IVINS CITY
PLANNING COMMISSION
MINUTES
April 4, 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 Perry Brown, Commissioner Pam Gardiol, and Commissioner Derek Larsen.

Staff Attending: Mayor Chris Hart, Dale Coulam-City Manager/Attorney, Mike Haycock-Building and Zoning Administrator, Fred Castagne-Building and Sharon Allen-Deputy City Recorder.

Audience Attending: Lance Anderson

A. Acknowledgement of Quorum

B. Flag Salute--Chairman Dave Robinson

C. Invocation--Chairman Dave Robinson

D. Disclosures--None.

2) REPORTS, PRESENTATIONS AND APPOINTMENTS

A. Swear in new Planning Commission Members and election of new Chair and Vice-Chair.

Commissioner Perry Brown was sworn in and stated that he had no conflicts.

MOTION: Commissioner Pam Gardiol moved to approve election of new Chair and Vice-Chair to remain Chairman Dave Robinson and Vice-Chair Commissioner Doug Clifford. Roll Call Unanimous.

SECOND: Commissioner Derek Larsen

VOTE: The motion carried.

Chairman Dave Robinson	AYE
Commissioner Perry Brown	AYE
Commissioner Pam Gardiol	AYE
Commissioner Derek Larsen	AYE

B. Concept Plan Report for Dry Wash North, located at approximately 900 West and Kwavasa Drive. Kayenta Development-Owner/Applicant.

Mike Haycock stated that this is Low-Density Residential and is now zoned RE-15. It is approximately 900 West but there is not an identifier out there yet other than a farm. There are 27 lots and is next to the future possible reservoir on the west side of it. The access will be off of Kwavasa and it only needs one access. **Commissioner Pam Gardiol** inquired if one access is sufficient for safety and fire? **Mike Haycock** stated yes.

3) PUBLIC HEARING AND ACTION ITEMS-None

4) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Continued discussion of the General Plan Chapters 1-3.

Commissioner Pam Gardiol stated that she submitted her vision statement. All of the changes made we have discussed, following the documents we were provided by the Mayor and Council and the General Plan preparation documents. She recommended looking at the yellow items first.

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Vision Element A is the first goal, which was goal #14 before. She is proposing they say "regularly evaluate and establish." **Chairman Dave Robinson** stated so that would be "regularly evaluate and establish appropriate Public Safety services so that Ivins City becomes and remains a truly safe and well-protected community." He is in agreement with that. Next is "Emergency Service Supporting Objectives. Establish and maintain appropriate levels of service throughout the City." **Commissioner Pam Gardiol** stated that change was based on citizen feedback that we are looking at the entire City. **Chairman Dave Robinson** stated that way no one is being left out. "throughout the City for Police, Fire protection, emergency and medical services and animal control. Ensure training and equipment are up to industry standards for emergency services and personnel." **Commissioner Pam Gardiol** stated that was so it states that this is the level against which we compare and makes it quantifiable. **Chairman Dave Robinson** stated next is "Enlist the aid of Ivins City residents in establishing and maintaining a safe community through programs such as Neighborhood Watch and CERT, Community Emergency Response Team." That one stayed the same. "Promote efficient process and programs to care for and find safe homes for the animals in our no-kill shelter." That was an add, because we wanted to point out we have established a no-kill shelter. **Commissioner Perry Brown** stated the word "promote" could also be "establish." **Commissioner Pam Gardiol** stated there are existing processes and programs already in place. **Dale Coulam** stated yes it is already a no-kill shelter. **Commissioner Pam Gardiol** stated regarding SMARTER Action, on Pg 15 of the General Plan Writing Guide has an example of what this document could look like. For each of the goals, she put down a measure of success. The Cache County General Plan has several things that are relevant to what we are doing here. There is also a remark for who is responsible for shepherding or overseeing it. **Mike Haycock** stated just as a hypothetical these are things we are already doing. If we identify an action that needs to happen, we can put it there, but the majority of these are already being done and budgeted for. Let's put a scenario into it to see how it actually works and so we know how to implement it. **Commissioner Pam Gardiol** stated she refers back to the Cache County plan. The General Plan then becomes a working document so you can see the process and what is occurring. The plan gives a wholistic picture of where the City is at. **Chairman Dave Robinson** inquired so what is the action item? **Commissioner Pam Gardiol** stated the first bullet would be the action item. It would be a large document. Do we want the SMARTER acronym? The Commission may want to revise it. She brought it forth as a discussion item. **Chairman Dave Robinson** stated that is more formatting. **Mike Haycock** stated this will go into Chapter 3 under Actions. Goals is in the first Chapter. **Commissioner Pam Gardiol** stated it doesn't matter where it goes, but that the SMARTER format is in the General Plan to show the elements of the vision are all there. **Mike Haycock** stated Police and Fire manuals are books. The items they are going to accomplish cannot be identified in just this small section. **Chairman Dave Robinson** stated he doesn't know if this belongs in this section. Let's put that aside for the moment and keep going on our wording. Item B is Goal 10 "Public Service. Ensure that public facilities, services and utilities meet the needs of present and future residents of Ivins City." We scratched out the word "adequate." That is fine. "Assess impact fees to ensure new developments are paying appropriate costs for utilities and services." We crossed out "as necessary." It should say "paying the cost of utilities and services. **Dale Coulam** stated instead of "appropriate" it could state "proportionate share of new development costs for utilities and services." **Chairman Dave Robinson** stated that next is "Analyze current levels of service for the City services against the defined standards and set maintenance targets for future development." **Dale Coulam** stated the issue here is if this is going to be impact-fee related you

