IVINS CITY
PLANNING COMMISSION
MINUTES
January 3, 2023
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, Commission Bob Morris, Commissioner Derek Larsen and Commissioner Pam Gardiol.

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

Audience Attending: Claudette Larsen, Adam Allen, Matt Loo, Lance Anderson, CJ Koharcheck and Denalee Whitehead, as well as others that did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Bob Morris

C. Invocation--Commissioner Bob Morris

D. Disclosures--None.

2) REPORTS, PRESENTATIONS AND APPOINTMENTS

A. Desert Willow Townhomes Concept Plan, located at approximately 400 W and Hwy 91. Bill Papanikolas/Blue Cactus Development, LTD-Owner. Adam Allen-Applicant.

Mike Haycock stated that this property is located at Hwy 91 and 1000 West. Hwy 91 is going through an expansion right now. The property line is further south before the expansion. The applicant presented a view corridor to show their property line along Hwy 91. Because of the Old Hwy 91 project, the property line changed. If we take the difference between the two, you would have a 15 degree angle at approximately 51 ft. Because of the expansion of the road and how it has shrunk the property, they will be asking for a height waiver. They are at 24.75 ft but closer than the viewshed allows. **Commissioner Pam Gardiol** stated that in the report, it says Staff gave initial feedback to the developer. What are those specifics? **Mike Haycock** stated that the developer had been talking about closing off the upper road. Public Safety and Public Works at TRC spoke against that. It will not be a private road. The height was also discussed, as well as amenities to meet the ordinance. **Commissioner Pam Gardiol** stated that the Staff report also said the developer was given guidance for what is required on the Preliminary Plan. **Mike Haycock** stated the same items we just discussed. **Commissioner Pam Gardiol** stated that the report says that TRC recommended the developer refer to the General Plan. What elements were referred to? **Mike Haycock** stated Public Safety wanted to make sure they had proper access, and we discussed meeting the ordinance for open space. There will be amenities and open space such as a splash pad and other facilities for the people that live there. **Chairman Dave Robinson** inquired if this is a Planned Unit Development situation? **Mike Haycock** stated no, they will meet the ordinance. It is not a tradeoff. They get more density because of the amenities. **Chairman Dave Robinson** stated that area will not be open for the general public and they will have an HOA? **Mike Haycock** stated yes. **Chairman Dave Robinson** stated they have an entrance off of Hwy 91 and not an entry into the roundabout. **Mike Haycock** stated that is correct. Adam Allen stated these townhomes will be a for-rent community. They will not be for sale. As small as the property was, we couldn't get townhomes in there, that they could break up.

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Since we came through last year for the zone change, the owner decided it will all be one landowner and it will all be managed by him. Some of the amenities are basketball, pickleball, splashpad, playground and a firepit area. **Commissioner Pam Gardiol** went over the survey and some General Plan guidelines to be aware of with the applicant, such as presence of views, enhance the City's appearance to fit in our community, be compatible with the City's character and architecture, encourage a sense of neighborhood with residential design. Encourage low-profile housing. The theme is that what you build must be indigenous to our community. Adam Allen stated a lot of those items were brought up around a year ago with our initial application. With feedback from the Planning Commission, it went from apartments to townhomes with smaller buildings. They have worked with Terry Marten for ideas on how to make the architecture nicer and we have flipped these back further from the road to maintain that view angle. We are as far back or further as the other townhomes next to us. The townhomes across the street don't have the same view corridor. We are working within the limits of what we have for such a small parcel and we have compromised to where we are at. **Commissioner Pam Gardiol** inquired on where the entrance to these units will be? Adam Allen stated that they have a front courtyard and the garage is the rear. They walk into the front amenity area, there is a central amenity area to feel like this is part of their yard. The garages face the wall. **Commissioner Pam Gardiol** inquired what variety of materials they are going to use? Adam Allen stated that Terry Marten had suggested moving the buildings in and out and to have two foot offsets. He does not have a list, but stucco, wood and maybe metal roofing. We haven't gotten that far. It will be nicer than the one next door. **Commissioner Pam Gardiol** stated the intent is that there is a feeling of interest and flow. Adam Allen stated yes, differing materials, colors and staggering the units and it will not look like one big straight wall.

3) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing on a recommendation of a Zone Amendment from RA-5 to RE-15 on approximately 17.533 acres. Located at approximately Hwy 91 and 1000 West. RT Marten Utah, LLC-Owner. Lance Anderson-Applicant.

Mike Haycock stated this is located at Sage Way and the unnamed road on our transportation master plan, where those come together is a good reference point. Three Mile Road is across from it. We are northeast of that point. It is the east part of the parcel and the dog ear. They are requesting an RE-15 zone and it is compatible to the north and with the land use surrounding it. Lance Anderson, the applicant, stated that this request is driven from the purchase of the reservoir. This is everything to the west of that. Three Mile wash was our entrance until that purchase. It has changed our whole philosophy. Low-Density Residential is the land use and RE-15 is Low-Density Residential. **Commissioner Pam Gardiol** inquired why it changed his whole philosophy? Lance Anderson stated it changed our entrance into our development. We can no longer do what we wanted to do. **Chairman Dave Robinson** opened the Public Hearing. Lisa Ganz, who lives on Bickmore Circle, submitted an email that was read into the record by **Commissioner Bob Morris**. She stated she knows some of the Planning Commission attended the City Council meeting where Patty Dupre shared the survey results, and if you haven't seen the St George News article yet, please take the time to read it. On item 3A/B, with the strong survey results, the top two issues residents said the City should immediately focus on are open space and trails (81.1% very or completely important) and regulating outdoor lighting and maintaining a dark sky (74.3%). The Community also favored keeping farm and agriculture land. The RA-5 zone change request is not in line with the strong input and priorities of the community. In addition, has this application been reviewed by the Washington County Water

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Conservancy District for water? What is the process for reviewing the Washington County Water Conservancy District requirements as part of the application and zone change request? Dale Coulam, can you please provide more info? Please do not approve this zone change request. **Mike Haycock** stated that water would be dealt with at Preliminary or final plat. **Chairman Dave Robinson** inquired that water is not even an issue then? Lance Anderson stated that this is in their KWU water district, not in the City's. RA-5 does not mean agriculture. It means Residential-Agriculture 5 acres because there is very little property that is still zoned agriculture. **Commissioner Pam Gardiol** inquired if these would be Kayenta-style residences? Lance Anderson stated yes. Hearing no further comments, **Chairman Dave Robinson** closed the Public Hearing.

B. Discuss and consider recommendation of a Zone Amendment from RA-5 to RE-15 on approximately 17.533 acres. Located at approximately Hwy 91 and 1000 West. RT Marten Utah, LLC-Owner. Lance Anderson-Applicant.

