IVINS CITY
PLANNING COMMISSION
MINUTES
February 28, 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, Commissioner Bob Morris, Commissioner Derek Larsen, and Commissioner Pam Gardiol.

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

Audience Attending: Lynnette Miller, Jordan Whitlock, Brent Baxter, Lisa Ganz, Lance Anderson, Stephenie Nast, Braden Nelson, as well as others that did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Derek Larsen

C. Invocation--Commissioner Derek Larsen

D. Disclosures--Commissioner Derek Larsen stated that he does business with Troy Nelson and Brent Baxter. He and a business partner have $1000 refundable deposit down on Black Desert Resort. No other conflicts.

2) REPORTS, PRESENTATIONS AND APPOINTMENTS

A. Concept Plan Report for Movara Villas Amended and Extended Final Plat, located at approximately 290 Fitness Way. Movara Fitness, LLC-Owner. Cameron Kelsch-Applicant.

Mike Haycock stated that this located off Old Hwy 91 and Fitness Way. It is divided into two parcels. They are requesting to add one unit and adding parking on the other parcel. TRC commented that the two parcels cannot separate the parking. There is a shared parking agreement with those units. **Commissioner Pam Gardiol** inquired how this meets the goals of the General Plan? **Mike Haycock** stated this is a resort. It has a pool among other things. It is also within the Hwy 91 view corridor and respects that design. The additional unit they are adding is going along with the resort-type community that supports people's health and well-being. **Commissioner Pam Gardiol** inquired about water development and air quality and how those are taken into consideration? **Mike Haycock** stated he is not sure it affects either. It meets the ordinance that is based off the General Plan. **Commissioner Pam Gardiol** stated that we base our decisions off of the General Plan and we have had feedback from the community that those things are important. She would like those addressed in the report going forward. **Mike Haycock** stated okay. **Commissioner Bob Morris** stated this meets the General Plan because it currently says we will be a resort destination. This fits that resort criteria. There are 20 units in there already. **Commissioner Doug Clifford** inquired what other areas are left that they could add to? Any additional units coming? **Mike Haycock** stated this is what the applicants are addressing at this time.

B. Concept Plan Report for Arava Subdivision, located at approximately 200 North and 500 East. Kamas-Outback, LLC-Owner. Tim Anderson-Applicant.

Mike Haycock stated that this is 200 North between 400 and 660 East with Palisades to the North and the lot size is consistent with adjacent neighborhoods. There was concern over

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children walking and pedestrian access. This will add sidewalk to the outside of the project and will hopefully address those concerns. **Commissioner Pam Gardiol** inquired what the vicinity map around the development shows as the zoning? **Dale Coulam** stated as memory serves from the previous meeting, Palisades is to the north and is zoned RE-20 with a Planned Development Overlay. So the bigger lots are further north and the lots adjacent are comparable in size to this proposed development. With a Planned Development you can have a variety of lot sizes. We discussed this at zoning and this concept plan was shown there as well. Red Mountain Estates is zoned RE-15 with a Subdivision Enhancement Overlay and they got a density bonus for putting in a linear park in a wash area. That allowed their lots to be smaller than 15,000 sq ft. The zoning on the Concept Plan property was changed just last meeting to a straight RE-12.5 with no density bonus and these lots along 200 North are all larger than that. It matches the density across the street and the street provides an additional buffer between those developments. **Commissioner Pam Gardiol** stated it would be helpful to have that information in a report. **Commissioner Doug Clifford** inquired about a road that the school was using to the south of that parcel? **Dale Coulam** stated that was not being used but it was on the Transportation Master Plan and it was removed in exchange for gaining property on Park Avenue. Mr. Tien with Kamas Outback donated property to the City in exchange for having that street removed from the Transportation Master Plan. The space on Park Avenue now provides a right-hand turn lane into Vista School. That has been beneficial for the City. **Commissioner Doug Clifford** stated the property to the west was going to be a City community center. **Dale Coulam** stated that was initially presented as an idea to do a commercial center with the medical school being on the corner. The applicant was willing to do that type of development and the City has said no thank you, so they scrapped that idea. Even on that idea though, it showed this type of residential on 200 North to provide the necessary buffer.

C. Concept Plan Report for Black Desert Resort Boardwalk Village, located at approximately Snow Canyon Parkway and East Black Desert Drive. Enlaw, LLC-Owner. Stephenie Nast-Applicant.