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can only maintain your current level of service. The national standard for parks is 6 parks per 1,000 people. We are at 3 point-something. If we wanted the national standard we could not go from our current level to 6 and use impact fees. We would have to use some general funds. Impact fees maintain your level of service. Large metropolitan areas may need more parks per thousand. Here, we have so much outdoor recreation it feels like a park. We have a State Park right here within our boundaries. If we access that for recreation, we have less of a need for that same level of service as a large metropolitan area. You may not always measure those against defined set standards. You determine what your goals are for that level of service, what is the funding going to be, and define from there. **Commissioner Pam Gardiol** stated she was trying to go the route that if we analyze it against anything, we are putting it against a standard. **Dale Coulam** stated we can analyze where we currently are as a level of service, against the goal for where the City wants our level of service to be. **Commissioner Perry Brown** stated he has no problem with this because it says "set targets." The City is setting those targets. **Dale Coulam** stated strike "maintenance targets." That is impact fee related. You can only maintain your current level of service and that is it. "Set targets for future levels of service." That would be appropriate. You can grow and maintain services by using impact fees but if we raise the level we need other funding. **Chairman Dave Robinson** stated take development out of there completely. It denotes who is paying for that. "Assess user fees regularly to provide funding for established levels of service. **Dale Coulam** stated that is really impact fees. You have different fee types. If I get a business license the fee is what it costs us to issue that license. You can't just set a dollar amount. We aren't allowed to do that. It is to cover costs. Enterprise funds operate more like a business. Water fees go to cost and can turn over a profit, a revenue from the business. If there is a profit there at the end of the year it is okay because it is an enterprise fund. For a General Fund we have to balance. Two completely different funding mechanisms and ways of charging fees. **Commissioner Derek Larsen** stated there are cities in Washington County where he pays per employee. Is that legal? **Dale Coulam** stated that may be their breakdown of costs for what they do on their end. Ours is a flat fee and we need to analyze that cost. We determine who is involved and what time is involved at an hourly rate, and use of printer toner and cost of all that to replenish our supplies and coming up with a fee to recoup those expenses. Most of our fees are based that way. User fees are commodities or enterprise funds, which is a different animal. Do we want to break down those two? **Chairman Dave Robinson** stated "collect user fees to provide funding for established level of services." **Mike Haycock** stated or just "analyze user fees." Because we look at them from time to time. This is already covered by State law and how they are operated. **Commissioner Pam Gardiol** stated that as a citizen, how do we know it is being assessed against something? What is the framework? Is it against State law? **Dale Coulam** stated on water there is usually a rate study. "Assess fees to cover cost of providing those services and set rates pursuant to current rate studies." Then we split the two types so that one is based on an analysis associated with enterprise funds. Next is "promote energy and water conservation in existing and new developments." No change there. Washington County Water Conservancy District has put out some standards. Next is "through special assessment areas or other means, bring older neighborhoods in the City up to standard in terms of public services." That one doesn't feel right. **Mike Haycock** stated that subdivisions are built to standard and some are in non-conforming neighborhoods. If an HOA recommends moving private streets to public streets, they have to meet our standards. He does not see the purpose of the paragraph. **Dale Coulam** stated he suggests striking that paragraph. A Special Assessment Area has a statute to follow and it has to be voted on. It is really out of our hands, and on the