Chairman Dave Robinson stated it is pretty straightforward. He understands some people are concerned but it is evident it is on their water system and already borders RE-15. **Commissioner Pam Gardiol** stated her concern was continuity with what is already there. The intensity and usage is the same and the water is available. **Commissioner Derek Larsen** inquired if the applicant pays the Washington County Water Conservancy District impact fees for those lots? Lance Anderson stated it would depend on when the house is built because we have "x" amount of connections. When they are gone they will be with Washington County Water Conservancy District working out a system. Right now, no we would not have to pay that fee. Possibly in the future. **Commissioner Doug Clifford** stated regarding the comment that came in, citizens need to realize that anything done today is based on today's regulations and rules. They apply under today's codes and zoning requirements. The rhetoric about the General Plan has no bearing on this piece of property has no bearing. It is already has a zone in place. Nothing has changed. The assumption that people want to maintain open space is fine if people want to buy it and turn it into open space. The owner of the property has property rights that if he wants to sell and/or develop under current codes and laws, he can. We really need to remember that. The major flaw in the whole process of the General Plan is that it is incredibly unrealistic and does not reflect the needs of a community that will continue to grow. That is his editorial, but it is the truth. **Commissioner Bob Morris** stated if he had taken a survey from his children whether they want to go to school or not, it would overwhelmingly come back that they don't want to go to school. We are dependent upon growth. We welcome neighbors. Responsible builders, like Lance Anderson, are a blessing to the community. People are referring to the survey but that is a wishlist. Some items just cannot co-exist. We cannot have both. **Commissioner Pam Gardiol** stated that she respects the feedback from the citizens on the survey and compiled an analysis of all of the comments. She shared that with the Planning Commission to make sense of everything in all of those comments. One would say we need big box stores and another would say small boutique stores. What we received was an opportunity for the citizens to have a voice in the process of governing our community. All of that input that comes back to us now as we craft the General Plan to be submitted to the legislative body for action. We live in a community that is so engaged and passionate to get that percentage of feedback is critical and behooves us as a Commission to have wisdom as we go through that. **Chairman Dave Robinson** requested point of order and get back to the application before them. **Commissioner Pam Gardiol** stated as we go through all these things, as well as this petition from a known developer, we are still here to do what the people are asking us to do. Weighing that is very important. **Dale Coulam**

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noted that we had one individual who raised a hand via Zoom after the Public Hearing had been closed. However, this will also be on City Council's agenda for a Public Hearing where they will have the opportunity to make public comment.

MOTION: Commissioner Bob Morris moved to approve recommendation of a Zone Amendment from RA-5 to RE-15 on approximately 17.533 acres. Located at approximately Hwy 91 and 1000 West. RT Marten Utah, LLC-Owner. Lance Anderson-Applicant. Roll Call Unanimous.

SECOND: Commissioner Doug Clifford

VOTE: The motion carried.

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

C. Public Hearing on revisions to the "goals" section of 2022 Moderate Income Housing Plan to cure deficiencies identified by the State of Utah.

Mike Haycock stated that he has submitted the Moderate-Income Housing Plan to the State. The State has asked us to cure deficiencies, mostly the timeline. We had goals, but they wanted us to put a timeline to it. One of the goals was a bit difficult to put a timeline to, so the Planning Commission changed that goal from speaking to other cities about Moderate-Income Housing, to working on accessory dwelling units, a strategy suggested by the State of Utah and easier to establish a timeline and accomplish within the suggested timeframe. We have two of the original goals that were approved that were passed onto City Council and the new accessory dwelling unit goal. **Chairman Dave Robinson** stated that was a goal that was actually on a year ago as well. **Mike Haycock** stated yes, and the City Council whittled those strategies and goals down to three and now we are back on that train of thought because it is easier to timeline and to get to that achievement rather than a lofty goal we may not be able to meet. **Dale Coulam** stated that the revised document is now in ordinance form. **Chairman Dave Robinson** opened the Public Hearing. CJ Koharcheck lives on Puerto and stated that her issue is with the milestones. Specifically to the SITLA rezoning. That is under litigation right now, so it is premature to claim that as an accomplished goal. The developer for SITLA Rise will quite likely run into the issues we have alerted them to with regards to blue clay, the near-surface aquifer, etc and we don't ultimately know what they are going to build there or if it will fulfill a multi-family goal. They may decide they want to keep short-term rentals and that was not well-received in the survey. If Commissioners Doug Clifford and Bob Morris prevail, they will have the right to do it. For now, that particular paragraph should be removed. Lisa Ganz stated she lives on Bickmore and she stated we have not done any analysis or data for understanding what our current situation is with Moderate-Income Housing. When talking about developing goals and changing zoning to meet the State's requirements, we have not done an analysis to see if the current zoning would meet that requirement. She finds it odd that the State is mandating and that we have to comply and that our hands are tied. We aren't doing our due diligence to understand what our current situation is. Mike Haycock does a great job and has provided some information, not necessarily data, but in order to develop a goal and have measurable and actionable tracking of items, we need to understand what our current situation is. We don't know that. Until we start developing what that future "number" of Moderate-Income Housing is, it is all just smoke and mirrors at this point. You guys need to do a better job in understanding our current situation. And if we don't have

