IVINS CITY
PLANNING COMMISSION
MINUTES
September 27, 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, and Commissioner Pam Gardiol.
Staff Attending: Dale Coulam-City Manager/Attorney, Mike Haycock-Building and Zoning Administrator, Scott Raine and Sharon Allen-Deputy City Recorder.
Audience Attending: James Barden, as well as others that did not sign in.

A. Acknowledgement of Quorum
B. Flag Salute--Commissioner Pam Gardiol
C. Invocation--Commissioner Pam Gardiol
D. Disclosures--None.

2) REPORTS, PRESENTATIONS AND APPOINTMENTS

Mayor Hart gave an update regarding the General Plan. He stated that it has been discussed how we want to attack this General Plan review, and went so far as to bring in a professional to instruct us on services to guide our community through this process and get responses back from all segments of our City. After that presentation, the Council determined that rather than get a Committee and hire a professional, that we, the City Council and Planning Commission, will be that Committee. They want all of us to hear what is said and look at a summary of the responses on a survey we will send out. They gave me the go-ahead to put together a plan. This is the last meeting you will have before the Town Hall meeting that will launch this campaign called "Let's Plan Ivins' Future Together." There is a post card that will be mailed out at the end of this week to every resident. Jennifer Chapman, who does our newsletters and is a terrific graphic artist put that together for us and it says very well what we are trying to do and has all the technical information. We are going to hold a series of six Town Hall meetings. October 11th through 13th and October 25th through 27th. The first three meetings will focus on the vision for the future and the second set of meetings will focus on the details of that Plan. Judy Gubler was a brand new City Manager the first time we went through this process and did a wonderful job and engaged our community so well. She has graciously agreed to come out of retirement for a moment to help us with this. She will be a facilitator that knows and loves Ivins City and knows its history. She knows government and he thinks she will do a wonderful job. Those meetings will be broken up into three areas of Ivins and anyone is welcome to come to any or all meetings. The Tuesday meetings will be from 200 East to the east City boundary. On the Wednesday meetings, that will be from 200 East to 400 West. The Thursday meetings will be from 400 West to our west City boundary. He would like to extend an invitation to the Commission and citizens to attend as many of those Town Hall meetings as you possibly can. We will have chairs lined up for the Commission and Council and we will all be here to listen. In addition, we will be sending out a survey at the end of this month. Forward us any questions that you think ought to be on that survey. When finalized, that will be mailed to every address in the City with a postage paid

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return envelope. Check the boxes, make any comments and mail it back. It is on colored paper because it is a one per customer response. We want a variety from around the City. We will receive those back in November and then present that information to the Commission and the Council. Let your friends and neighbors know about this event. It will be a casual event where we talk informally about what we love and want to preserve in this City and what we would like to see change. We as elected and appointed leaders for this City will be making big decisions that will affect the future of this City for the next many years. There are other things brewing for this campaign, but those are the two significant steps to reach and engage our residents in hopefully a major way and end up feeling like we have a successful campaign with a good understanding of what our residents are thinking. The meetings will also be available on Zoom. **Commissioner Doug Clifford** stated they will be recorded and viewed on YouTube. **Commissioner Pam Gardiol** inquired on the survey will you track their zipcode? Not their specific address? **Mayor Hart** stated it won't be the specific address, just the region within the City.

A. Concept Plan Report for Black Desert Resort Maintenance Facility and Warehouse, located at approximately 1500 East Black Desert Drive. Enlaw, LLC-Owner. Stephenie Nast-Applicant.