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citizens to vote on that. **Mike Haycock** stated take the one above it out and move it, because it is about electrical. There should be one for energy specifically rather than public services. **Chairman Dave Robinson** stated he thinks we split it. There is one for water development. **Mike Haycock** stated there should be one for energy specifically because Ivins has done well at providing solar as an example to the community. Solar and energy efficiency isn't something the City provides as a service. It does not belong there, but put that in somewhere that we intend to promote solar and energy improvements. **Commissioner Pam Gardiol** stated that we did discuss "continue to discuss and promote public transportation" and she wonders if it is more appropriate under services than the road section because it was promoted as public transportation, which is more about infrastructure rather than services on the roads. She thinks we leave that where it is. **Mike Haycock** stated that Ivins City doesn't provide that service so maybe develop another paragraph that talks about transportation separate from roads. **Chairman Dave Robinson** stated we do support it though. It comes out of transportation budget, right? **Dale Coulam** stated it may be a general fund expenditure. **Commissioner Derek Larsen** stated put it under public services. **Chairman Dave Robinson** stated that next is "B. Vision Element- We belong here. A Goal #5 is Unique Identity. Maintain a strong sense of place and individual identity for the City. Supporting objectives: Guide development in a manner that enhances the City's appearance. Protect scenic vistas and the visual quality of the entrances to the City." **Commissioner Pam Gardiol** stated that on the next one she wrote "Encourage the agricultural heritage of Ivins City." **Mike Haycock** stated we have entrance signs and the intent is to try to make it a nice area as you come into our City. **Chairman Dave Robinson** stated what if it is a subdivision at the entrance? We wouldn't control what they put there. Was it just about signage? We control it to an extend but we wouldn't mandate what color the house or size was just because it was the entrance. **Commissioner Derek Larsen** stated we do that through zoning. **Chairman Dave Robinson** stated it would be more through a Development Agreement. He just didn't want a battle on a subdivision because it is at the entrance of our City. Next is "Encourage the preservation of farmland and open pastures that promote the agricultural heritage of Ivins City." Again, we can't control people's personal property rights if they sell and want to build. We cannot prevent them from doing that, but if we encourage the agricultural heritage of Ivins City we can promote some of those types of areas. **Commissioner Pam Gardiol** stated it is a broad umbrella under which opportunities may arise. It is in alignment with that. **Chairman Dave Robinson** stated he agrees. Next is "Establish slogans, logos, mottos, street signage, street lighting fixtures, etc that are unique to Ivins City. B Goal #13 Neighboring Communities. Establish and maintain friendly and mutual beneficial relationships with Shivwits, Washington County, the City of Santa Clara, St George and other areas in Washington County in an organization to build community projects. **Mike Haycock** inquired what project are we supporting? We may do races and such but he doesn't know that we would come together to build an actual project. **Dale Coulam** stated we have done the swim center for example. **Chairman Dave Robinson** stated if we decided to put some type of center out here, maybe another city would want to help with that if it was beneficial. **Mike Haycock** stated he was thinking support could have to do with the races, more events than structures. **Commissioner Pam Gardiol** inquired if we wanted to say create community projects? **Chairman Dave Robinson** stated when we do Ironman, all the communities come together for that event. **Commissioner Derek Larsen** stated add "and events." **Commissioner Perry Brown** inquired would you include Federal and State partners for lands adjacent to us?

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Chairman Dave Robinson stated yes he thinks so. **Commissioner Perry Brown** stated we have a lot of BLM land around here. It is not uncommon for them to network and participate in cooperatively putting visitor centers in the community instead of on BLM land. **Commissioner Pam Gardiol** stated we can add "neighboring communities and other government agencies." **Chairman Dave Robinson** stated if we annex land that would be working with other government agencies to do that. **Commissioner Pam Gardiol** inquired how wide we want to make the umbrella? Under the goal of "We Belong Here", who are we bringing into that? Is it non-profits? **Mike Haycock** stated that Moderate-Income Housing would be non-profit. **Chairman Dave Robinson** stated the word "organization" could be any of those. It's already in there and it is very broad. Next is C. The goal is to "promote effective government that embraces community involvement". That sounds great. Next is C, Vision Elements. "We respect and protect the magnificent landscapes that define the unique and spiritual sense of place honored by the people who have lived here for centuries." Goal #2 Natural Settings says "Work to preserve the natural beauty and vistas that gives Ivins City its unique identity, including the red mountain and other natural hillsides that surround the City, natural washes, the lava beds, open spaces and the night sky." No other changes, other than syntax. He stated some of this is out of our control because we are talking about outside the City. But our point is about building things that could block or damage those views inside the City. **Dale Coulam** stated that could include lobbying if it was outside the City. It sounds okay. It is not just preserving views within the City, but allows you to work with other jurisdictions. **Commissioner Derek Larsen** inquired if we want to talk about farmland here? **Mike Haycock** stated you addressed that when you kept "agricultural heritage". **Commissioner Derek Larsen** stated on the second bullet where it says "providing incentives for preserving open space and the lava beds". Can we add farmland in there? **Chairman Dave Robinson** stated let's read the next one first. Natural Setting Supporting Objectives. "Work to preserve views of the City's natural settings and development patterns and building scale." The whole sentence was just reworded. Same sentiment. "Provide incentives preserving open space, and the lava beds. You want to add agricultural land in there? **Mike Haycock** stated define incentives. Are the for density? **Chairman Dave Robinson** stated yes. **Mike Haycock** stated put zoning incentives in there to be more specific. **Commissioner Perry Brown** stated easements can be purchased that may be an incentive. Those are quite common. **Mike Haycock** stated that Sensitive Lands regarding lava beds allows for 30% disturbance. So we said we provide an incentive to keep the lava beds. Encourage is a better word. **Commissioner Perry Brown** stated he is just giving an example of another way to incentivize besides zoning. **Mike Haycock** stated just say "encourage open space and maintenance of lava beds." If you say "provide" then you have to act on it. **Dale Coulam** stated that another qualifier is that you don't give a density bonus for something that is already required. It is for providing more than is required. If you want to negotiate it, you can. **Chairman Dave Robinson** stated this is already codified. **Dale Coulam** stated that developers generally do not give more open space or lava fields than is minimally required. **Chairman Dave Robinson** stated let's strike "provide" and put "encourage". We are tampering with codes we already have in place. The word is not provide. We would have to write new laws for those incentives. **Commissioner Pam Gardiol** stated "encourage preservation of additional open space, lava beds and agricultural land." **Commissioner Derek Larsen** thinks if we are listening to citizen feedback, it should say "provide". **Chairman Dave Robinson** stated he agrees with Commissioner Pam Gardiol's sentence. Provide is digging a hole we are not ready for. **Commissioner Perry Brown** stated he is comfortable with it right now. We will look at it