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Moderate-Income Housing, let's look at housing and figure out where we are and where we need to be. What is that number and the projected year we are meeting that number. We say we have to change zoning and then back into these things such as the SITLA project to accommodate goals. Do more digging and analysis on what we have and what are specific numbers in order to meet the Moderate-Income Housing requirements for the State. Denalee Whitehead lives on 200 East and is new to the area and politics but she has seen a lot of discord with the general public about understanding what Moderate-Income Housing is and what we are trying to accomplish. Hearing no further comments, **Chairman Dave Robinson** closed the Public Hearing.

D. Discuss and consider recommendation on revisions to the "goals" section of 2022 Moderate Income Housing Plan to cure deficiencies identified by the State of Utah.

Dale Coulam stated that Moderate-Income Housing is defined by statute as 85% of median income for the County. That is how that number is established. We look at thresholds even lower than that as well. We have a difficult time meeting the Moderate-Income Housing threshold here in Ivins. Regarding the SITLA appeal, it would be valid to add a sentence to clarify that the City Council voted to change the zoning but that the decision is on appeal that is currently pending. There was a comment on not doing enough studying, but we are limited on what we can do on this deficiency correction. The State has told us they don't want a new plan. It would be summarily rejected. They want us to add timelines and milestones that can be measurable. If satisfied, the State will consider it a qualifying plan. They have accepted the rest of the plan and data that we had previously submitted last year. The State has indicated if the market makes it impossible to have Moderate-Income Housing but the City is trying to fulfill its goals to make housing more affordable, the State will not penalize the City for that. We just have to try to implement goals that have been selected out of a list given to us by State statute to choose from. Out of the State list we picked three. The Planning Commission initially recommended four. City Council tossed out one. Now because of a deficiency of milestones and timelines, we are implementing the one the Planning Commission recommended and throwing out the City Council's third goal. He agrees that we should mention the SITLA appeal. It still shows that the City Council made an effort to rezone at that time, before the deficiency was brought to our attention. It is now on appeal but we don't know the outcome of that. As far as addressing milestones for the goals, if we adopt this, do it as amended. **Chairman Dave Robinson** stated as far as due diligence, he has done his own. We have gotten numerous amounts of data from the City, and he did his own research months ago and brought that to a meeting to discuss Moderate-Income Housing. He went to real estate agent friends of his to research it, you cannot buy a piece of land in Ivins even without a house on it that costs you less than the median 85%. That is without a house on it. We have to look at this in every aspect. Land is so expensive in Ivins that we have to look at other opportunities to be able to comply with the State to do this. Many of the Planning Commission have done their own research as well. **Commissioner Doug Clifford** stated that we are working on goals, not the results. Whether the lawsuit prevails or not, this report will come out in June or July for 2023. **Mike Haycock** stated that the rewrite is in 90 days February. **Commissioner Doug Clifford** stated assuming they are accepted, these goals will be reported on in the summer of 2023. Watch the Utah League of Cities and Towns April webinar on HB 642. It has great information and is the House Bill driving all of this. 2023 we have to have 5 for the next year and they are getting sticky about reporting on measurable goals. They want strategies reported. There are 24 options and we pick 5 next year. We have to show the results of those goals next summer. A serious ramification is if we don't get this in, we get no money from the State. The Transportation Improvement Projects amount that we do receive is