Mike Haycock stated that the applicant just completed to Resort Commercial and is consistent with the SITLA property, so it will be backed against more Resort Commercial. They have submitted graphics showing the maintenance building and the parking. It will have access along Black Desert Drive. **Commissioner Pam Gardiol** inquired if this is in alignment with the original plan submittal? Has this always been designed to go here? **Mike Haycock** stated that the use of the whole project is Resort Hotel and these buildings are in support of that project's resort use. We have talked to Black Desert Resort about getting us an updated plan and they are working on that. Some locations have changed but the use has not. This is the "back of house" building, and the zoning was changed to make it better for access and their support of use. **Commissioner Pam Gardiol** stated on the rendering, it looks like a lot of impervious surface. Is that the case? **Mike Haycock** stated on the parking area there would be a lot of space there. Patrick Manning stated that we have calculated based on the City's parking ordinances. This is our delivery and distribution center, as well as Utah Tech Golf Facility and maintenance. For the amount of employees we have, that was calculated into the amount of parking spaces. No developer wants to build parking more than they have to. **Commissioner Pam Gardiol** inquired so you have been economical in optimizing that hard surface area? Patrick Manning stated yes we have. **Commissioner Bob Morris** inquired if she is concerned there is too much parking? **Commissioner Pam Gardiol** stated she just needed clarification that there was alignment with the ordinance and also prudent stewardship of the environment while balancing the use of the parking. **Commissioner Bob Morris** stated he would be concerned there is not enough parking and would go out onto the road. **Commissioner Pam Gardiol** stated that TRC reviewed this application on 9/20/22. What were those findings? **Mike Haycock** stated that the review covered that this application conceptually matches the zone and they can proceed with further design. Further review will be at Preliminary Plan. **Commissioner Pam Gardiol** inquired if TRC looked at ordinances, drainage and parking? **Mike Haycock** stated not at concept. **Commissioner Pam Gardiol** stated we want as thorough a review as possible so that money and time aren't wasted in the process. TRC has one facet in the General Plan as they look at land use, but where in the process is the rest of the General Plan reviewed to consider all aspects, not just land use? She referred to Dr. Call's book, Ground Rules: Your Handbook to Utah Land Use Regulation, Pg 46, which states "take time to review the General Plan and note

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the guidance it provides to your situation." Where in this process is the holistic General Plan considered? **Dale Coulam** stated that takes place with City Council. They are the legislative body. They weigh those factors. When it goes to TRC, it is staff level and is administrative. We apply ordinances to applications to be sure they conform with ordinances. The time to see how close it matches the General Plan and the vision is at zoning and what uses are allowed at a site. That puts in place what City Council has interpreted as the vision for the General Plan and guide what will ultimately be developed there. After zoning, it is more of an administrative technicality and if the uses are consistent with the zone. The concept plan is just that basic. Is it consistent with the zone and are the proposed buildings consistent with the use? On this application we would remind them to look at our parking ordinance. They are not required to provide much in the way of concept, just their idea of what they may do moving forward. Planning Commission and City Council then have a heads up as to what is coming forward. Zoning is legislative and the ordinances are administrative and that is where we deal with those technical aspects. **Chairman Dave Robinson** stated that the ordinances are also based around our General Plan. So they match our ordinances they are matching our General Plan. **Dale Coulam** stated the legislative body implements the General Plan. Once it comes to Staff it is administrative. **Commissioner Doug Clifford** stated that the renderings of the buildings is not a requirement, but the color and style of these shows it will be an attractive area. They did a good job on them. **Chairman Dave Robinson** stated that regarding traffic, is this is the road that comes from Santa Clara? Where does that road tie in on the Santa Clara side? Patrick Manning stated the road comes from the horse roundabout and enters SITLA and then goes south around a bend and then straight west and continues south on the Red Mountain Road extension which we are building now. From Pioneer Parkway up to SITLA. **Dale Coulam** stated it will be next to north village, west of the horse roundabout and Hamblin Parkway goes to the Santa Clara border and they take it to Rachel and 400 East and we pick it up again to take it to Hwy 91. **Commissioner Bob Morris** inquired if it will cross Hwy 91. **Dale Coulam** stated if we get the property from BLM one entrance may come from the west by Lance Anderson's property and by Ryders, and another entrance would come from a bridge and if the Western Corridor would continue which it is designed to do, there would be a bridge there, and that portion would be very expensive.