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all more. **Chairman Dave Robinson** stated next is "Discourage development that would mar the hillside surrounding Ivins City." We have already covered that base and it is outside of the City. Remove that one. Next is "Encourage developers to place existing and future power lines underground and with third-party permission". He stated there are a lot of poles he would like to see go down but that is out of our control. "Encourage where possible architectural lighting, landscape use of colors that blend with the natural surroundings". Energy will be a separate bullet. Next is "Preserve the night sky". **Dale Coulam** inquired what it means by preserve? Is it current level of lighting in the City? We have different zones for lighting. **Commissioner Derek Larsen** stated we could almost eliminate it. It is covered in the one above. **Chairman Dave Robinson** stated yes and it is codified. **Commissioner Pam Gardiol** stated let's add "encourage where possible blending with the natural surroundings and night sky". It is significant enough that just striking it doesn't work. **Commissioner Perry Brown** stated the suggestion is important to leave that in there. Citizens are very interested. This is a way to acknowledge the night sky. **Dale Coulam** stated the suggestion is sound. **Chairman Dave Robinson** stated next is B Goal #12 Water Development. "Provide safe, dependable water in sufficient amounts to meet the future needs of residents and businesses and amenities of Ivins City" He stated we aren't the provider. **Dale Coulam** stated yes a lot is out of our control. We are responsible for providing safe drinking water and we test it and monitor and work with Washington County Water Conservancy District and St George. There are other entities involved. We can't necessarily provide sufficient amounts to meet future needs. That would mean unlimited growth forever. **Chairman Dave Robinson** stated we need to make the statement that we don't have that control. That is the first thing discussed every Public Hearing. It is critical that this section be written very well to cover that. **Commissioner Pam Gardiol** stated the key thing here is that we will provide safe water within the control of the City. **Chairman Dave Robinson** stated that the word "provide" is a problem because we don't provide. Maybe "maintain". **Dale Coulam** stated maybe we can say "We work with Washington County Water Conservancy District, City of St George and other applicable entities to provide safe drinking water within the control of the City". **Commissioner Perry Brown** inquired if we should take out "sufficient amounts?" **Dale Coulam** stated we can't guarantee that. **Chairman Dave Robinson** stated eliminate "sufficient amounts" and just say "to meet the needs of Ivins residents, businesses and amenities". **Dale Coulam** stated strike the word "future". **Chairman Dave Robinson** stated next is Water Development Supporting Objectives. "Develop in conjunction with Washington County Water Conservancy District a fair and equitable comprehensive water conservation program". He stated we are already doing that. "Encourage conservation through efficient use of water and application of applicable technologies". **Commissioner Pam Gardiol** stated there are a lot of technologies. We may or may not have the budget to use all of them. **Chairman Dave Robinson** stated next is "Promote the economical development of water resources". **Commissioner Pam Gardiol** stated that means that we are good stewards of our money. **Dale Coulam** stated we let the Washington County Water Conservancy District put in the treatment plant instead of us. **Chairman Dave Robinson** stated next is "Require that new developments bring their own water". That is not possible. **Mike Haycock** stated that the guideline was that if there is a farm here, keep the water in Ivins and don't sell it off to another parcel. **Chairman Dave Robinson** stated the conversation was that water rights must go with the land. You can not sell them off individually. They are expensive. People sell the land and then sell the water rights separately. **Mike Haycock** stated we can only use the word "encourage". **Dale Coulam** stated we can't force it. **Commissioner Derek Larsen** wondered