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something we would like to know. People say we can't let the State drive us. Do you want your roads improved? That's the hammer they hold over us, so we have to do it. **Mike Haycock** stated we may never see Moderate-Income Housing in Ivins, but we still need to do the process. Our first goal is to develop a Mixed-Use zone. **Commissioner Doug Clifford** stated yes and accessory dwelling units is a legitimate thing we can do to show some progress. People need to know what they can do with their casita. They are playing hardball now. They want dates, numbers, figures, money or you lose your transportation funding. **Mike Haycock** stated we can even take the completed item off of there and put a date of September 2024 to give time for this to proceed through. **Dale Coulam** stated the explanation that it is on appeal is still valid. You could put it out to 2024 if you chose. They don't want it too far out, to still be measurable. **Chairman Dave Robinson** stated he would personally rather deal with it by putting the language in there. **Commissioner Pam Gardiol** stated she agrees. **Mike Haycock** stated we can put in an asterisk that tells the State that it is under appeal. **Dale Coulam** stated just a reminder that this will also be on for a Public Hearing at City Council for public comment before it is finalized.

MOTION: Commissioner Bob Morris moved to approve recommendation on revisions to the three "goals" section of 2022 Moderate Income Housing Plan to cure deficiencies identified by the State of Utah, with the added information under milestones of a pending appeal. Roll Call Unanimous.

SECOND: Commissioner Derek Larsen

VOTE: The motion carried.

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

4) DISCUSSION AND POTENTIAL ACTION ITEMS

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

MOTION: Commissioner Derek Larsen moved to approve the Ivins City Planning Commission Meeting Minutes for December 13, 2022.

SECOND: Commissioner Bob Morris

VOTE: The motion carried.

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

B. Open and Public Meetings Act Training-Dale Coulam.

Dale Coulam stated every year we are required to have at a minimum, a training on the Open and Public Meetings Act. He usually touches on disclosures and update your written disclosure statements. It appears the Planning Commission took care of that before the meeting. The open meetings policy is to make sure any action and deliberations occur in an open-meetings setting. No closed discussions or meetings away from the public. A meeting is the convening of a public body. That means City Council, Planning Commission, Arts Commission and the Sensitive Lands Committee. Those are all public bodies that have been created by either statute or

ordinance. Three people convening from the same public body would be a quorum. If you don't have a quorum, you can't have a meeting. Two Commissioners can have a discussion together and not violate the Act, but not three. Beware of meetings prior to the meeting and after the official meeting. A lot of times it is just chit-chat and it is innocent, but if someone is outside looking in those windows it has the appearance of impropriety and we want to avoid that. A meeting has to be property noticed. A public meeting only requires 24-hour notice. A Public Hearing is ten days or two weeks in advance and can vary by statute. Most land use issues are ten days public notice. Some notices are required to be published for three consecutive weeks. There is an exception for social gatherings that would not be a meeting so long as you do not discuss items pending before you on an agenda. Closed meetings need to be one of the listed reasons such as: discussing professional character or competence, physical or mental health of an individual; strategies to discuss pending or reasonably imminent litigation; strategies to discuss the purchase or sale or lease of real property, including values or appraisals; discussion regarding deployment of security personnel, devices and systems. To go into a closed meeting, you first convene an open meeting and then someone makes a motion to go to closed meeting for one of the cited reasons as justification. What about electronic meetings? Since covid hit, that has become common practice but it has to be noticed as such. You cannot email or text someone else on the public body during a convened meeting. That would be deliberating in a closed manner and not open to the public, so that would violate the rule. **Chairman Dave Robinson** stated that we have had situations where people have been out but have called in. **Dale Coulam** stated that is allowed if it was noticed as an electronic meeting. Regarding disclosures, there is a Municipal Officers and Employees Ethics Act and also our Ivins City ordinance addresses this issue. You have completed the written disclosures, and we have all seen the Planning Commission give verbal disclosures of any conflicts of interest at each meeting. Our ordinance makes it clear when to step down from the diocese and not participate in the vote. If you are an applicant or presenter of an item, you should not participate as a member of the public body regarding that item, either in the discussion or voting concerning that item. We have seen good examples of following these requirements: Councilmember Lance Anderson we've seen recuse himself on something where he is the applicant and Commissioner Derek Larsen has given proper verbal disclosure of conflicts of interest on Black Desert Resort issues. He suggests that you write down your home on the written disclosure. There has been a circumstance where a member of the governing body had a conflict of interest in others' views, and they had written their address on the disclosure that protected them from a claim of conflict of interest. The disclosure laws are there to protect you, not to punish you. Over disclosure is better than under disclosure. If you are involved in a business that is regulated by the City, that requires disclosure. If you are involved in a business that does business with the City, disclose that. Disclose any properties you own in Ivins and follow that form as a guide. Complete it as best you can, and you can feel relatively safe then making the necessary disclosures but you may still be required to verbally disclose the conflict as well. Recordings of meetings. We now have Granicus recording both audio and video of the meeting. Zoom is used when there is a public hearing We also keep written records of each meeting. On a closed meeting, we are required to keep an audio recording of it. We may take written minutes or do an affidavit that just says the Mayor can swear under oath that nothing other than the item for which the meeting was closed for, was discussed. You can only talk about the things that the meeting was closed for. For minutes of public meetings, minutes must contain the date, time, place and people in attendance, and the substance of matters discussed. This does not require a verbatim transcript. Just a summary of what is discussed. Sharon Allen and Kari