B. Concept Plan Report for Black Desert Family Village, located at approximately 1500 East Black Desert Drive. Enlaw, LLC-Owner. Stephenie Nast-Applicant.

Mike Haycock showed the location of Snow Canyon Parkway and Black Desert Drive and stated that this is the first village to the south of the resort hotel. This shows the concept of where the family village is. We have talked to Black Desert Resort about getting us an updated plan. We looked at density and it showed 1200 units and we aren't even close to that on what we have approved. Things have moved around a bit and we will see how that has changed. **Commissioner Doug Clifford** inquired if we could point out where the existing construction is going on? **Mike Haycock** pointed to an area off of Black Desert Drive. **Commissioner Doug Clifford** stated it is not in part of the village. This will be behind that resort area then. **Mike Haycock** stated south and east of the resort. The hill separates us from Entrada. **Chairman Dave Robinson** stated that there will be a water park connected to this. That is not showing in this plan? Patrick Manning stated that is still in design. Cloward H2O and Lifescapes are working together and have done incredible stuff like Atlantis in the Bahamas. So that is still being conceptually planned. The total surface area of the water is the same as it was in the exhibit in the Development Agreement and we got Cloward H2O to do an analysis and if we

did that same 4 acres and did R-1-10 single family homes on it, it would be the same water usage. We will use the highest technology for regenerative and recirculating to conserve. It conforms to the Development Agreement. We will have a report that states it is actually less water than going with small lots. We have reuse water right now that is being used to water the golf course. **Commissioner Pam Gardiol** inquired where does that reuse water come from? Gunlock? Patrick Manning stated everything is still in the same sphere of use. There is an article coming out from Petros announcing that there is a press release that the CPACE financing that the City approved was finalized and it is 50% larger than the current one that was ever done in the world. Their third party construction engineers while looking over our plans, came up with the calculation that we are spending an additional 200 million dollars on energy savings and water conservation over what is considered code. We are implementing great efficiency and stewardship.

C. Concept Plan Report for Kwavasa Phase 2 Amended, located at approximately Kaleva Trail and Kwavasa Drive. Kayenta Development-Owner/Applicant.

Mike Haycock stated that this parcel is surrounded by existing lots already platted. This is in the heart of Kayenta and is zoned RE-43 which is surrounded by similar zoning. We had previously approved this concept, but now they added more lots along the two trails. They are in compliance with the zone TRC has reviewed and recommends approval. On the vicinity map it is on the northern end of Kwavasa. **Commissioner Doug Clifford** stated that it was amended how? **Mike Haycock** stated they added more lots to the original concept plan. Lance Anderson stated that the first time there was only three lots on it and those will move on through to final plat but we want to keep them all on the same phase. This is all SITLA property so we are adding these lots to it to make it 40 lots. It may amend again in the future to keep the same phasing.

3) PUBLIC HEARING AND ACTION ITEMS?

A. Public Hearing on a proposed Amended Class IV Conditional Use Permit for Sentierre Development and Construction Offices.

Mike Haycock stated that the construction trailers at Sentierre that are adjacent to Tuacahn Drive needs an updated temporary use date. They have asked for another year and showed in their packet that there is progress on the property and they are proceeding with their plans. They use them for their sales office and need to continue that use. **Commissioner Bob Morris** stated this is because we wanted them to come back in a year. He would like to hear them speak on their projections or percentages on completion. David Case stated that you can see the renderings and we have construction on two villas lot 5 and 6, and a cluster of three hotel rooms we have started construction on to build as model rooms. Those are in the framing stage. We just finished the building pad on a lot we sold, lot 10. We will pull a building permit on that later this week. There is a lot of activity right now. The concern last year was that there was not activity but we would like to keep moving forward. **Chairman Dave Robinson** inquired about the models? David Case stated that there are two components. There are privately owned villas that we have two of and ready to being construction of the third one. The hotel rooms are developer-owned and we are under construction with the first cluster of three. The hotel rooms are divided out similar to casitas around the hotel court. **Chairman Dave Robinson** inquired at what point will you not need the trailers? David Case stated that the intent would be to use these until the hotel core is built. We revised the development agreement last year and we will be building the hotel as we build the homes. That is dependent on sales absorption and is hard to predict. No sooner than four years to be completed, but again that is based on sales absorption. **Commissioner Doug Clifford** stated that some of these are private residents and they will be occupied at

