IVINS CITY
PLANNING COMMISSION AUDIO
MINUTES
November 15, 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 Pam Gardiol, Commissioner Doug Clifford, and Commissioner Bob Morris.

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

Audience Attending: Chris Haddad, Sharon Barton, Paul Kodama, Theresa McGrath, Eric and Lynn Savage, Lance Anderson, 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--None.

2) REPORTS, PRESENTATIONS AND APPOINTMENTS—

A. Concept Plan Report for Mojave Village Subdivision, located at approximately Guy Lane and Fitness Way. Teancum Properties, LLC-Owner. Lance Anderson-Applicant.

Mike Haycock stated that this parcel is located at Old Hwy 91, Guy Lane and Fitness Way. When a property is commercial it gets a Conditional Use Permit from the developer. This is concept at this point. TRC has reviewed and recommends approval. **Commissioner Pam Gardiol** stated that the Staff report says it goes to City Council next. Is their information different than ours? **Mike Haycock** stated no. **Commissioner Pam Gardiol** inquired if we can ask the developer questions that will inform the developer what to do going forward? **Mike Haycock** stated this is informational and lets you know what is coming forward. The technical side of things and where we recommend is where they can develop a Preliminary Plan and then the Conditional Use Permit. What is presented is a workable plan and we have given them things to look towards. **Commissioner Pam Gardiol** inquired if those things are like what is listed in the Staff report? **Mike Haycock** stated that is just saying that we have spoken to them about what they need to look towards. This is just conceptual and it fits the density and the zone. **Commissioner Pam Gardiol** stated this is the opening dialogue of what their intent is. **Mike Haycock** stated not a dialogue but the direction of what is coming. **Commissioner Pam Gardiol** stated she appreciates that they look at the technical elements. Looking at page 15 of the General Plan it states that we want to encourage a sense of neighborhood and complements the natural character of the area. If she were the developer she would look to understand the technical aspects as well as the intent of the General Plan. That needs to be part of the dialogue. **Mike Haycock** stated that a developer will base their design off of ordinance,not General Plan. We have checkboxes that asks if it meets the ordinance. Zone changes are when to apply the General Plan and also when writing those ordinances. The developer needs a set of guidelines and rules to follow. The General Plan is not a set of rules. **Commissioner Pam Gardiol** stated we need an opportunity to review those ordinances. **Mike Haycock** stated yes but our table is full. **Commissioner Pam Gardiol** stated we need a bigger table. **Commissioner**

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Doug Clifford stated that anytime you have a product like this, the process is a layercake. This is the top layer letting us know it is coming. They are not strenuous details at this level and each level is more detailed in what they are doing. Lance Anderson stated that the green area is a pickleball court area, a firepit, a clubhouse and a swimming pool. It is lowered down for visual effect. There are 26 foot roads and 15 ft back yards. They are 28 ft by 70 ft building pads and driveways. He kept them as spacious as he could make them. Tom Jorgensen goes further than he needs to in the concept review, so that our Preliminary Plans are easier. It helps the developer understand what they are looking at doing. **Commissioner Pam Gardiol** stated that she loves that there is a common area. How will you design that so it gives easements and opportunities for others to interact? Lance Anderson stated that the only way to get that is if you make it a public utility. **Commissioner Pam Gardiol** stated then that is designed to be closed off? Lance Anderson stated that the basin was going to be moved down but the engineers wanted it left above. It is rearranged to make it fit with Staff's recommendations. The purpose of the concept plan is to allow Staff to give us ideas as to what needs to be done to meet criteria. **Commissioner Pam Gardiol** stated the property is zoned Resort Commercial so is the intent that it will be Short-Term Rentals? **Mike Haycock** stated that the Conditional Use Permit will set that when we get that application.

3) PUBLIC HEARING AND ACTION ITEMS—None

4) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss additional regulations for Short-Term Rentals in the overlay district, as well as the Resort Commercial Zone.

Mike Haycock stated these are Resort Hotels, not Short-Term Rental Overlays is what language we should be using in the Resort Commercial Zone. There is a difference. **Commissioner Bob Morris** stated he agrees we should postpone this item because he wants to hear back on the surveys. He read through the document and wants clarification on what Mike Scott sent. **Mike Haycock** stated that City Council wanted to bring forward some recommendations to the Planning Commission. There are three things they want opened up. Short-Term Overlay requirements, Resort Commercial zone requirements and Mixed-Use and Recreational Vehicles in the Resort chapter. City Council wants to take the Short-Term Rental Overlay requirements and make them applicable to horizontal hotels or resort hotels and make it consistent with Chapter 5. **Chairman Dave Robinson** stated that the Overlay is dead. It is moot. We don't need it anymore. The area that had it in town is already in the process of being developed. Resort Commercial was taking over that within the guidelines we've set in those zones. Why are they trying to open that up? **Mike Haycock** stated your recommendation would be to leave Short-Term Rental Overlays alone and apply it to the Resort Commercial zone for resort hotels and amend Chapter 5. **Commercial Doug Clifford** stated he has a similar problem. VRBO single use family overnight rentals is a market that is there and we aren't sure how to control them and we don't have effective licensing of them. Horizontal hotels is a total different animal as someone that wants to do overnight rentals. Is that totally taken off the plate in our current regulation? **Mike Haycock** stated the only place Short-Term Rentals are allowed is in the resort hotel or Resort Commercial zone. **Commissioner Doug Clifford** so everyone that has one is illegal? **Mike Haycock** stated yes as a new zone. **Commissioner Bob Morris** inquired how does he have one? How does he have a license for it? We are talking about multiple things here that are all getting confused into one. **Commissioner Doug Clifford** stated he has a bed and breakfast. **Mike Haycock** stated this is only new development in the Resort Commercial zone. **Chairman Dave Robinson** stated that area by Norm's had the Overlay, but the subdivision