Mike Haycock stated that this is located at the roundabout and Black Desert Drive. The pink lines show the parking garage. There are 257 units combined between business, office, residential and retail units. **Commissioner Pam Gardiol** inquired how this aligns with the goals of the General Plan? **Mike Haycock** stated that having parking garages underground does a lot for what the area will look like. They are along a view corridor and have had their heights limited through their Conditional Use Permit. There are many amenities, like swimming and golf, shopping, and open areas for the community to go to. Sensitive Lands Committee has approved the site and they have maintained well above the amount of outcroppings that are required. They are at 30-40% throughout the whole project, but none in this proposal. They have kept the buildings separated and open. **Dale Coulam** stated the boardwalk is a walkable area as opposed to driving. That improves air quality and provides a unique retail experience. It conforms to the Conditional Use Permit that was granted. This phase has been envisioned to have nice landscaping and regarding water issues they eliminated the water feature at the entrance and have worked with the Washington County Water Conservancy District to preserve water and minimize grass. **Chairman Dave Robinson** stated they are one of the first ones to be using reuse water and storing it onsite for their landscaping. **Commissioner Bob Morris** stated that they have submitted computer generated plans for Commissioner Pam Gardiol to view. **Commissioner Doug Clifford** stated the front two buildings have odd shapes to them. **Mike Haycock** stated those are retail buildings. Stephenie Nast stated this is seen as a

gathering hub and an open space to be together and feel like they are one. All of the buildings along the viewshed corridor are single-story to help with views. We have all low-flow valves for minimum water usage and we have done all the power over ethernet to save on energy as well.

3) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing on a Class IV Amended Conditional Use Permit for Troy's Auto, located at approximately 135 South 200 West. Troy and Lydia Nelson-Owner. Brent Baxter-Applicant.

Mike Haycock stated that this is off 200 West and they have existing parking areas. They would like to take those parking areas and cover them and put solar panels on them. They can't expand the use because they are a legal non-conforming use. They are using the area for parking so just by covering them he doesn't believe they are expanding their use, but covering a use that is already approved. **Chairman Dave Robinson** stated this is all a fenced area. You can't even see it from the street. You don't even know there is parking back there when the gate is closed. Brent Baxter stated they were looking into the expense of power going up, and so they looked into this as a way to use the covering and then put the solar panels on top of it. It is very similar to the awning that is constructed here at City Hall with the panels. Then they would have the efficiency of the panels, and also a covering for vehicles with the weather. **Commissioner Pam Gardiol** commended Brent Baxter on his site pictures. They were very helpful. **Chairman Dave Robinson** opened the Public Hearing. **Tom Jorgensen** stated no one raised their hand on Zoom. Hearing no comments, **Chairman Dave Robinson** closed the Public Hearing.

B. Discuss and consider recommendation of a Class IV Amended Conditional Use Permit for Troy's Auto, located at approximately 135 South 200 West. Troy and Lydia Nelson-Owner. Brent Baxter-Applicant.

Chairman Dave Robinson stated that this needs to happen more. More of these parking structures should have panels to help produce power. **Commissioner Bob Morris** inquired why a Conditional Use Permit is necessary to put an awning up on this property? Are we trying to restrict them from using their property? **Mike Haycock** stated we are looking at whether it is expanding the use or not. Our ordinance restricts them from expanding. **Dale Coulam** stated that this is a Class IV Conditional Use Permit, and the use was eliminated when we prohibited any further auto body shops in Ivins. It was legal at one time, but it no longer conforms to the current zoning ordinance. The Statute states that they cannot grow the existing use, but they can maintain it. This would avoid added maintenance and some power. When they did an expansion to get cars off the street they got a Class IV Conditional Use Permit to do that parking. We are just amending that existing Conditional Use Permit. At that time we didn't put any special conditions on the use. It just made additional parking available. They are now just covering over existing portions. **Commissioner Bob Morris** stated working with the City is not always easy. He was there when they re-did their grease trap four times. **Commissioner Pam Gardiol** inquired about visibility from the neighbors and what is the height and is it within guidelines? **Mike Haycock** stated it meets our requirements.

MOTION: Commissioner Bob Morris moved to approve a Class IV Amended Conditional Use Permit for Troy's Auto, located at approximately 135 South 200 West. Troy and Lydia Nelson-Owner. Brent Baxter-Applicant. Roll Call Unanimous.
SECOND: Commissioner Derek Larsen
VOTE: The motion carried.

