IVINS CITY
PLANNING COMMISSION
MINUTES
October 18, 2022
435-628-0606

1) WELCOME AND CALL TO ORDER

Commissioner Bob Morris attended via phone. **Commissioner Doug Clifford** Chaired the meeting.

Staff Attending: Mike Haycock-Building and Zoning Administrator and Sharon Allen-Deputy City Recorder.

Audience Attending: Patrick Manning, James Barden and Dave Appel

A. Acknowledgement of Quorum

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 5:30 p.m. All present included Commissioner Doug Clifford, Commissioner Derek Larsen, Commissioner Pam Gardiol, and Commissioner Bob Morris.

B. Flag Salute--Commissioner Doug Clifford

C. Invocation--Commissioner Doug Clifford

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-None

4) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider approval of Black Desert Resort North Village Final Plat.

Mike Haycock stated that Black Desert Resort North Village is located between Snow Canyon Parkway and the future Hamblin Parkway. There was a zone change that was completed to Resort Commercial and RE-37 and the lots comply with that new zone change, as they did before. TRC has reviewed and recommends approval. **Commissioner Pam Gardiol** stated that the Staff report shows that it complies with City ordinances by obtaining and satisfying any documentation requested by the City Engineer or other appropriate Staff members regarding agreements with adjacent owners, agreement for the provision of utilities and easements, encumbrances, traffic impacts and compliance with Federal, State and local requirements. Can you explain what those findings were in relation to those items? **Mike Haycock** stated there are easements on every property. Those are in compliance with City Ordinances and TRC has reviewed that. At final plat it shows those easements. Not all those items apply to every project, but easements do apply to this project. There are no agreements with adjacent owners. When the subdivision was zoned, it was stated there would be a 300 foot buffer, and that was maintained in the zone change. That is still in place. No encumbrances on the City's side of things. **Commissioner Pam Gardiol** wondered if perhaps we should not include it in the report. **Mike Haycock** stated that is general for every final plat project. It shows what we look for. It is standard language. **Commissioner Pam Gardiol** inquired about traffic impacts. **Mike Haycock** stated that has been done for this project and has been reviewed by TRC as well as State, Federal and local requirements. TRC reviews thousands of pages of ordinances. Each department looks at what is pertinent to that specific project. When we did the Preliminary Plan

we stated all the items and information they looked at. It would be impossible to go through and list every ordinance it meets. **Commissioner Pam Gardiol** inquired if stating that TRC reviewed the plan means it is not a change or an addendum to a previous report? **Mike Haycock** stated it is progressive. It is not an addendum to the TRC review.

MOTION: Commissioner Bob Morris moved to approve Black Desert Resort North Village Final Plat.

SECOND: Commissioner Derek Larsen

VOTE: The motion carried.

Commissioner Doug Clifford	AYE
Commissioner Derek Larsen	AYE
Commissioner Pam Gardiol	AYE
Commissioner Bob Morris	AYE

B. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for September 27, 2022.

MOTION: Commissioner Pam Gardiol moved to approve the Ivins City Planning Commission Meeting Minutes for September 27, 2022.

SECOND: Commissioner Derek Larsen

VOTE: The motion carried.

Commissioner Doug Clifford	AYE
Commissioner Derek Larsen	AYE
Commissioner Pam Gardiol	AYE
Commissioner Bob Morris	AYE

5) REPORTS

A. Planning Commission

Commissioner Pam Gardiol inquired about Black Desert Resort providing an updated plan? **Mike Haycock** stated that we do not have a specific date. Black Desert Resort is a moving project and have discussed it with them. Maybe we will get through the holidays and then get with them to get a timeframe on it. Family Village is the next project and we will see a lot of detail on that. He believes they are making a few more changes right now, and that it is premature to get a final drawing. They have agreed to do it, so we will push them a bit harder for that early next year. **Commissioner Pam Gardiol** inquired so maybe January-March? **Mike Haycock** stated yes. That gives them time to put it all together to get to us. **Commissioner Doug Clifford** inquired on the timeline on the project? **Mike Haycock** stated 3-5 years. **Commissioner Pam Gardiol** stated she went to the ULCT convention and gave the Commission a handout of her notes that is available in the City office upon request. It was very informative. She usually attends the American Planning Association conferences which are national. It was interesting to go to the State that focuses on best practices locally and learn from those that spoke as well as our colleagues. She broke it down into four categories, Duties of Elected Officials, General Plan, Increasing Citizen Voice and Rapid Growth Caucus. They talked about driving around and taking the long way around your community so you are constantly looking at what is happening, how they are gathering, and the culture. It informs our decision making. We are creatures of habit in taking the same paths everywhere. She has been out of the country and was not able to listen to the Town Hall meetings, but Sharon Allen told me a little about the difference of perspective on whether they have gathering places or not, depending on the group meeting. And yet, one of the the things ULCT conference suggested is that we are ultimately creating a sense of hometown, a community to connect people with common goals.