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completion and all roadways will be sufficient for their use. David Case stated they are focused entirely on the south loop side for sales and if the north side was being entertained we would sell but it would be awhile before starting construction on it, due to infrastructure. We are required to post construction bonds for improvements at those homes at final plats before Certificates of Occupancy can be issued. **Commissioner Bob Morris** inquired about short-Term rentals? Are you set up for management of those out of those offices? David Case stated one trailer is for maintenance and housekeeping and we office out of them everyday. **Chairman Dave Robinson** opened the Public Hearing. Richard Bryant inquired about the public trail access and parking for people that wanted to access Gunsight Trail. It was discussed like a decade ago. Is that still in the Development Agreement and the plan? Scott Raine stated there was no one on Zoom. **Chairman Dave Robinson** stated that Brian Scott emailed in, stating that Sentierre has become an eyesore to many in Ivins. He believes the original project was approved approximately eight years ago. Sentierre placed their ugly trailers so that residents in many subdivisions can see them from their yards. They are visible from the many walking When Stan Castleton introduced Sentierre, he was confident the project would sell out faster than his Deer Valley project. At the time he claimed that the resort would attract major money from California. He spoke of a deluxe houseboat on Lake Powell in which he would helicopter guests from the resort/Tuacahn to Lake Powell. He believes the FAA put a stop to that. He told Ivins City that the project was fully funded. So what happened? We understand they have tried a number of different approaches, but all have failed. Why is today going to be any different? His guess is people with lots of money will buy at Entrada or Kayenta. Why would someone who can afford an expensive home want to build it where hundreds of cars drive by late every evening, where you will hear music and noise from Tuacahn, the sound of the fireworks every night, etc.? Today interest rates are skyrocketing, home purchases are slowing down and inflation is increasing the price of labor and building materials. Why should Ivins City approve this request? He suggests that Ivins City deny the request. Maybe Sentierre can work out a deal with Tuacahn and put their sales offices, construction trailers, etc., on Tuacahn property. And maybe Ivins should get the road back that he understands was gifted to Sentierre. Hearing no further comments, **Chairman Dave Robinson** closed the Public Hearing.

B. Discuss and consider approval on a proposed Amended Class IV Conditional Use Permit for Sentierre Development and Construction Offices.

David Case stated the trail by the large rock along our property line is not a maintained trail through Snow Canyon State Park and they don't intend for it to be. We will have a path through our resort that will be open to the public, but as far as a plan, Snow Canyon State Park doesn't have a plan to have that as one of their trails. There is a trail around the side just south of their development that goes into Citadel Canyon but those accesses are not on our property. **Commissioner Bob Morris** stated he sees progress and things happening, but give them two years and have them come back. He read that letter, but he does not agree. They are in the middle of it. If they had come in and been stagnant this letter would have merit, but they have begun and they are in motion. **Commissioner Pam Gardiol** stated that one year increments would be prudent and we can monitor what progress is being made. The report talks about the trailers being decommissioned. Does that mean they will be removed? **Commissioner Bob Morris** stated at buildout. **Chairman Dave Robinson** stated and probably before complete buildout. **Commissioner Bob Morris** moved to approve amended Class IV Conditional Use Permit with the requirement of two years to reapply. Motion failed due to lack of a second.

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MOTION: Commissioner Doug Clifford moved to approve on a proposed Amended Class IV Conditional Use Permit for Sentierre Development and Construction Offices, with a one year term for review.
SECOND: Commissioner Pam Gardiol
VOTE: The motion carried.