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which land has water rights? **Dale Coulam** stated agricultural land generally does but they may lease their water. Some private homes have extra shares. It is not something we can drive through the City to know who has water rights or not. **Mike Haycock** stated sometime even if land is sold, the seller can still retain that water right. But if you don't use it, you lose it. **Dale Coulam** stated we agreed we won't be in competition with the Water District to acquire water rights. **Chairman Dave Robinson** stated this needs to be struck. **Mike Haycock** stated just say "encourage". **Dale Coulam** stated if you require it, that would be an ordinance**. Chairman Dave Robinson** inquired what about "Promote water conservation in existing and new homes?" The first one says develop and the second one says promote. **Commissioner Derek Larsen** stated the second one is for existing homes. **Chairman Dave Robinson** stated that Washington County Water Conservancy District offers a buy-back. That would be for existing homes. **Commissioner Pam Gardiol** stated the second one speaks to our commitment that Ivins City has made in addition to the Washington County Water Conservancy District. **Commissioner Derek Larsen** stated strike "develop" and put "work" and satisfy both bullets. **Dale Coulam** stated he likes that replacement. Every city develops their own conservation ordinance. We don't all have the same conservation plan. **Commissioner Pam Gardiol** stated "Work in conjunction with Washington County Water Conservancy District to develop a fair and equitable comprehensive water plan". **Commissioner Derek Larsen** stated on the other bullet add "for existing and new homes" and make it one. **Chairman Dave Robinson** stated next is "Develop a reliable secondary water system". Is that also controlled by the Washington County Water Conservancy District. **Dale Coulam** stated that is controlled by us but we don't know if it will ever be developed. It depends on the level of the treatment plant. We may go straight to culinary. If they put a treatment plant out on the west side instead of reuse that will be our secondary water system; but if it is treated to culinary we wouldn't have a secondary water system. We are not sure if that secondary water system will ever be built. **Chairman Dave Robinson** stated we were working on infrastructure. Is that still the case? **Dale Coulam** stated they are still building dry systems, yes. It has been limited and we are connected to the irrigation company and we own shares but if the secondary water came from the reservoir on the west side, reuse water would be run through a secondary water system. We would then develop it to be a reliable system. **Chairman Dave Robinson** stated that around five years ago City Council was asking Chuck Gillette every two weeks if that secondary system was ready. They were going to roll certain areas of the City over little by little. **Dale Coulam** stated the plan is there and we haven't executed it yet. We are waiting to see what they build on the west side. Councilman Lance Anderson is promoting that they actually build a plant that treats it to culinary level and eliminates the need for the secondary system. **Mike Haycock** stated maybe the word is "study and evaluate" rather than "develop". **Commissioner Perry Brown** stated putting in "study and evaluate" means we are working on the idea, but doesn't lock us into the development of it. **Chairman Dave Robinson** stated next is "Secure additional water to provide for the projected buildout population". **Dale Coulam** stated it is really stated in the Goal itself. He would recommend striking it. We don't secure it. It is the Washington County Water Conservancy District or again write "working in conjunction". **Chairman Dave Robinson** stated next is "Preserve and protect water rights". **Commissioner Perry Brown** inquired does that one go back to keeping water rights in Ivins? **Chairman Dave Robinson** stated yes but if a developer wants to sell we cannot force them to keep it here. **Dale Coulam** stated this language goes to the old General Plan where the City used to have water rights. We did what we could to preserve those rights, and have now given those to the Washington County Water Conservancy District so that