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

C. Public Hearing on a Zone Amendment from RA-5 (Residential Agriculture District, minimum lot size 5 acres) to RE-15 (residential Estates, minimum lot size 15,000 sq ft). Located at approximately Kwavasa and 800 West. RT Marten Utah, LLC and Kayenta Homesites-Owner. Lance Anderson-Applicant.

Mike Haycock stated that this is at approximately 800 West near the barn area and southwest of where the reservoir will be. Lance Anderson stated that is right where the corrals are. It is surrounded by RE-12.5 and RE-15. **Commissioner Pam Gardiol** inquired if this application is in alignment with the goals of the General Plan? Lance Anderson stated all the above. Night sky is important and we are keeping it low-density. It will most likely be Kayenta-style and will be consistent with other developments. **Chairman Dave Robinson** opened the Public Hearing. **Tom Jorgensen** stated that no one was on Zoom. Hearing no comments, **Chairman Dave Robinson** closed the Public Hearing.

D. Discuss and consider recommendation of a Zone Amendment from RA-5 (Residential Agriculture District, minimum lot size 5 acres) to RE-15 (residential Estates, minimum lot size 15,000 sq ft). Located at approximately Kwavasa and 800 West. RT Marten Utah, LLC and Kayenta Homesites-Owner. Lance Anderson-Applicant.

Commissioner Doug Clifford inquired if this property has some topographical issues with those crazy boundaries? Will some of this area be non-buildable? Lance Anderson stated if the reservoir gets built, they have an agreement that some of that property may be part of the reservoir. That will be defined once the reservoir gets defined. We will work with them to see what slopes they want. That is why the lots are RE-15 so they can be bigger lots to work with. There will be some open space he believes. In Indigo Trails, they have bigger lots but they don't use the whole space. It becomes landscape. **Commissioner Doug Clifford** inquired if there was any plan for recreational trails around the reservoir? Lance Anderson stated that hasn't been determined yet. **Commissioner Bob Morris** inquired when is the completion of the reservoir? **Dale Coulam** stated they are still studying it.

MOTION: Commissioner Bob Morris moved to approve recommendation of a Zone Amendment from RA-5 (Residential Agriculture District, minimum lot size 5 acres) to RE-15 (residential Estates, minimum lot size 15,000 sq ft). Located at approximately Kwavasa and 800 West. RT Marten Utah, LLC and Kayenta Homesites-Owner. Lance Anderson-Applicant. Roll Call Unanimous.

SECOND: Commissioner Pam Gardiol

VOTE: The motion carried.

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

4) DISCUSSION AND POTENTIAL ACTION ITEMS

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A. Discuss and consider approval of a partially Amended and Extended Final Plat for Palisades at Snow Canyon Phase 5 Lot 362, located at approximately 705 East Rock Creek Drive. Rock Creek 362, LLC-Owner. Travis Sanders-Applicant.

Mike Haycock stated that this is in Palisades at Snow Canyon and basically they are doing a lot line adjustment. Both property owners are in agreement. There is a stagger in the property line.

MOTION: Commissioner Bob Morris moved to approve a partially Amended and Extended Final Plat for Palisades at Snow Canyon Phase 5 Lot 362, located at approximately 705 East Rock Creek Drive. Rock Creek 362, LLC-Owner. Travis Sanders-Applicant. Roll Call Unanimous.

SECOND: Commissioner Derek Larsen

VOTE: The motion carried.

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

B. Discuss and consider approval of a partially Amended and Extended Final Plat for Palisades at Snow Canyon Phase 2 Lot 363, located at approximately 360 North Sandstone Wash Drive. Olsen Revocable Trust-Owner. Travis Sanders-Applicant.

MOTION: Commissioner Bob Morris moved to approve a partially Amended and Extended Final Plat for Palisades at Snow Canyon Phase 2 Lot 363, located at approximately 360 North Sandstone Wash Drive. Olsen Revocable Trust-Owner. Travis Sanders-Applicant. Roll Call Unanimous.

SECOND: Commissioner Pam Gardiol

VOTE: The motion carried.

