put soccer fields down in there. Part of our agreement with the developer was to be able to use the basin to take care of Low-Impact Development needs. They soak the water in the ground and eliminate discharges in minor storm events. That makes it hard to use it for any sort of amenity other than open space. He would encourage the Planning Commission to look at those issues at the Preliminary Plan stage. **Commissioner Pam Gardiol** inquired about the difference between retention and detention basins? **Chuck Gillette** stated the nomenclature here is that detention basins hold and release the water. Retention basins hold the water forever but it evaporates so it never really retains forever. This one does both. We are trying to take care of water quality and achieve a zero discharge in 85% of all our storms. We calculate the volume that is required for that and then we try to soak that water into the ground. The design on this one is that they are running a network of underground pipes packed in gravel. We will never see the standing water that needs to soak into the ground if it works the way it is supposed to. That would be the only water in there that is being detained.

MOTION: Commissioner Doug Clifford moved to approve Desert Cove Final Plat, located at approximately 200 North Kwavasa Drive. RT Marten Utah LLC/Terry Marten-Owner. Ryan Button-Applicant.

SECOND: Commissioner Bob Morris

VOTE: The motion carried.

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

B. Discuss and consider approval of Black Desert Resort Road Dedication Final Plat, located at approximately 1500 East Black Desert Drive and Weiskopf Way. Enlaw, LLC-Owner. Stephenie Nast-Applicant.

Mike Haycock stated that Black Desert Drive is off of the Snow Canyon roundabout and is a private road and Weiskopf Way has its own future roundabout. These will both lead into the Black Desert Resort hotel project. We have addressed any City easements and access. **Commissioner Doug Clifford** inquired that this is not all the roads in that development? **Mike Haycock** stated no this is the access for the hotel that they need to proceed. **Commissioner Doug Clifford** inquired if there was a map that showed where it connects back into Santa Clara? **Mike Haycock** stated he can bring back a more detailed map but this is located down further by the hotel. There is no connection through Padre Canyon right now. That may change when we look at the SITLA property. **Commissioner Pam Gardiol** inquired if TRC reviewed and what were their findings? **Mike Haycock** stated they discussed utility requirements. He was not present for that meeting and does not know why it was taken off of the agenda the previous meeting. Patrick Manning stated they forgot to notate private streets and the City didn't want to be taking care of those streets.

MOTION: Commissioner Bob Morris moved to approve Black Desert Resort Road Dedication Final Plat, located at approximately 1500 East Black Desert Drive and Weiskopf Way. Enlaw, LLC-Owner. Stephenie Nast-Applicant.

SECOND: Commissioner Derek Larsen

VOTE: The motion carried.

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

C. Discuss and consider approval of the Final Plat for Black Desert Resort Phase 1, located at approximately 1500 East Snow Canyon Parkway, north of the horse roundabout. Enlaw, LLC-Owner. Patrick Manning-Applicant.

Mike Haycock stated this is hotel central and is subdividing the condos. This addresses ownership of areas, either common or who has access to those areas, and gives easements for utilities and for City and public access. Staff has reviewed and recommends approval. There is a total of 324 lot lines both vertically and horizontally on this project. **Commissioner Doug Clifford** inquired does the hatch marks indicate overnight rentals? **Mike Haycock** stated those are all identified separately. There was a time delay on this while making sure all these parcel numbers were correct and linked together. **Chairman Dave Robinson** stated the legend is in the top left. **Chairman Dave Robinson** inquired how tall is the building? **Mike Haycock** stated 35 feet. Patrick Manning stated the City has already approved the elevations on this building, but on the far east side closes to Snow Canyon Parkway is 32 ft and then the very far west gets as high as 47 feet for the restaurant and it is about 19 feet below average grade. **Chairman Dave Robinson** stated he is excited to see this go. This will be cool for our area.