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needs to be stricken. Agricultural water is not up to us to protect their private water rights. **Chairman Dave Robinson** stated it is personal property rights. **Commissioner Perry Brown** stated he thinks we should strike it. **Chairman Dave Robinso**n stated next is "Assess user fees as necessary to provide funding for established levels of service". We went through this already on services. **Dale Coulam** stated we covered it sufficiently in the other section. **Chairman Dave Robinson** stated yes it is covered. **Dale Coulam** stated same with the next bullet. They are both addressed above. **Commissioner Derek Larsen** stated strike them both. **Chairman Dave Robinson** stated D Vision Element is next "We carefully plan for change, always remembering that we have borrowed the land from future generations." Goal #6 Growth. "Foster orderly growth compatible with the community and surrounding natural beauty." No change. Growth Supporting Objectives #1 "Encourage growth in areas and at a level that can be reasonably sustained by City services and facilities and that minimize the financial burden on residents". "Reasonably" has been stricken. He stated this means plan for growth that is within our means so it doesn't cost residents. **Dale Coulam** stated that attorneys love the word reasonable so it should be put back in there, because otherwise it says it can be sustained. At what cost? What can we reasonably do? What would be prudent? If it was a million dollars, what would be reasonable as far as expectation? It needs a qualifier to give you an out. **Chairman Dave Robinson** stated everything has a cost. Nothing is for free. Paying for something may help in one area, but have a negative effect somewhere else. There is always some opposition to everything. **Commissioner Perry Brown** stated that the word "minimize" could mean zero. **Dale Coulam** stated you could say "mitigate" instead of "minimize". **Commissioner Pam Gardiol** stated "reasonable standard" instead of "reasonably." **Dale Coulam** stated that works as well. **Chairman Dave Robinson** stated that next is "Identify and protect growth areas that are visually, economically or geographically related to Ivins City within which annexation must take place before development occurs." "Apply design standards that preserve the City's quality of life". We have that codified. **Commissioner Pam Gardiol** stated it is an important objective to include. All of our codes support this General Plan. **Chairman Dave Robinson** stated he is good with it. **Commissioner Perry Brown** stated he is fine with it. **Chairman Dave Robinson** stated that next is "Encourage infill development to efficiently utilize existing urbanized areas and facilities". **Dale Coulam** stated add "reasonably" to replace "efficiently". **Chairman Dave Robinson** stated that next is "Ensure that development takes place with required public facilities and services". **Commissioner Derek Larsen** stated it has been covered previously. **Mike Haycock** stated that decisions you make are based off of property rights. It is a big part of land use. Do you want to mention personal property rights in your General Plan? **Chairman Dave Robinson** stated he would love to. Does that go under growth? Is that appropriate? **Dale Coulam** stated it is a balance. You are considering property rights but what some may think is a property right, may not actually be a property right. If he builds a house next to an open field that does not allow me to have that same view forever. The neighboring property has the right to build on their property as well. You are balancing those rights. Setbacks help to reasonably protect that view for both owners. **Chairman Dave Robinson** inquired it it should only say personal property rights? **Dale Coulam** stated it could say "balance personal and developmental property rights with neighboring properties". **Commissioner Pam Gardiol** stated "balance legitimate personal property rights between development and neighboring properties". She added "legitimate" because sometimes people think it is a property right, and it isn't. There are boundaries to what those property rights are. **Dale Coulam** stated he would just say "property rights", not personal property rights. **Chairman Dave Robinson** stated these property rights are

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over the board. The way it is worded sounds like it is only between an individual or a development. **Dale Coulam** stated if it is about growth it is being developed. (10 minute recess was taken). **Chairman Dave Robinson** stated Goal 8 Transportation. See Transportation Master Plan. "Provide road system that moves people and goods safely and efficiently through Ivins City and minimizes negative impacts, visual and otherwise on adjacently properties. **Mike Haycock** stated we do have a little say on bus routes. There is more to transportation than just roads. Also encourage mass transit. **Chairman Dave Robinson** stated it would be a bullet point. It could be a Goal too. **Commissioner Pam Gardiol** stated the Goal stays the same but we can add an objective. **Mike Haycock** stated or add "encourage effective mass transit". **Chairman Dave Robinson** stated he sees the Goal as specifically being the road system. It does not speak to the idea of mass transit. We all pay into a mass transit system. **Commissioner Perry Brown** stated strike "road" and put "infrastructure," which is including mass transit. **Commissioner Pam Gardiol** inquired maybe "provide a road infrastructure system?" **Commissioner Perry Brown** stated "infrastructure" includes mass transit with one word. **Chairman Dave Robinson** stated to him, road is blacktop. **Commissioner Pam Gardiol** stated if you look at the supporting objectives they talk about roundabouts, calming designs, walking paths so there definitely needs to be something about the bus system. **Chairman Dave Robinson** stated that leads him back to infrastructure. **Dale Coulam** stated sewer or storm drains is also called infrastructure. The only thing in our Master Transportation Plan is streets. **Chairman Dave Robinson** stated that curb and gutter is also listed. **Dale Coulam** stated you could say "street infrastructure". **Chairman Dave Robinson** stated it has bike plans and trails in here too. **Mike Haycock** stated in our Moderate Income Housing plan it does mention developing mixed uses along the transportation system. Maybe it should be addressed. We did pass that portion on the Moderate Income Housing, the bus corridors. **Chairman Dave Robinson** stated he agrees it needs to be in here. Transportation has so many facets and the overall goal is narrow to what we are dealing with. **Mike Haycock** stated it is progressive too because we are a bedroom community. **Commissioner Pam Gardiol** stated holistically, we are looking at roads, trails, transportation hubs, public transportation, etc. What bullets do we add under that? We look at the multi-faceted ways transportation does and needs to happen in the community. **Mike Haycock** stated it is addressed already in the Moderate Income Housing plan. This would solidify it. **Chairman Dave Robinson** stated transportation is much more than blacktop. The word "road" seems so narrow-minded in what we are doing. We are talking about trails, bike paths, mass transit. Some of those things use the roads. **Dale Coulam** stated in the goal call it a "holistic transportation system". **Chairman Dave Robinson** stated okay good. Next is Transportation Supporting Objectives. "Consider transportation impacts in land use decisions and neighborhood developments." "Preserve the rights of way necessary to accommodate future traffic needs." "Encourage traffic-calming designs through residential neighborhoods." **Commissioner Pam Gardiol** stated we have all seen the picture of the giant construction truck going through Puerto Drive. In our Plan, have we addressed the increased traffic, or what is the subset to address those things? **Dale Coulam** stated the plan for Puerto Drive is we have applied for several grants for safe sidewalks and met with State representatives, and we have been unsuccessful. It is a funding issue, but our City Engineer met with owners along Puerto Drive and came up with a plan. Now it just needs funding to implement it. We will try and get that safety need met. It is developed as a very wide street and no sidewalks. Back then that was what was desired. Now it is sidewalks and bike lanes needed. Traffic-calming could be the narrowing of that road. **Commissioner Pam**