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going in there is not using it. **Mike Haycock** stated that we can wait for the survey, but City Council wants you to look at that and decide how to proceed. **Chairman Dave Robinson** stated we have sent this back to them already, but apparently they want it their way and recommend it their way. **Mike Haycock** stated look at the parking chapter in the Resort Commercial zone. There are some inconsistencies there we should discuss. **Commissioner Bob Morris** stated even in the Resort Commercial zone, a 45 ft alley as a requirement when we are putting in 26 ft streets. That is what they suggested. **Mike Haycock** stated that is one councilmember's recommendation. **Commissioner Pam Gardiol** stated that Council has some ideas for us to respond to and read. She read through all of this and she is glad they are looking at it. We will all have a much better document. **Chairman Dave Robinson** stated the Overlay was a moot point and Resort Commercial had its own rules and regulations that handle it within its own areas. Redoing the Overlay is moot because it doesn't exist. We recommended to let the Resort Commercial take over and then Short-Term Rentals doesn't need dealt with. They are now just making it extremely more restrictive. **Mike Haycock** stated that we can put this back on the agenda in four weeks after the surveys are in. **Commissioner Bob Morris** stated that he agrees that there is confusion. **Commissioner Doug Clifford** stated we also need to know how many people are in Commissioner Bob Morris' shoes? Couldn't people that have VRBO's set up for a bed and breakfast as a way to become legal? **Chairman Dave Robinson** stated then we need enforcement. **Commissioner Doug Clifford** stated then they are licensed and know where they are. **Chairman Dave Robinson** stated and we get a tax break which helps.

B. Discuss and consider approval of Ivins City Planning Commission Meeting Dates FY 2023.

Commissioner Bob Morris stated that he would like to remove Valentine's Day. **Chairman Dave Robinson** stated Halloween as well. **Mike Haycock** stated we will make the changes and bring it back.

C. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for November 1, 2022.

MOTION: Commissioner Pam Gardiol moved to approve the Ivins City Planning Commission Meeting Minutes for November 1, 2022.
SECOND: Commissioner Doug Clifford
VOTE: The motion carried.

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

5) REPORTS

A. Planning Commission

Commissioner Bob Morris stated that he used a term deemed as offensive last meeting and it caused an uproar. He is grateful for the education he has received on the term. He never stops learning and accept the reprimand he has received and will no longer use that term. **Commissioner Pam Gardiol** stated that on November 3rd she attended the Housing Action Coalition and provided her minutes from that meeting. Some of these are not applicable to Ivins but the information is helpful, and as we continue to transform some things may become relevant. At that meeting, they talk about homeowner personas, people who are new to the economy and their desire for housing is the proximity in relation to their work. She doesn't know that Ivins has a lot of those folks. New homeowners do relate to what we are talking about in our

community. Single parents and families is another demographic as well as mature renters. People get offered positions and then have to decline them or accept and then have to leave the position simply because they could not find a place to live. Santa Clara's Mayor gave the term attainable housing for all income levels, for quality of life for all citizens. This is relevant with our survey and the information we are going to receive. The role of government is safety and quality of life. She has always known the rule of government was to ensure health, safety and welfare of its citizens and clearly that includes housing. There was discussion of impact fees and developers are paying more in impact fees than the rest of the community. Their Mayor stated that impact fees define the level of service possible in a community. She was especially intrigued by the Community Land Trust representative and the Trust owns the land for development and homeowners own the structure only with a 99 year perpetual lease. That means they can't buy it and then turn it into a rental. These are owner-occupied only. That is a way to make sure we are investing in a community for some of those owner personas we are talking about. People who are invested in the community will stay in the community. They talked about a program from Weber County that allowed people to buy that have money for a down payment. IHC has a program as well. There are some options for people to have attainable housing that way. We can tap into these when the time comes. A panelist said they "grew up here and I left. I now understand that what I was inherited, I had taken for granted." That struck her. As we plan, short or long term, look at the General Plan and ordinances as well so we know what we are inheriting and leaving future generations.

B. Chairman

Chairman Dave Robinson stated that he too was accused of that same term being used in the last meeting. He went through the entire audio. He did not use those terms. He is a little defensive because they are demanding an apology for something he didn't do. Maybe he is owed an apology himself, but he did not use those terms.

C. Building and Zoning Administrator, Mike Haycock

D. City Manager/Attorney Dale Coulam

E. Items to be placed on future agendas

Mike Haycock stated we have a concurrent zone change on the next agenda.

6) ADJOURNMENT

MOTION: Commissioner Doug Clifford moved to approve ADJOURNMENT

SECOND: Commissioner Pam Gardiol

VOTE: The motion carried.

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

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