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

4) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider Final Plat for Vista Estates subdivision, located at approximately 220 West and Red Vista Drive. Sunshine Seven, LLC-Bench Seven Series-Owner. Jared Madsen-Applicant.

Mike Haycock stated that this is located at 200 West and between Red Vista Drive and Hwy 91. This is accessed through Red Mountain Townhomes and Red Vista Drive. The plan shows the retention basin and they have articulated the fencing. TRC reviewed and recommends approval. **Chairman Dave Robinson** stated that this roadway is tied into the townhouses. Their only access is off Red Vista Drive? **Commissioner Pam Gardiol** stated that she sees two means of getting in and out of this subdivision. The cul-de-sac is large enough for emergency vehicles? **Mike Haycock** stated yes. **Commissioner Bob Morris** stated how will they face these? Towards 200 West? **Mike Haycock** stated some could face either direction. **Chairman Dave Robinson** stated Lots 1-15 would all enter from 200 West. **Mike Haycock** stated Lot 1 faces north away from Red Vista Drive. **Commissioner Pam Gardiol** inquired if some of these will face 200 West? **Mike Haycock** stated yes. That road allows them to have access directly. **Commissioner Doug Clifford** inquired what is the walkway? **Commissioner Bob Morris** inquired will there be driveways across the path? **Dale Coulam** stated there is a wall along Lot 15 because it accesses off the cul-de-sac. You also have little streets that access those properties. What direction do these homes face? **Mike Haycock** stated that Lot 1 is the only one facing the road. They each have a driveway off an interior road. These are similar to off Red Mountain Boulevard across from the gas station. **Commissioner Doug Clifford** stated is it a 6 foot standard wall?

MOTION: Commissioner Doug Clifford moved to approve Final Plat for Vista Estates subdivision, located at approximately 220 West and Red Vista Drive. Sunshine Seven, LLC-Bench Seven Series-Owner. Jared Madsen-Applicant.
SECOND: Commissioner Bob Morris
VOTE: The motion carried.

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

B. Discuss and consider Final Plat for Black Stone, located at approximately Main and Old Hwy 91. John and Ellen White-Owner. Jon Crockett-Applicant.

Mike Haycock stated that this is located at the future Hamblin Parkway and Hwy 91. That is the access and also the Western Corridor. Previously they were trying to get a turn around at the end of the road, but had to do a temporary fire turnaround on Lot 33 to comply with that code. It shows the articulation of the wall there now. **Chairman Dave Robinson** stated Lot 33 is no

longer a lot. **Mike Haycock** stated after the road goes through they may be able to get a house there, but not until the road goes through. **Chairman Dave Robinson** inquired what was reason for property road dedicated? **Mike Haycock** stated that was for utilities and landscaping. The detention basin is there so it was dedicated for those necessities. **Commissioner Bob Morris** inquired if they could make it an exercise park? **Mike Haycock** stated it is there for access. **Chairman Dave Robinson** stated they could have used that to accommodate Lot 33. **Mike Haycock** stated it is for the future development of roads and roundabouts. The City needs that space. **Chairman Dave Robinson** stated he would like to see them make that detention basin a dog park.

MOTION: Commissioner Bob Morris moved to approve Final Plat for Black Stone, located at approximately Main and Old Hwy 91. John and Ellen White-Owner. Jon Crockett-Applicant.

SECOND: Commissioner Pam Gardiol

VOTE: The motion carried.

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

C. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for September 13, 2022

MOTION: Commissioner Pam Gardiol moved to approve the Ivins City Planning Commission Meeting Minutes for September 13, 2022

SECOND: Commissioner Doug Clifford

VOTE: The motion carried.

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

5) REPORTS

A. Planning Commission

Commissioner Bob Morris stated that former City Councilwoman Jane Churchfield Hoopes has a celebration of life service on November 8th at noon at the Ivins Stake Center.

B. Chairman

C. Building and Zoning Administrator, Mike Haycock

D. City Manager/Attorney Dale Coulam

E. Items to be placed on future agendas

6) 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 Pam Gardiol	AYE

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