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Gardiol stated we should use a stronger word than encourage. Even if the community continues to grow, we need to make the statement that things are slower here. Puerto Drive width was done in an agricultural time and had rationale at that time. With the usage changing, maybe we say "we deliberately design traffic-calming elements into the feel of our community." We are evolving. **Dale Coulam** stated "deliberately design reasonable traffic-calming devices." Spike strips or speed bumps would not be reasonable. Or use the word appropriate. **Commissioner Pam Gardiol** stated in Santa Clara they use bump-outs or others use their streetscape. We need to create the feeling of slow-down. **Mike Haycock** stated there is always unintended consequences when we make a law. If we say no one can drive down Puerto Drive if they are a certain size, the other route may be worse. We do traffic-calming everywhere. Roundabouts are traffic-calming. **Commissioner Derek Larsen** stated say "encourage and design reasonable traffic-calming designs." **Chairman Dave Robinson** stated that next is "Require road connections between subdivisions where practical." "Consider the use of roundabouts at major intersections (those needing more than four-way stop signs.)" **Mike Haycock** stated that Chuck Gillette uses studies to see the best use or need of roundabouts. Use the word "study the effects." The City Engineer will recommend based off those studies. **Chairman Dave Robinson** stated this part of the discussion is talking about the idea of even putting a roundabout in. **Commissioner Derek Larsen** stated move major intersections up, and get rid of a bullet point. Say "including roundabouts and major intersections. Then remove required roundabout bullet. **Chairman Dave Robinson** stated next is "Provide walking path and bike path lanes in an interconnected system that links major destinations." "Upgrade existing roads, curbs, gutter and sidewalks." **Dale Coulam** stated upgrade to what? **Mike Haycock** stated maybe it should say maintain. **Commissioner Pam Gardiol** inquired if we go back to our Goal, is the intent that we are developing, not just upgrading at a standard throughout the community? **Dale Coulam** stated not necessarily. Kayenta does not want those, for example. A rural cross-section does not include those. You are not required to put in a sidewalk. If you do, then you have a duty to maintain it. **Chairman Dave Robinson** stated this was for gap-fill. **Dale Coulam** stated that would be "as feasible." **Mike Haycock** stated that Chuck Gillette has a plan together to connect all trails. **Chairman Dave Robinson** stated that on 200 West where the park is, that street is only developed on one-half and the other side is dirt. During soccer there is nowhere to park. It is a miracle a kid hasn't gotten hit. The parking is a nightmare. It is a spot that would be a gap-fill to prevent that. **Dale Coulam** stated generally the City does not put in the infrastructure. The developer does. If funding was there and it wasn't going to be done for quite a while we may consider it, but first we would do most of the small gaps to get connectivity. That is why he suggested "where feasible." **Chairman Dave Robinson** stated so strike it altogether then? **Dale Coulam** stated that the word "upgrade" doesn't make sense. **Commissioner Derek Larsen** stated strike it. **Commissioner Perry Brown** agreed. **Mike Haycock** stated there are opportunities like grants. There are places you would want to add sidewalk. **Commissioner Derek Larsen** stated we would do that whether it was in the General Plan or not. **Commissioner Pam Gardiol** stated "where economically feasible." **Dale Coulam** stated you need to remove "upgrade" or say to what standard. Since Kayenta doesn't want curb gutter and sidewalk, we have rural cross-sections. Maybe you do strike it and rely on your Master Transportation Plan. It varies and is hard to put a blanket statement on. **Chairman Dave Robinson** stated let's strike that. Next is "Ensure that development impact fees and/or land dedication requirements accurately reflect the City's cost to address the transportation needs of new development." **Mike Haycock** stated impact fees is already addressed above. Strike it. **Chairman Dave**

