IVINS CITY
PLANNING COMMISSION
MINUTES
September 13, 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 Derek Larsen, and Commissioner Pam Gardiol.

Staff Attending: Dale Coulam-City Manager/Attorney, Mike Haycock-Building and Zoning Administrator, Marty Thomas, and Sharon Allen-Deputy City Recorder.

Audience Attending: Lance Anderson, Patrick Manning, Stephenie Nast and James Barden.

A. Acknowledgement of Quorum

Commissioner Pam Gardiol attended by Zoom.

B. Flag Salute--Commissioner Derek Larsen

C. Invocation--Commissioner Derek Larsen

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, PRESENTATIONS AND APPOINTMENTS--None

3) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing on a recommendation for a Land Use Amendment from LDR (Low Density Residential) to RC (Resort Commercial) and a Zone Amendment from RE-20 (Residential Estates, minimum lot size 20,000 sq ft) to RC (Resort Commercial) and RE-37 (Residential Estates, minimum lot size 37,000 sq ft) on approximately 31.5 acres. Located approximately Black Desert North Village on Snow Canyon Parkway and the future Hamblin Parkway. Enlaw, LLC-Owner. Patrick Manning-Applicant.

Mike Haycock stated that this is the north side of Black Desert Resort, along Snow Canyon Parkway. The Preliminary Plan has been approved and they are doing this concurrent zone amendment request prior to final plat. Currently they have Low Density Residential and R-1-5 abutting against Resort Commercial and Low Density Residential with Padre Canyon to the west. The Land Use they are requesting is Resort Mixed Use and the boundary is along the road in the subdivision and they are asking the boundary to be that road which goes into the buffer area that was previously set for Padre Canyon. **Dale Coulam** stated that is an internal road that goes through that would be considered part of the buffer. It would be cleaner to show that as Low Density Residential rather than Resort Mixed Use. Patrick Manning stated he understands the buffer zone to be 300 ft or terminates at the opposite end of an internal street. He doesn't think it is 300 ft even if they put the road in. **Dale Coulam** stated that he believes that the Planning Commission said 300 ft. Patrick Manning stated he can make an adjustment, but they are okay in that area because it is on the other side of the road, which creates the same buffer. **Dale Coulam** stated correct. But it would be cleaner to not have the pink encroaching on the map that far and make it clear that the buffer is part of the Low Density Residential. **Mike Haycock** stated those roads show on the Preliminary Plan and we will see that again at Final Plat. **Chairman Dave Robinson** stated that some of the roads will be internal and others will be

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part of the Parkway. **Dale Coulam** stated the Parkway is further south and east. These are internal roads. The road counts as part of the buffer. The lots just need to be 37,000 sq ft. if they are in the buffer. **Commissioner Derek Larsen** asked if there will not be homes now in that buffer? Patrick Manning stated no there will be. Those are 33 lots on 31.5 acres. We are rezoning the RE-20 area to Resort Commercial. **Chairman Dave Robinson** opened the Public Hearing. He stated they received an email from John Cook and have all had a chance to read it. Marty Thomas stated that no one was raised their hand on Zoom. Hearing no other comments, **Chairman Dave Robinson** closed the Public Hearing.

B. Discuss and consider recommendation for a Land Use Amendment from LDR (Low Density Residential) to RC (Resort Commercial) and a Zone Amendment from RE-20 (Residential Estates, minimum lot size 20,000 sw ft) to RC (Resort Commercial) and RE-37 (Residential Estates, minimum lot size 37,000 sq ft) on approximately 31.5 acres. Located approximately Black Desert North Village on Snow Canyon Parkway and the future Hamblin Parkway. Enlaw, LLC-Owner. Patrick Manning-Applicant.