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Jimenez are particularly good about trying to get what you say in the minutes although it may be summarized a little bit. Public comments are only required to state the substance, in brief. You will find that our recorder and deputy recorder try to get a lot of the detail that is said by the public as well, even though it is not a requirement. It does take additional time on their part. It should be noted they are going above and beyond what the law requires. **Commissioner Bob Morris** stated when we review the minutes his approach is he looks at what he said and that it is accurate. If each member is doing that, we don't need an overall. **Dale Coulam** encouraged reading all of the minutes but it is not appropriate to make substantive changes to what someone else says. You can submit any grammatical changes to Sharon Allen or Kari Jimenez in advance. **Chairman Dave Robinson** stated that punctuation can be problematic if it is not correct in that manner. **Dale Coulam** stated it can be, but some people don't like to use a comma at all. It is good to read the whole set of minutes and make sure it makes sense. We aren't getting graded on grammar. Some people may have Southern Utah accent and lingo that is not grammatically correct. We don't need to change what they said if that is the way they said it, it can stand. **Commissioner Bob Morris** stated he has been with the Commission 3 years 9 months and one time he pointed out an actual mistake. It was the proudest day of his life. When Commissioner Pam Gardiol turns in two pages he feels pretty embarrassed. That shows you my editing capabilities. **Commissioner Pam Gardiol** stated she lauds the excellent manner in which the recorder and deputy recorder take the minutes. It is a skill beyond which she could not do. Her concern is this is a public record and her review of it is remember that is a document that will be here long after we are gone and may refer back to. **Chairman Dave Robinson** thanked the recorders for all that they do.

5) REPORTS

A. Planning Commission

Commissioner Pam Gardiol inquired about the General Plan update timeline. What is the next step and protocol? **Mike Haycock** stated we can start putting it on the agenda. **Chairman Dave Robinson** stated that the review with the City is coming this week. He will be asking the Mayor what the timeline is. **Commissioner Pam Gardiol** inquired as to the structure? Will it be a section at a time? **Mike Haycock** stated chapter one. It is your General Plan but we can do it chapter by chapter and read each one to be prepared. We haven't put together a timeframe. **Chairman Dave Robinson** stated he will ask that of the Mayor. **Commissioner Pam Gardiol** asked Dale Coulam how it was done in the past, what lessons were learned, and what worked and didn't work? **Commissioner Doug Clifford** stated we have to pull together the body of facts and data from the current plan that first needs to be updated. That is the framework for what we can change. His suggestion to the Mayor was before getting into the plan is to have the overview. We need to look at the restrictions which comes back to budgeting and finance and what the community needs to do from that point. That needs to be updated because it sets the boundaries. The Christmas list is that most of the City doesn't understand where the budget goes, and how it is spent and why we need commercial, or funding or property taxes. To put that in black and white puts the vision of how far we can take it and what you can do. Then throwing in what the State requirements are. Those are the boundaries. It doesn't make sense for us to go off in the weeds and propose a vision that is impractical. We haven't done that, so before we get down to the changes in the plan, what are we working with? What can we do? That is the challenge is what can we do as a City with the restraints that we have? That is what governance is all about. We need to work with what we have, and what we can afford and do the best we can. **Dale Coulam** stated in the past, specific issues were updated, but with an overhaul of the