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Part of being a community is working towards those goals. Park City has eight thousand residents and thousands of recreationists that come to their area. We can relate to that. It would be a good best practice to speak with them about what they are doing to address that. She went to Bilbao, Spain to visit the Guggenheim Museum and in talking with some of the people there, it was a very industrialized community twenty five plus years ago. They found themselves on hard times and did best practice research on cities that were similar to be rejuvenated. They went to Detroit and Pittsburgh to find out how those communities transformed. Bilbao is one of the most impressive communities she has ever seen. They have totally redefined themselves. Park City has things we can learn in that regard. The attorney that conducted this session talked about Commission or Councilmembers choosing to abstain for voting for ethical grounds or a disqualifying interest. There point was that we are in office to vote on the tough issues. There are very few times when we would abstain. Regarding zoning, we have legislative discretion and courts are moving to look at the underlying assumptions communities have about zoning things the way they do. She got the impression that courts used to challenge that, but now they are looking more contextually if there is a disagreement that goes to the courts. They stressed the importance of declarations of findings in motions. They matter and they are critical and every motion should include findings. They talked about Councils or Commissions being charged to carry out the people's business but we need to look for proactive opportunities to get together and talk about finding points of agreement. It is not a violation of the Open Meeting Act to discuss where we all are on different topics. She is reminded of a quote that states when a system is out of alignment, put it in touch with itself to find the solution. Not that it was broken, but that it was continually redefining itself to address the inevitability of change that was coming at it. This is an opportunity for us to visit with each other more and find out where we are all coming from. The Planning Commission can meet and talk about land use applications because we are not the land use authority. Public may attend work meetings but no comments provided in those work meetings. **Commissioner Doug Clifford** stated a good example of not engaging in public comments-Mayor Hart was really good about that during the General Plan discussions. He kept his cool and let things go and did a good job. **Commissioner Pam Gardiol** stated she is looking forward to watching those meetings. The ULCT Conference had an excellent session by Dr. Courtney Flint out of Utah State University who has done surveys for a number of communities around the State that could be represented in the General Plan. They look at living standards, safety, physical and mental health, and social connections. These elements should be represented in the General Plan. Those surveys have helped these communities plan elements to look at not only land use but also the fabric of the community that addresses people's well being. In some communities they have a lot of elderly who become isolated and don't have an opportunity to interact and connect with others. The survey has allowed the communities to see themselves differently and become much more proactive in the way they do their planning. The survey is free and the requests have been so great that the next window was in 2023. The Mayor Hart, Dale Coulam, Mike Scott, Mike Haycock and Jenny Johnson were there and we talked about the possibility of that and she shared that link for the City's consideration. It sounds like it would be good thing for us to do. The survey takes 10-15 minutes to complete. Pretty simple. She recommends we do something like that. Another bullet is to establish a time at each Planning Commission meeting is to talk about long-term planning. The facilitator of that session who is a former Planning Commissioner said she often found on the Commission that it was a reaction commission rather than planning. That is something we may want to consider. We need to think about how to look at both short-term and long-term planning. In our last set of minutes, Dale