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

C. Continued discussion of the General Plan.

Mike Haycock stated we are close to looking at Chapters One, Two, and Three in whole. Chuck Gillette and Cade Visser have provided some information. We can discuss these and once we are in agreement, we can talk about formatting. Then we can send it on to City Council. **Chairman Dave Robinson** stated that he thinks Commissioner Pam Gardiol and Staff's revisions were fine. The other information given was great with the population analysis and the five-year budget forecast that we requested. Any adjustments or modifications to what was presented? **Mike Haycock** stated we may also need to assign someone to finish the history and to format. **Chairman Dave Robinson** stated if we have read these chapters and are in agreement, we don't need to hash it out. **Commissioner Doug Clifford** stated to put the thoughts behind these comments and potential changes will require some wordsmithing. **Chairman Dave Robinson** stated we could start at the top and review Commissioner Pam Gardiol and Staff's revisions. This originally said over 7,500 residents, and we are replacing that with approximately 10k residents in 2023. We did not estimate buildout like the original had. He doesn't know if that is necessary. **Commissioner Doug Clifford** inquired where do you want the population chart?

Buildout will show up on that chart. **Commissioner Pam Gardiol** stated it makes sense to put it with all the other charts and graphs. We can reference the data with a figure or table. **Chairman Dave Robinson** stated the next new section says "As buildout approaches, a keen sensitivity to the future needs of our community is imperative. Furthermore the tax Base needs to support the necessary services, maintenance of infrastructure and support the level of quality of life that makes Ivins a great place to live." This is where we can reference the budget or financial chart. **Commissioner Pam Gardiol** stated that seeing tables as a cross-reference will be helpful. **Chairman Dave Robinson** stated we have maintained the same definition of a General Plan, but in paragraph three the words "ground, place and space" were added by Mike Haycock, which comes directly from the State Code. **Commissioner Pam Gardiol** inquired if we can see the revised version next meeting before we approve? **Mike Haycock** stated we will agree on the changes and then we can format it. **Commissioner Doug Clifford** stated on how the General Plan is organized, he senses that the Mayor asked us to review the plan from the State for a reason. Does he want something changed in the formatting? The two are very different. **Chairman Dave Robinson** stated that was just some options but no real directive. How the General Plan is organized may change as we format it. **Mike Haycock** stated that it may format and flow better as Chapters One, Three, and Two but we can look at that when we get to that point. **Commissioner Pam Gardiol** stated that she understood the direction from the Mayor that these were resources to review. There may be things in those documents that are not in ours that we may or may not want to include. The General Plan format document she created combined what came out of that State document. Code 10-9a-403 is also incorporated in italics and so both of those documents are in there for reference. There was so much in the State document, she tried to hone it down to just the key references. **Chairman Dave Robinson** stated that the next section is General Plan policies. No change. The Community's Vision for the Future on Page 12 states "As Ivins City grows the primary objective of the General Plan is to protect and enhance the quality of life for residents and visitors alike. The elements that define Ivins City's quality of life are: The spiritual quality of the land." **Commissioner Doug Clifford** inquired what is the definition of that? An engineer has no idea what that would mean. **Commissioner Pam Gardiol** stated she can come back with a draft of what that means. **Commissioner Doug Clifford** stated after the water meeting the other night, it is obvious we have a huge breadth of what is happening in the City and the General Plan adds to that when it is vague. We need terms we can define. **Commissioner Bob Morris** stated we are stewards of the land. **Commissioner Doug Clifford** stated the more we add in there words like that, the more issues we have. The General Plan should pull us in, not push us out. It takes a wide variety of options and alternatives and focus down to the point of where the City is trying to move. It needs to be defined. **Commissioner Bob Morris** stated if we get too spiritual we can no longer own the land. Commissioner Pam Gardiol stated that the second bullet, magnificent landscapes, may give an essence of what we are trying to say. **Commissioner Doug Clifford** stated then let's just say that. He can go through and define the undefinable and clump some of these together. **Chairman Dave Robinson** stated it needs to be quantifiable. So a contractor or developer or business owner or whomever can understand. If it is too broad it can be misinterpreted and creates a situation. **Commissioner Doug Clifford** stated we need to define the measurable aspects. The General Plan is a vision statement which is not completely definable. Our rules, ordinances and laws are what people live by. This is not codified. It needs to be quantifiable. If it is too broad, what is the rule? **Commissioner Bob Morris** stated that safety and comfort should be first. **Commissioner Pam Gardiol** stated there are many terms in

