IVINS CITY
PLANNING COMMISSION
MINUTES
May 16, 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, and Commissioner Pam Gardiol electronically by Zoom.

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

Audience Attending: Sharon Gillespie, Sharon Barton, Lance Anderson, as well as others that did not sign in.

A. Acknowledgement of Quorum-Commissioner Pam Gardiol attended via Zoom.

B. Flag Salute--Chairman Dave Robinson

C. Invocation--Chairman Dave Robinson

D. Disclosures--None.

2) REPORTS, PRESENTATIONS AND APPOINTMENTS-

A. Concept Plan Report for Dry Wash West Subdivision, located at approximately Sage Way and Kayenta Parkway. Kayenta Development, Inc-Owner/Applicant.

Mike Haycock stated the little dog-ear section is also RE-15 that is abutting this parcel. Future roads that are on the road master plan are identified. Lance Anderson stated that the one that was two weeks ago is adjoining this. **Commissioner Pam Gardiol** inquired if this development will be in alignment with Kayenta standards? Lance Anderson stated that is the intent.

3) PUBLIC HEARING AND ACTION ITEMS-None

4) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider approval of Crossings at Red Desert Phase 1 Final Plat. Located at approximately 800 South and Main Street. VE Management and Investment Co-Owner/Applicant.

Mike Haycock stated that this is the property with the Short-Term Rental Overlay on it and we will remove that at a future meeting. This subdivision is in the R-2-6 zone and the RM zone. This is Phase 1 and has a portion of the amenities. It has twin homes and townhouses. We just amended their Preliminary Plan so they can phase it this way and build both sides of the street at the same time. **Chairman Dave Robinson** stated that the developers weren't planning on using the Short-Term Rental Overlay anyway. **Mike Haycock** stated in the development agreement they agreed not to. That was approved by City Council. We will remove the zone out of there just to clarify so that people who buy in their subdivision don't think they can do that. **Dale Coulam** stated the development agreement specifically gave their consent for us to amend the zoning map and remove the overlay on this parcel. There is still another parcel they have on the other side with the Short-Term Rental Overlay on it. This is only for the parcel on 800 South Main Street.

MOTION: Commissioner Doug Clifford moved to approve Crossings at Red Desert Phase 1 Final Plat. Located at approximately 800 South and Main Street. VE Management and Investment Co-Owner/Applicant.

SECOND: Commissioner Pam Gardiol
VOTE: The motion carried.

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

B. Discuss and consider approval of Taviawk 9-HH Final Plat. Located at approximately Wicasa Way and Taviawk Drive. Kayenta Development, Inc-Owner/Applicant.

Mike Haycock stated that is a one lot subdivision in the middle of Kayenta. The lots surrounding are all RE-43 and this is consistent with that. There is a no-build area for sensitive lands that is identified on this parcel. TRC has reviewed and recommends approval.

MOTION: Commissioner Doug Clifford moved to approve Taviawk 9-HH Final Plat. Located at approximately Wicasa Way and Taviawk Drive. Kayenta Development, Inc-Owner/Applicant.
SECOND: Commissioner Pam Gardiol
VOTE: The motion carried.

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

C. Discuss Land Use Institute.

Chairman Dave Robinson stated he doesn't know how far we want to go over this. **Commissioner Pam Gardiol** suggested we table until we have a quorum in full. **Commissioner Doug Clifford** stated that he wants to make a comment about the materials in preparation for the next meeting. In our General Plan discussions so far, there seems to be a desire in the vision of our community that we want everyone to think exactly the same way. We need to highlight what we tend to talk about a lot, as far as individuality in our community and that we value that. Everyone should be able to come and find a spot in Ivins to enjoy. We need to weave it into our General Plan discussion. Some of the conditions we talk about in the community are more appropriately addressed by CCRs and HOAs. Since the bulk of growth and development in our community are subdivisions, rules and regulations are more dominant within the community. He will get a copy of the thoughts he is referring to, before the next meeting.

MOTION: Commissioner Doug Clifford moved to table Discuss Land Use Institute until next meeting.
SECOND: Commissioner Pam Gardiol
VOTE: The motion carried.

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

D. Discuss General Plan Chapters 1-3.

Commissioner Pam Gardiol stated that Commissioner Doug Clifford's point is well taken and she is glad to know that he will send his thoughts to the Commission. She looks forward to reviewing his comments.

MOTION: Commissioner Doug Clifford moved to table Discuss General Plan Chapters 1-3 until next meeting.
SECOND: Commissioner Pam Gardiol
VOTE: The motion carried.

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

E. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for May 2, 2023.

MOTION: Commissioner Pam Gardiol moved to approve the Ivins City Planning Commission Meeting Minutes for May 2, 2023.
SECOND: Commissioner Doug Clifford
VOTE: The motion carried.

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

5) REPORTS

A. Planning Commission

B. Chairman

C. Building and Zoning Administrator, Mike Haycock

Mike Haycock stated that State Code has changed some things, so we will do some cleanup along with working on the General Plan. Regarding the Moderate-Income Housing report, we will be bringing forward some ideas to show that we are working on that. The General Plan has taken longer than anticipated.

D. City Manager/Attorney Dale Coulam

Dale Coulam stated that next meeting he will respond to the highlighted portion he was given in the General Plan and give them a few phrases from the Moderate-Income Housing statute. One of the State changes is that we no longer need to publish notices in the newspaper, so we need to change our ordinance. We will run that ordinance through to amend the subdivision and zoning ordinances regarding those noticing requirements. That will be on your next meeting for a Public Hearing.

E. Items to be placed on future agendas.

Chairman Dave Robinson stated he will give the Planning Commission report to City Council.

6) ADJOURNMENT

MOTION: Commissioner Pam Gardiol moved to approve ADJOURNMENT
SECOND: Commissioner Doug Clifford
VOTE: The motion carried.

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

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