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Coulam responded to her question about how we look at the elements of the General Plan and he stated that it primarily rests with the Council. Her experience on a Commission is that short-term and long-Term planning is at the Planning Commission, who send recommendations to the City Council. **Commissioner Doug Clifford** stated regarding a reaction commission, we tend to only think about the things that are on the agenda specifically, usually action items to do with zoning or land use and there really is not a time to talk about things that are going on. We could add another line for that as an agenda item to talk about issues that are affecting us. For example, one of the main issues coming up right now in the General Plan is that we are getting little or no input of a silent group of the community, which is young families. It won't be a general plan if the only people commenting are retirement communities. It would be a very specific plan. We can look at that when we think something is missing. We will talk about that with the General Plan in more detail when we finish the Town Hall sessions. **Commissioner Bob Morris** stated he listened to those four and a half hours of the Town Hall meetings and there was very little representation for young families. A lot of the things that came out of those meetings that people want are very short-sighted and the Commission has been good about stepping back and looking at the long-term decisions that we are making and the growth of our City. It needs employee housing and apartments. He was amazed at the disconnect. He started in a one bedroom apartment. It is interesting how the Commission is being accused of being bought by developers which is a ridiculous statement, and yet our vision is in line with the General Plan and we have been following that. You can see there is an agenda to change the General Plan. It is a lot of fuss just to get rid of short-term rentals and resort status. **Commissioner Pam Gardiol** stated increasing citizen's voice was another point at the Conference. Other communities are dealing with this as well. It was recommended to dedicate computers at the City office, library and other public spaces to encourage broader citizen involvement. Include computer locations in the newsletter so that people can provide feedback. We are a technological society today and yet there are opportunities to get feedback and we would have to decide what those are to get input from people who aren't on NextDoor or other traditional ways. Newsletter locations usually means someone is already on the computer. We will always have those who don't like technology but if given an opportunity would love to share their thoughts. Regarding the rapid growth caucus it was a very lively caucus and primarily spoke of getting the ear of legislature. They suggested invite the legislature to tour Ivins to understand the complexity of the State's issue. We make our decisions based on the context of what we know. As we have discussed, there is not a one-size-fits-all for some of the expectations the legislature is providing. They are asked to think in a one size fits all. Let's invite them to come see the specifics of what is happening here, so it influences the decisions that are made and meet quarterly with them and have those discussion. We need to be more tenacious in telling the legislature what we are doing and what are our real challenges. It takes time to complete developments and the legislature is making directives and we follow through on what we are currently doing. Be much more proactive. It is the squeaky wheel that gets greased and we need to squeak more with the legislature. Those were her take aways from the convention. **Commissioner Bob Morris** stated he has a sign hanging in his office that says don't believe everything you think. Some of the suggestions and ideas are not based in reality. It is our responsibility to educate and provide leadership. People talk as though the City owns the land and that there are no private property rights. People are making self-centered suggestions about their specific property. He sees past those words and the motivation. The Eiffel Tower caused an uproar when it was proposed and required the builder to post a demolition bond. Now there is no reference in Paris without that

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iconic structure being shown. People may be disappointed, but leadership has to be implemented. **Commissioner Pam Gardiol** stated we are planning a community and not just parts of it. The ability to understand the complexity of all aspects of creating a rich experience for the people of Ivins is really a key thing we are here to do. **Commissioner Doug Clifford** stated reflecting back on some of these Town Hall meetings, they do tend to get mono-focused and it doesn't represent or reflect the total of our community. He asked the Mayor about getting the census data of the population makeup as far as the age and economics of it, and that data is available on a fairly broad scale to help temper the one-group feeling he got during those meetings.

B. Chairman

C. Building and Zoning Administrator, Mike Haycock

Commissioner Pam Gardiol stated she can report at the City Council meeting.

D. City Manager/Attorney Dale Coulam

E. Items to be placed on future agendas

Commissioner Doug Clifford stated we should discuss adding an agenda item to go over some of the more broader topics our community is facing. **Mike Haycock** stated City Council is planning on kicking back short-term rentals and they want the Ordinance looked at. The Planning Commission handled it by doing away with the District. They want the parking level of things looked at specifically. They are going to give us guidance on Thursday of what they would like to see regarding short-term rentals or resort-type use to make sure there is enough parking. That is already in the Ordinance like dumpsters, but the Commission didn't open up the parking chapter.

6) ADJOURNMENT

MOTION: Commissioner Bob Morris moved to approve ADJOURNMENT
SECOND: Commissioner Derek Larsen
VOTE: The motion carried.

Commissioner Doug Clifford	AYE
Commissioner Derek Larsen	AYE
Commissioner Pam Gardiol	AYE
Commissioner Bob Morris	AYE

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