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the General Plan that needs some kind of guidance. it lists goals and objectives and then becomes quantifiable the further down we go. She agrees that defining spiritual quality is difficult, but magnificent landscapes is something we can agree on. We can remove the first one and let spiritual quality of the land be a personal journey. **Commissioner Doug Clifford** stated that another one in the list is charm. My definition and someone else's would be very different. If we can't wordsmith it to conjure up a similar vision in 80% of people, we probably need to leave it out. **Commissioner Pam Gardiol** stated that "magnificent landscapes" may not mean what is in your front yard. Do we need to define this? Is it the environment and the surroundings? **Chairman Dave Robinson** stated it is everything. What is in your front yard, and that big red mountain. We have ordinances and laws that prevent us from blocking views. **Commissioner Pam Gardiol** stated add "views" to that sentence. **Chairman Dave Robinson** stated we are all good with that. **Commissioner Pam Gardiol** stated next is "Open space-natural and within developments." We could define open space as a park, that is developed. But we could be looking at indigenous landscape, so that could be incorporated as part of open space as well. **Commissioner Derek Larsen** stated that when he reads that, he thinks of Black Desert Resort where development was clumped into one spot with a huge portion left open and untouched. **Commissioner Bob Morris** inquired if natural means untouched? Does natural mean unbuildable? (Commissioner Derek Larsen left the meeting at 6:35 pm.) **Chairman Dave Robinson** stated that in his opinion, that is not what natural means or says. **Mike Haycock** stated that open space is defined in our zoning and the land use plan as open space. **Commissioner Bob Morris** stated it is designated open space. Just use that. **Commissioner Pam Gardiol** stated that the preface says "As Ivins City grows the primary objective of the General Plan is to protect and enhance the quality of life for residents and visitors alike. The elements that define Ivins City's quality of life are: Open space." We have heard about so many of our residents saying they moved here because it is open. She is not proposing that in a development they can't build on their lot but as they build, what is their connection with the land? Open space is a character in our community that as we evolve we don't gobble up everything. If she is a developer coming in, what she would need to understand is that we define open space as part of the environment and work with us to optimize the investment and still aligns with what matters to the community. **Dale Coulam** stated adding "within developments" is fine, but if the City doesn't own it we can't preserve it as open space. The owner has property rights. We can't say it is not to be built on. That would be a taking. Saying designated open space, both natural and developed works because we have open space on the zoning map. **Chairman Dave Robinson** stated that we have open spaces designated and as long as people develop, they need to bring in open spaces too. **Commissioner Pam Gardiol** stated that is not looking at what defines Ivins City's quality of life. **Commissioner Bob Morris** stated two-thirds of the City still is not built out. When you buy property in Ivins you need to look around and know that someday what is across the field or street may be duplexes. **Mike Haycock** stated that Ivins City also collects park impact fees on each residence as it is built. Historically that has been used to purchase new parks. Within the RM zone, we have them add open space. Saying "within developments" is appropriate. We are encouraging building those amenities and open space. Our ordinance is already based on that. **Chairman Dave Robinson** stated "natural" being in there we are concerned what that could mean to general open space, and "designated open space" may seem too restrictive. He likes the word "designated" so that it is not just any open space. Next is "clean and serene environment." Commissioner Bob Morris stated that serene means no kids. There can't be a soccer match going on. **Commissioner Pam Gardiol** stated that the essence of serene means that it is a community