MOTION: Commissioner Bob Morris moved to approve the Final Plat for Black Desert Resort Phase 1, located at approximately 1500 East Snow Canyon Parkway, north of the horse roundabout. Enlaw, LLC-Owner. Patrick Manning-Applicant.

SECOND: Commissioner Doug Clifford

VOTE: The motion carried.

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

D. Discuss Moderate Income Housing.

Chairman Dave Robinson stated he has been out of town so he is just seeing this information. **Mike Haycock** stated with October looming he thought we should start with the moderate income housing portion of the General Plan. The State is requiring us to come up with strategies to improve or allow more moderate income housing. We need to add three strategies into our General Plan and also show them the route to get there. This year we report the strategies and next year we report on how we did accomplishing those strategies. He came across a document that simplifies the strategies, so this will be on July 5th agenda. **Chairman Dave Robinson** stated this is beneficial to look at the suggestions about the different strategies, and it lays it out. There are A through X to choose from. **Mike Haycock** stated Workforce Services had this summary on their website. **Chairman Dave Robinson** stated it is suggested to read through this and each pick our top three strategies we think would work well in this area and bring this back in two weeks. **Commissioner Bob Morris** inquired if any have been achieved already? **Mike Haycock** stated City Council just approved some RM along Hwy 91, so that meets it for this year, but these are goals for July 1st being reported on in 2023. The work we did on accessory dwelling unit requirements goes for this year. So we need three new strategies. You

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could make it even easier for accessory dwelling units and that also would suffice. **Commissioner Pam Gardiol** inquired about the criteria we should use for selecting our options? Do we have things already underway that we could augment? **Mike Haycock** stated this is part of your General Plan so this is the direction you want the City to go in the next five years. You want to look at strategies that will accomplish those goals that we want in the General Plan in the future. The General Plan doesn't always agree with itself. It's a balance. We don't want to be the housing authority where we are verifying rents or have to do that type of reporting. There are a lot of different avenues there. Some are easy to obtain and with a City of our size it would be better to stay away from some of the more complex strategies. Some of them would affect our General Fund. We have done a lot of the legwork on the land use plan already. **Commissioner Doug Clifford** stated that HB462 is a broad reaching bill that covers all size communities. This info narrows it down. What Staff is assigned in helping with this? **Mike Haycock** stated he will be doing the reporting. He is here to guide and give his opinion. **Commissioner Doug Clifford** stated we've worked on this for some time. We are not starting from zero. **Mike Haycock** stated that Commissioner Bob Morris worked on the Affordable Housing Committee and has fulfilled previous year's requirements. **Commissioner Bob Morris** stated we had met all the requirements, and now they have hoisted on more requirements. Before, we could just say we were going to. Now they want to see that we have. **Commissioner Doug Clifford** inquired if we can start with a review of what has been done on the affordable housing committee? **Commissioner Bob Morris** stated that the Committee disbanded after accessory dwelling units. He can bring the objectives they had established next meeting. **Chairman Dave Robinson** stated we can look at these strategies too. **Commissioner Bob Morris** stated yes they are asking for more now. **Chairman Dave Robinson** stated so we should still each come up with three then discuss it from there. **Commissioner Bob Morris** stated what we are looking for is the low-hanging fruit. **Mike Haycock** stated we don't know where the State is heading in the future so do the low-hanging fruit first, because next year the State will require more, and the year after, until the problem is fixed. **Commissioner Pam Gardiol** stated she suggests as we look at this to make sure whatever we select aligns with the General Plan. It has multiple elements to look at. **Mike Haycock** stated it will, because it will become the General Plan. **Commissioner Bob Morris** stated the problem is if this is not in our General Plan, it will be. It is mandated. **Commissioner Doug Clifford** stated we don't want to be the City in non-conformance. **Chairman Dave Robinson** stated let's be honest when we say this is never going to end. We will be dealing with this until the end of time. **Commissioner Doug Clifford** stated he doesn't think there is any low-hanging fruit. This challenge is going to push some buttons. It has to. We are asking people to do something they generally wouldn't do. It is not as profitable to builders or landowners. We will have to be innovative. **Mike Haycock** stated yes you may have to decide to get moderate income housing here, the building height may need to rise which would take away views. Next we have to add a water conservation element to it also. **Commissioner Pam Gardiol** stated that we were charged in January to review the General Plan. All of it. We have dutifully been looking at land use and zoning. Residents are asking when are we actively going to look at the rest of the plan and how is the community going to have input? She proposes actions on the rest of the General Plan and directed that at our next meeting we see a straw schedule of how we are going to play out reviewing the rest of the General Plan and what are the multi-level methodologies we are going to use to get input from the citizens. Public Hearings are valuable as well as surveymonkey is being used by some municipalities to reach out to citizens that would perhaps never come to a Public Hearing. If we are redefining