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General Plan it really is up to you as a Planning Commission to develop the plan on how best to approach it. **Chairman Dave Robinson** stated regarding the financial part of it, bringing those budget numbers in is something we would want. It is public knowledge, but as we go in, putting that into the plan so that people understand where the money comes from as we plan around that. Taking each chapter one at a time and biting it off until we have the whole elephant. He will ask the Mayor about the timeline and a particular order. **Mike Haycock** stated we could put chapter one on the next agenda. **Commissioner Bob Morris** stated we just heard that there is some more work that needs to be done first so that would be putting the cart ahead of the horse.

B. Chairman

Chairman Dave Robinson stated that he received some grief from a few people on the SITLA 120 property because they say he doesn't care about them. He lived over there and then he moved. That is simply not true. The fact is that SITLA has a lot of control that we don't have and as a Commission and City Council, we prefer to try to work with SITLA rather than the alternative of them telling us to go pound dirt. They can do whatever they want within State statutes whether neighbors like it or not. It is best off that we work with them the best we can to compromise the best we can. He loves the people in that area, as he does all of Ivins.

C. Building and Zoning Administrator, Mike Haycock

Mike Haycock stated on the next agenda, we may discuss the General Plan, depending on how the community meetings go. The General Plan isn't just Planning and Zoning. There is direction we will need from Staff, our parks and the finance department too. Staff needs to be involved as well as taking their recommendations. They have been given a heads up and are kicking ideas around using the stewardship of their departments and how that should reflect in the General Plan. **Commissioner Doug Clifford** stated when shopping for Christmas presents you analyze what you can spend before you make the wish list. Look at the budget. This is a business and we needs to have a financial understanding of what we can and can't do. He wishes we had carte blanche, but we don't. We don't want to undermine the City's ability to fund the structure of our community. The General Plan has to come to dollars and cents, not just fluff. **Mike Haycock** stated that there will come a time when development fees will end, and taxes will have to supplement that development fee. **Commissioner Bob Morris** stated that is why growth is important. To have neighbors to share in that burden of the community. **Commissioner Doug Clifford** stated and when it changes, and it will, where does the money come from? To him, that is our biggest issue.

D. City Manager/Attorney Dale Coulam

Dale Coulam stated this is a reminder that there is a requirement that each year you undergo trainings. We are required to keep a record of that. If each of you would submit a summary of what trainings you did last year like videos, meetings etc. Twelve Planning Commission meetings counts as one hour. They want you to take some of the education courses available and apply that education in the meetings. **Commissioner Doug Clifford** stated there is so much on the website. **Dale Coulam** stated there is the Utah League of Cities and Towns, the Trust, and the Utah Land Use Institute. **Commissioner Pam Gardiol** inquired if her submission was adequate? **Dale Coulam** stated yes. If we are audited we just need the list with a summary of what you watched or attended. This is a new year, so this is part of your New Year resolutions.

E. Items to be placed on future agendas-None.

6) ADJOURNMENT

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MOTION: Commissioner Bob Morris moved to approve ADJOURNMENT
SECOND: Commissioner Doug Clifford
VOTE: The motion carried.

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

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