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with dogs barking and kids at soccer, but there is not an intensity. **Commissioner Bob Morris** stated that he takes the troop hiking outdoors and they are noisy and wild. In the wilderness. It can be implied that there is a softness and quietness. **Commissioner Doug Clifford** stated every word needs some measurable quantity. He likes quiet of course but we need a better word. **Commissioner Bob Morris** stated we have laws over noise. Our community is bustling and growing. **Mike Haycock** stated active could replace serene. **Commissioner Doug Clifford** inquired what laws or ordinances do we have in place to cover measure it? **Chairman Dave Robinson** stated he has seen a lot of yards that could use clean up. We are not enforcing that ordinance. We have a nuisance ordinance. Even "clean" may not be quantifiable. It is more detrimental than worrying about what color their house is. **Commissioner Bob Morris** stated clean and good quality of life environment. **Chairman Dave Robinson** stated he thinks we are an active environment. **Commissioner Bob Morris** stated we could use bustling. Just strike the word. Clean environment is enough. **Commissioner Pam Gardiol** stated that she is referring back to the survey where so many people value the essence of a small town. We are growing to 20k people but what we put in the General Plan and evolve into, there are some things we don't want to lose. What matters to us most? **Commissioner Doug Clifford** stated then we have to have an ordinance to regulate it. If we can't measure it, we shouldn't have it in here. If we don't it is nebulous and it is tearing the community apart. **Commissioner Pam Gardiol** stated developers want to align with what the community wants. We can define that. Black Desert Resort realizes that open spaces are important. **Chairman Dave Robinson** stated that much of the information we received on the survey was self-centered on what people want right now for themselves rather than what the City needs or what their children may need to live in this community, or what is even possible. He doesn't discount what was in there, but it is not the Bible. **Commissioner Pam Gardiol** stated that we asked citizens for their voice and they gave it. That is pretty significant input. **Commissioner Bob Morris** stated that one thing he has learned while sitting on the Planning Commission is how complex this is. How many moving parts this whole thing has. He has nothing but respect for our Mayor and City officials and Department Heads. These people are amazing and he did not have that same respect before. He wondered why the City was doing what they do. If you love this City, sit here four years and be involved in the process and you will gain that respect. **Chairman Dave Robinson** stated our citizens were able to speak but when he asks his kids for a Christmas list, they are not going to get everything they want on that list. There are even things on the list that aren't possible. **Commissioner Doug Clifford** stated maybe the word "diverse" environment. We don't want everything to be cookie cutter. We should value our differences. **Chairman Dave Robinson** stated that leads into "Variety and charm in the mix of housing for all citizens." **Commissioner Bob Morris** wondered if it should say "clean and respectful." You are quiet when you should be. **Chairman Dave Robinson** stated he likes the mix of housing statement. Kayenta is beautiful and he loves them, but he wouldn't want that style throughout Ivins. He likes that there is diversity of older and newer homes and different designs. **Commissioner Doug Clifford** stated he would take out "charm." **Commissioner Bob Morris** stated strike it and just say "Variety in the mix of housing for all citizens." It is not measurable. **Commissioner Pam Gardiol** stated these are the elements we are saying create a quality of life in our community. **Chairman Dave Robinson** stated that "Diverse recreational opportunities" is great as it stands. "Compatible retail, hospitality and professional services that reinforce/support Ivins' community environment." Lose "serene." **Commissioner Bob Morris** stated we are reiterating the previous element but that's fine. **Commissioner Pam Gardiol** stated going back to the survey and compiling all the

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comments, this was important. Some wanted a Walmart and some wanted a boutique. It is our responsibility as government to look at the General Plan and feedback from the citizens and let that guide us and know that these are the elements that create quality of life in our community. **Chairman Dave Robinson** stated compatible is quantifiable because we have a list of businesses that can come here and what is allowed. "Supporting and fostering cultural and performing arts." We already do that. No change there. "Feeling of safety and comfort." **Commissioner Bob Morris** stated he would like to see that moved up and just say "safety and security." **Commissioner Pam Gardiol** stated let's say "safety, security and comfort." The role of government is to ensure the health, safety and welfare of its citizens. Those terms are complex and deep. They allow citizens to realize their potential, contribute to the common good. It definitely is part of the quality of life in our community. **Chairman Dave Robinson** stated put is on as item number one. "A sense of belonging to the community." This is hard to quantify because community is so many things. **Commissioner Pam Gardiol** stated community is a collection of individuals who work toward a common purpose. Do they belong here or feel that they have connection or identify to being here? It is a gathering place where we want to be. **Chairman Dave Robinson** stated that it can be the community you live in as you described, it can be the religious community, it can be the people that you meet at the dog park, the children that play sports, there are hundreds of communities within the Ivins community. **Commissioner Pam Gardiol** inquired within those concentric circles, does Ivins reinforce that sense of belonging? **Commissioner Doug Clifford** stated that sometimes a sense of belonging has to do with isolated portions of the community. That is why we have zoning. That is why we have places like Kayenta and low-income housing. They are all different, but each has their own sense of community. **Chairman Dave Robinson** stated do we need to change it? Maybe to "A sense of community belonging." **Commissioner Bob Morris** stated it is the word "community" as if it is some organization so if you switch it around it is not a community. It is a belonging. We don't all have to conform to the majority. **Chairman Dave Robinson** stated we are getting bogged down. We can leave it as is. The next one is "Careful planning and preparation for the future." **Commissioner Doug Clifford** stated we have more cities in bankruptcy. This item should move to number two in importance. **Chairman Dave Robinson** stated he was good with that. The next one is "The policies outlined in this General Plan are intended to provide a vision for the future of Ivins City and address the following: Preserve and enhance the natural beauty of the land and spiritual quality of the environment." **Commissioner Doug Clifford** inquired how is this whole section different from the one above it? It is just restated. We have already talked about views, natural beauty and open space. What is this whole section supposed to mean? **Chairman Dave Robinson** agreed.