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who we are in light of what the legislature is requiring of us, maybe this is a good time for us to look at other things we may want in our General Plan, like sense of place, walkability among and between neighborhoods, crime prevention, immediate and future transportation options. What kind of things may be coming to our community that may perhaps need to be put in the General Plan? She will email her list to the Planning Commission. **Commissioner Bob Morris** stated we also need to provide a place for our workforce to live. Finding rentals that are the cost of a house payment means they have to make more money. Period. In order to keep them in the area, which means it then raises the cost of an electrician, for example. We don't want to take Moms out of their homes and a Dad to take on two jobs. We don't want that for our children. We need to find where we are going to provide that in our community here. **Mike Haycock** stated that is usually done by subsidizing. **Chairman Dave Robinson** stated that it really comes down to land cost. We have to get extremely creative to figure this out. We can't force people to sell their land for cheaper, or a builder to build cheaper. It is complex. **Mike Haycock** stated and that goes back to how tall can you build on your land. to get moderate income housing, you usually have to go vertical. We have our own beauty here that we want to maintain as best as we can. **Commissioner Pam Gardiol** stated as we look at the projections and the growth impact of those things, and then the General Plan what is it that we treasure? We need to ask different questions on how to maintain those things. That is what she would like community input on. Let's brainstorm ideas and see what the General Plan will look like. **Mike Haycock** stated the moderate income portion of the General Plan needs to be done by October. **Commissioner Doug Clifford** stated it is a land use issue. No one will like our answer because we have to push density. **Mike Haycock** stated but hopefully in corridors and other appropriate places. **Commissioner Doug Clifford** stated back to the annexation issue, maybe we have some BLM property that could help us. **Chairman Dave Robinson** stated he would love to look into that. **Commissioner Doug Clifford** stated the easy thing to do was the Accessory Dwelling Units and using lots that were landlocked in Ivins. How many of those have actually been done in the last two years? **Mike Haycock** stated most are not being used as low income rentals. Most are for family. Other than licensing, we wouldn't be able to track those. **Commissioner Doug Clifford** stated that the tracking is something the State wants. **Mike Haycock** stated he can report back how many are built.

E. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for May 17, 2022 and May 31, 2022

MOTION: Commissioner Pam Gardiol moved to table approval of the Ivins City Planning Commission Meeting Minutes for May 17, 2022 and May 31, 2022
SECOND: Commissioner Derek Larsen
VOTE: The motion carried.

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

4) REPORTS
A. Planning Commission
B. Chairman
C. Building and Zoning Administrator, Mike Haycock

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Mike Haycock stated that the General Plan will be on an agenda each time and we will develop a schedule. **Commissioner Pam Gardiol** inquired if we could have a proposed schedule by next meeting? **Mike Haycock** stated no. Not by July 5th. The General Plan will be on the agenda each meeting. **Commissioner Pam Gardiol** stated people want to know. In April she had a list ready with what she thought needed to be reviewed in the General Plan and what may need a Public Hearing. She is happy to help to get that scheduled.

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.

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

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