Commissioner Pam Gardiol inquired if some of this land will be used for Short Term Rentals? **Mike Haycock** stated that would be an option to do their Resort Hotel where it is booked through a single management company. **Dale Coulam** stated to clarify, that would be on the interior portion where they are requesting the zone change to be Resort Commercial. The Low Density Residential stays Low Density Residential. **Commissioner Pam Gardiol** inquired with this rezoning, does that align with their Master Plan? **Dale Coulam** stated it does. There is a Development Agreement. This was purchased after the buffer was in place so those will be larger homes, almost acre lots; just the interior piece would be part of the Black Desert Resort. They will call this North Village. **Chairman Dave Robinson** inquired if three lots would be landlocked? **Dale Coulam** stated the bottom property is owned by the same people. They bought it so no one could develop behind them. The top piece comes down and the home sits way back off the Parkway. Patrick Manning stated that the little sliver is the same owner that has it all. **Commissioner Derek Larsen** inquired if this changed what was planned? Patrick Manning stated we are rezoning because we have 33 lots and we are creating the buffer zone, 28 of those that can be part of the hotel regime. We wanted it to be consistent with the zoning of Black Desert Resort and enter them into the Development Agreement and have the same protections for both us and the City that are contained in that Development Agreement. **Chairman Dave Robinson** stated they will be personally owned, but if they wanted to do Short Term Rentals they would go through your booking. Patrick Manning stated yes. **Commissioner Pam Gardiol** inquired if this potentially is adding Short Term Rentals to that area? If so, they would go through Black Desert Resort, but is the intent that they will likely be used that way? Patrick Manning stated not necessarily an expectation, but if they did, they would follow the Development Agreement. **Chairman Dave Robinson** stated so we would be adding 28 potentially, but they are being sold as individual homes. Patrick Manning stated they have four or five that have said they have no intention to rent, but he doesn't want to take that ability away to rent through the hotel if they so choose. **Commissioner Pam Gardiol** stated based on the General Plan goal #1 to protect the superior quality of life in Ivins and the related objective to encourage the type of development that enhances the qualities that make living in Ivins desirable, she votes nay.

MOTION: Commissioner Doug Clifford moved to approve recommendation for a Land Use Amendment from LDR (Low Density Residential) to RC (Resort Commercial) and a Zone Amendment from RE-20 (Residential Estates, minimum lot size 20,000 sw ft) to RC

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(Resort Commercial) and RE-37 (Residential Estates, minimum lot size 37,000 sq ft) on approximately 31.5 acres. Located approximately Black Desert North Village on Snow Canyon Parkway and the future Hamblin Parkway. Enlaw, LLC-Owner. Patrick Manning-Applicant.
SECOND: Commissioner Derek Larsen
VOTE: The motion carried.

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

4) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider approval of Final Plat for Taviawk 9-GG subdivision, located at approximately Wicasa Way and off Talasi Way. Kayenta Development, Inc-Owner. Lance Anderson-Applicant.

Mike Haycock stated this parcel is a single lot subdivision that is zoned RE-43 and has a no build area. It is surrounded completely by similar zoning. TRC recommended approval. **Commissioner Doug Clifford** inquired are there more in this area coming? Lance Anderson stated yes. The cross hatch area is a ravine marked as a no-build zone.

MOTION: Commissioner Derek Larsen moved to approve Final Plat for Taviawk 9-GG subdivision, located at approximately Wicasa Way and off Talasi Way. Kayenta Development, Inc-Owner. Lance Anderson-Applicant.
SECOND: Commissioner Pam Gardiol
VOTE: The motion carried.

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

B. Discuss and consider approval of Final Plat for Posovi 3-J subdivision, located at approximately Uwan Drive. Kayenta Development, Inc-Owner. Lance Anderson-Applicant.

Mike Haycock stated that this parcel is a single lot on the north end of Kayenta and is zoned RE-43 and is similar to surrounding areas. TRC recommended approval.

MOTION: Commissioner Doug Clifford moved to approve Final Plat for Posovi 3-J subdivision, located at approximately Uwan Drive. Kayenta Development, Inc-Owner. Lance Anderson-Applicant.
SECOND: Commissioner Derek Larsen
VOTE: The motion carried.