Commissioner Bob Morris stated that if there is anything in this section let's move it up to the other section and then strike this section. **Commissioner Pam Gardiol** stated that the first section was about the primary objective and this is now about policies. It goes into a bit more detail, but in some cases it can be edited. "Plan civic/commercial centers where visitors can gather, shop, dine and be entertained." This section gives more specifics to what the top section is referring to. **Commissioner Doug Clifford** stated that maybe these could be the strategies. **Chairman Dave Robinson** stated so maybe this section brings out more of what is in our code. **Commissioner Gardiol** asked what Mr. Coulam thought of this? **Dale Coulam** stated that how people understand this can vary and it is not a legal issue. It is up to the Planning Commission and City Council to develop the General Plan. He has been silent unless it involves a legal issue. The statutes are pretty clear. You work on the General Plan and make a

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recommendation to the City Council after Public Hearing. The City Council holds a Public Hearing and then makes a final decision on the General Plan. **Commissioner Doug Clifford** stated if the first one was stated as goals and the next is policies and strategies. Chairman Dave Robinson stated that the "Goals, Objectives Policies and Actions" is in the wrong place. This is actually what we are talking about. It is at the end of this rather than the beginning. **Commissioner Pam Gardiol** stated strike the bottom of the page and then what follows is goals, objectives and actions. Look at the organization of the document. **Commissioner Doug Clifford** stated he would like to pull a lot out of the first part and put them in goals. **Commissioner Pam Gardiol** stated the heading on this page is the Community's Vision for the Future. This first page is to be the vision. Then we go into how we align our actions and goals to make this happen. **Mike Haycock** stated take that sentence out to the top, or remove it. Then the formatting changes. **Commissioner Doug Clifford** stated it is fine to have the short vision statement there that explains our direction. Then we start with the goals, strategies and tactics. **Commissioner Pam Gardiol** stated the next page is goals and objectives. There are no policies and actions there. Those can be stricken. Unless we decide we want to include some. Then cross-referencing the ordinances back to the General Plan so that there is fluid communication on how all of this is tied together. **Chairman Dave Robinson** inquired if we review the policies section then, or take these and move them up? These are more of the definitions of the policies. **Commissioner Bob Morris** stated let's make the vision statement and get rid of those bullet points and move them to make them goals. Include what we want for our City like safety and security magnificent in a paragraph format. Lose the bullet points. **Commissioner Pam Gardiol** stated that she will make that draft paragraph vision statement. **Chairman Dave Robinson** stated we would need to combine that information. support existing resorts. He wants to retain supporting existing resorts. We are not looking to build any more, but we do not want to pull the rug out from existing resorts that are already here and want to be part of this community. **Commissioner Doug Clifford** stated he will work on the bullets and where they will fit in the goals section. He will condense them where it is redundant. **Commissioner Pam Gardiol** stated under the policies she struck the nebulous word "encourage" and replaced it with action words like "develop, seek and support" for more substantive words. "Promote effective government that embraces" needs defined so maybe "encourage community involvement" rather than "embrace." **Mike Haycock** stated we do not "develop." The landowners develop. Maybe use "promote" or "develop housing type policies."

D. Discuss the Tables of Uses regarding Resort Hotels and indoor shooting ranges.

Dale Coulam stated that we have by ordinance stricken the ability for someone to create a short-term rental subdivision. What we still have are resort hotels in Resort Commercial zoning. Either we are okay with that as currently defined, or do you want to change the definition of what a resort hotel is, or strike resort hotel from the Table of Uses and perhaps expand on the definition of the term hotel? For example, Red Mountain Spa is not just one single building. In resorts things are often spread out into different buildings. That was the nature of resort hotel. People didn't like the term horizontal hotel, but there are numerous buildings. You can't really use the traditional definition of hotel as a single building. **Commissioner Pam Gardiol** stated she has heard it referred to as a hotel compound. **Dale Coulam** stated that is less attractive to stay at a hotel compound than a resort hotel. **Chairman Dave Robinson** inquired why look at this? What is the purpose of reviewing this? **Dale Coulam** stated there was objection expressed in allowing short-term rentals but we still have zones that are Resort Commercial that allow short-term rentals of some sort. Where does it fit in the Table of Uses, do you like how it is now, or do you