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Robinson stated it is redundant. **Commissioner Derek Larsen** stated it is covered under impact fees. **Chairman Dave Robinson** stated next is "Promote the idea of mini traffic circles at intersections to slow traffic and as a means of visually enhancing the grid character of the streets." We have already addressed traffic circles. Strike it. **Mike Haycock** stated "encourage and promote mass transit along corridors." **Dale Coulam** stated "as economically feasible." We qualify for a certain type of service for Sun Tran and the amount of stops they currently make in our City. **Chairman Dave Robinson** stated next is E. Vision Element. "Our growth sterwardship creates homes for all who are drawn here." A Goal #7 Residential. "Allow for a variety of housing types in attractive, functional neighborhoods to meet the needs of all income levels." **Dale Coulam** stated we need to research the statutory language on that one and get back with you. **Chairman Dave Robinson** stated next is Residential Supporting Objectives. "Encourage development that preserves a sense of neighborhood." "Encourage the preservation of areas for a rural lifestyle consistent with the local heritage." That goes with agricultural we want to keep in there. "Encourage residential design that complements the natural beauty and character of the area." "Encourage low-profile housing." We already have code on that. **Dale Coulam** stated the wording is vague but as an overall statement and goal it works okay. There is code. **Mike Haycock** stated that height is the one thing that legislature kept with the cities. **Commissioner Derek Larsen** stated add "that encourages preserving views." **Dale Coulam** that makes it sound like they have a right to a view. **Chairman Dave Robinson** stated he is okay to strike it because we already codify that. **Commissioner Derek Larsen** stated strike low-profile housing. **Commissioner Pam Gardiol** stated she prefers to keep it as a separate bullet and leave it as stated. Chairman Dave Robinson stated that he is fine either way. This doesn't specify they can't have a two-story home. We are just trying to keep view corridors. **Mike Haycock** stated in residential zones maybe a statement made on buffering from commercial as much as possible. If you state that, it makes it more of a priority. That has been something that has been really important when we look at a zone. **Chairman Dave Robinson** stated next is "Encourage buffering residential development." **Dale Coulam** stated too much of a buffer is an illegal taking. Buffer zones between residential and commercial. **Mike Haycock** stated you could go one step further and do lot sizes. **Dale Coulam** stated maybe not lot sizes. If you go Multi-Family to a smaller single-family, that may justify a buffer. Just going R-1-10 to R-1-7.5 is not in need of a buffer. Those are setbacks and recognized by law. If you exact too much it is illegal and you then buy the property. Buffers from residential to commercial is already codified.

B. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for March 21, 2023.

MOTION: Commissioner Pam Gardiol moved to approve the Ivins City Planning Commission Meeting Minutes for March 21, 2023.
SECOND: Commissioner Derek Larsen
VOTE: The motion carried.

Chairman Dave Robinson	AYE
Commissioner Perry Brown	AYE
Commissioner Pam Gardiol	AYE
Commissioner Derek Larsen	AYE

5) REPORTS

A. Planning Commission

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Commissioner Pam Gardiol inquired about the Chapter 17 document that Mike Haycock handed out last meeting? **Mike Haycock** stated let's get through the General Plan and it may guide the Zoning Ordinance. City Council wants to get through the Resort Commercial zone and the Short-Term Renal portion. Our Ordinances are based off a good General Plan. It will be on a future agenda. It was just a heads up, but we have more sessions on the General Plan.

B. Chairman

C. Building and Zoning Administrator, Mike Haycock

D. City Manager/Attorney Dale Coulam

E. Items to be placed on future agendas

Mike Haycock stated that there are a few subdivisions coming up, and Black Desert Resort brought an item in for a future meeting.

6) ADJOURNMENT

MOTION: Commissioner Derek Larsen moved to approve ADJOURNMENT

SECOND: Commissioner Pam Gardiol

VOTE: The motion carried.

Chairman Dave Robinson	AYE
Commissioner Perry Brown	AYE
Commissioner Pam Gardiol	AYE
Commissioner Derek Larsen	AYE

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