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

C. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for August 30, 2022

MOTION: Commissioner Pam Gardiol moved to approve the Ivins City Planning Commission Meeting Minutes for August 30, 2022

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SECOND: Commissioner Doug Clifford
VOTE: The motion carried.

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

5) REPORTS

A. Planning Commission

Commissioner Pam Gardiol inquired if the Planning Commission would be represented on the Affordable Housing Committee when it reconvenes? **Mike Haycock** stated it is as appointed by the Mayor and historically one Planning Commissioner and one City Council member. **Commissioner Pam Gardiol** stated she is happy to volunteer. What is the desired protocol for the Planning Commission reports at City Council? **Chairman Dave Robinson** stated either he or vice-chair Commissioner Doug Clifford normally would cover that, and he has been gone quite a bit while traveling. We can rectify that. Mike Haycock has filled in for us. **Mike Haycock** stated he prefers a heads up. **Commissioner Pam Gardiol** stated it would be helpful if the Chair or Vice-Chair be the representative and give the report and make that presentation. If not then we can designate and give a format or expectation of what that report looks like so there is consistency. **Chairman Dave Robinson** stated it is nice that Mike Haycock has filled in and we appreciate that. He has enough responsibility. The format he uses is just reviews what we did and not take up a lot of the Council's time and whether we approved or rejected and what was moving forward to them. Then he answers questions if they have any. He can be there on Thursday to take care of that. **Commissioner Pam Gardiol** stated she found the ULCT Conference agenda online and sent a copy. There are a number of really good workshops and maybe we can decide best how to cover all those to make the most of that Conference and then get together and discuss our findings. **Dale Coulam** stated look for the Mayor, we typically sit at the same table for lunch. Staff is going to breakout sessions for things they have a particular interest in or for something they are dealing with. For the Planning Commission or City Council the Mayor likes to hear what classes you may be attending. We get together at lunch and talk about what classes we attended. **Chairman Dave Robinson** stated if we all get together do we break any rules? **Dale Coulam** stated no if you are talking about the classes and don't relate it to an agenda item.

B. Chairman

C. Building and Zoning Administrator, Mike Haycock

Mike Haycock stated that Thursday the Arts Commission will make presentation about colors. They will go through some possible recommendations to City Council. It would be good each Planning Commission meeting to assign who attends City Council to report. **Commissioner Doug Clifford** inquired if there is a proposal to use that color wheel to have a palette of colors? **Mike Haycock** stated yes. Lastly, until we get clearer picture on the General Plan we won't move forward on that any further at this time. **Dale Coulam** stated that has not gone out for bid yet but haven't heard feedback as far as a scope before we get that Request for Proposal out. **Commissioner Pam Gardiol** inquired on the timeframe for that Request for Proposal? **Dale Coulam** stated as soon as we have the parameters. We have the framework so next meeting we will get the City Council's stamp of approval before sending it out. **Commissioner Doug Clifford** inquired if we submitted the Moderate Income Housing report? **Mike Haycock** stated

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City Council will have Public Hearing and they have the information they need. They may be able to finish that in one meeting but we can put it on a second meeting if needed. **Commissioner Doug Clifford** stated it is a hot topic. **Mike Haycock** stated on Friday in Hurricane he attended a self-help seminar where individuals help build the house at cost. **Dale Coulam** stated we have several of those in the City. **Commissioner Pam Gardiol** stated that one of our recommendations got deleted by City Council. **Dale Coulam** stated yes the one on Accessory Dwelling Units they felt it was already addressed.

D. City Manager/Attorney Dale Coulam

E. Items to be placed on future agendas

Mike Haycock stated there will be a final plat coming for Black Desert Resort North Village. **Dale Coulam** stated that Kent Cook retired and was given a tribute by Councilmember Dennis Mehr during City Council. He was there almost 14 years and we had a retirement party for him here as well.

6) ADJOURNMENT

MOTION: Commissioner Doug Clifford moved to approve ADJOURNMENT
SECOND: Commissioner Derek Larsen
VOTE: The motion carried.

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

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