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want to modify it? The gun range issue is that there is a resident that has floor to ceiling concrete walls in the basement. They are willing to give us their specs. **Mike Haycock** stated nowhere in the building code does it address gun ranges. Indirectly there is an air quality section about getting fresh air in and out but not specifically on gun ranges. **Dale Coulam** stated so we don't know if you want it in the Table of Uses. This is residential and some people have bowling alleys or basketball courts in their basements; we have one with a shooting range. Do we want it to be an exception or do we want it in the Table of Uses at all, or put it in the code with some specifications? **Commissioner Bob Morris** stated definitely to the minimum standard. Below any other house around. **Dale Coulam** stated that one of the specifications is that it has to withstand a 50 caliber. **Commissioner Bob Morris** stated it also needs to be subterranean. Errant shots could occur. **Commissioner Pam Gardiol** inquired if not putting it in the Table of Uses but putting it in a code would make it safer? She is concerned about it being in a neighborhood. **Dale Coulam** stated that there is a code that says discharging a firearm within the City limits is illegal. They could have an exception to say they can have an indoor range if it meets these minimum specifications. **Commissioner Pam Gardiol** stated we just recommended moving safety to the top item. This seems incongruent. If safety is that important to us, and if this is allowed the code has to be extremely tight. **Dale Coulam** stated rather than making it a use, which is broad in application, make it an exception to discharging a firearm in City limits, with some minimum specifications. **Chairman Dave Robinson** stated that this needs to be an exception. On the hotel item, this is another end run on us trying to restrict what people do with their property. He is for not changing it and letting it stand. Resort has become a negative connotation in Ivins and there is not much property left here anyway. He is in favor of it remaining as is. **Commissioner Doug Clifford** stated resort hotel is fine rather than hotel. **Chairman Dave Robinson** stated our height requirement doesn't allow it anyway. **Commissioner Pam Gardiol** stated the concept of hotel is a destination where someone is seeing the sights, going on a business meeting, etc. A hotel is a hotel. That is not the issue. Do we have temporary accommodations for people who come in our community? Resort or horizontal are unnecessary words. She prefers just leaving it as hotel. **Dale Coulam** stated so just the definition of hotel and expand to clarify that it could be housed in multiple or separate buildings. **Chairman Dave Robinson** stated some of the locations are resort with amenities on-site, making them a resort. **Commissioner Doug Clifford** stated yes they are not just a place to stay overnight. **Dale Coulam** stated you could keep it resort hotel in the definition or most are in the name of the location. You can leave it resort hotel or change the definition. You can strike it and just go with modifying the definition of hotel. **Chairman Dave Robinson** stated we are restarting all of this. We have defined it and have every location that could be one, has one. There are like two places left within that zoning. He doesn't see changing any of it. **Commissioner Bob Morris** stated he is in the same camp. It looks okay the way it is. **Mike Haycock** stated in looking at the definition of hotel and seeing where it is allowed. The difference between hotel and resort hotel is that it could be in C-1. **Chairman Dave Robinson** stated there is one spot left in town for that by the school. **Dale Coulam** stated the Hafen parcel and a piece of Brett Kee's on 200 East and Hwy 91 left. Probably not large enough for a hotel. **Chairman Dave Robinson** stated those areas are not needing that change. Unless we annex a bunch of property and that wouldn't affect these. Keep it the same and leave it resort hotel. **Commissioner Pam Gardiol** stated she thinks they can leave it as resort hotel. It is redundant but it covers the intent. **Commissioner Bob Morris** stated leave it. **Dale Coulam** stated since we are not doing indoor shooting ranges in the Table of Uses, let's schedule

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a Public Hearing on this Table. We had other changes that we have been waiting to codify after we ran into the problem of Resort Commercial saying it couldn't have single family, duplexes, or any kind of dwelling. Those changes are from previous meetings. It is ready for the Table to now go to Public Hearing next meeting.

E. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for January 31, 2023.

MOTION: Commissioner Doug Clifford moved to approve the Ivins City Planning Commission Meeting Minutes for January 31, 2023.
SECOND: Commissioner Pam Gardiol
VOTE: The motion carried.

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

5) REPORTS

A. Planning Commission

Commissioner Pam Gardiol stated she appreciates the vicinity map and they were helpful.

B. Chairman

C. Building and Zoning Administrator, Mike Haycock

Mike Haycock stated he is getting close on Short-Term Rental and Resort Commercial changes. He went through Resort Mixed-Use as well and has made it so it is the intent of what was written and is actually easier to read. There is one level of commercial and residential above. That is the direction that the zone originally way. He is down to changing RM to Resort Commercial and then it will be ready at the next meeting.

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 Derek Larsen	AYE
Commissioner Pam Gardiol	AYE

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