IVINS CITY
PLANNING COMMISSION
MINUTES
May 30, 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 Pam Gardiol, Commissioner Perry Brown, and Commissioner Doug Clifford.

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

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

A. Acknowledgement of Quorum

B. Flag Salute-Commissioner Perry Brown

C. Invocation-Commissioner Perry Brown

D. Disclosures-None.

2) REPORTS, PRESENTATIONS AND APPOINTMENTS-None

3) PUBLIC HEARING AND ACTION ITEMS-

A. Public Hearing regarding removal of STRO (Short-Term Rental Overlay) zoning district on Crossings at Red Desert, located at approximately 800 South Main.

Mike Haycock stated this is the newly platted subdivision and basically they are just taking away that overlay so there is no confusion. If someone buys the property they won't assume they have that Short-Term Rental Overlay. It takes away that option, or someone thinking they have that option in the future. **Chairman Dave Robinson** opened the Public Hearing. Sharon Gillespie inquired if the subdivision name changes, will that affect this ordinance since it specifically calls it out? **Dale Coulam** stated no. Nothing will change it once the overlay is removed. Once it passes Council, there will be no further discussion on Short-Term Rental Overlay. That was consented to by the owner and developer. That Development Agreement is binding. **Fred Castagne** stated there were no comments on Zoom. Hearing no further comments, **Chairman Dave Robinson** closed the Public Hearing.

B. Discuss and consider recommendation of removal of STRO (Short-Term Rental Overlay) zoning district on Crossings at Red Desert, located at approximately 800 South Main.

Commissioner Doug Clifford stated that normally the opportunity to have a Short-Term Rental Overlay is a trade-off of benefits to the developer. Was there anything they gave up or gave to have a Short-Term Rental? **Dale Coulam** stated no it was never designed as a Short-Term Rental Overlay and the Development Agreement expressly gave a consent for us to do this. **Commissioner Pam Gardiol** inquired why there was an ordinance written? **Dale Coulam** stated that on language that is fairly straight-forward, he goes ahead and presents an ordinance. If there are ones that get fleshed out he doesn't. If you recommend something different, we can make changes, but we can assume what your recommendation will be. **Commissioner Pam Gardiol** stated there was no staff report explaining that, so now she has context. **Chairman Dave Robinson** stated we have been warned about this item coming forward.

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MOTION: Commissioner Perry Brown moved to approve recommendation of removal of STRO (Short-Term Rental Overlay) zoning district on Crossings at Red Desert, located at approximately 800 South Main. Roll Call Unanimous.
SECOND: Commissioner Pam Gardiol
VOTE: The motion carried.

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

C. Public Hearing Amending Section 15.01.109 (1) of the Subdivision Ordinance and Chapter 10 of the Zoning Ordinance Regarding Noticing Requirements.

Dale Coulam stated that he sent them a marked version and the draft ordinance. This is one that has to come forward to change because of legislative changes. The bill itself was almost 400 pages in length, almost a ream of paper. There are a lot of areas in the Statute where it talks about noticing requirements. They classify them now as a Class A and Class B-type notice. Our current chapter of the zoning ordinance sets forth in repetitive form requirements for adoption to the General Plan, land use regulations and the zoning ordinance. There was a provision for other types of public hearings. There were also notice requirements for public meetings. There is one section in the subdivision ordinance in Chapter 16. 10. It now ties into our provision of the code. By the end of the year you will see an entirely new subdivision ordinance. Those requirements have completely changed. That changes your role in approving subdivisions. That is due at the end of the year, so we will be working on it to pass it before that deadline. He took all the relevant portions out and put them in this one section if it involves adoption of, or amendment to the General Plan or land use regulations, including zoning text and maps. Then we deleted everything that no longer applies. We have to mail to the applicants. We submit to the newspaper of general circulation, but no longer have to publish in the newspaper. We have to post on the Utah Public Notice website. We post on the City's website. How many public locations we post to, is determined by a population of every 2000 people so we post in five public locations within the City, including City Hall or the meeting location. If we are adopting or amending the General Plan, land use regulation, zoning test or map, we mail to each property owner within 300 ft of the subject of the public hearing. It used to be a courtesy notice, and it is now mandatory. We post on the subject property of the Public Hearing to reasonably give notice to passersby. We have a real estate sign with a box and lid to protect from weather with copies of the notice summary in that box. We then mail it to each affected entity as required. Rather than attempt to list them and try to keep up, since we needed to update that list, like Questar, Utah Power and Qwest aren't called that anymore, it is mainly for Staff to know who to send it to. This is not the best place to identify all the entities that get contacted when it is really for Staff to know to get those notices out. Public meetings for the General Plan after a Public Hearing shows that we send to a newspaper of general circulation, post on the public notice website, the City website and in five public places including the meeting location, which is generally City Hall. The required notice for other types of public hearings that are not general plan or land use regulations is to mail to the applicant, submit to the newspaper, post to the public notice website, the City website and five public locations. We do not have to send it to affected entities on this. Required notice for other public meetings which are generally 24-hour's notice. A Public Hearing is generally a ten-day notice. By combining those items, we repealed two sections of the ordinance and we have a clean copy of the ordinance to make it easier to read. He didn't write a staff report because it was

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easier to explain that than to type it out, and sometimes it is self-explanatory, or a time constraint that he can't meet. **Chairman Dave Robinson** opened the Public Hearing. **Fred Castagne** stated there were no comments on Zoom. Hearing no further comments, **Chairman Dave Robinson** closed the Public Hearing.

D. Discuss and consider recommendation Amending Section 15.01.109 (1) of the Subdivision Ordinance and Chapter 10 of the Zoning Ordinance Regarding Noticing Requirements.

Commissioner Pam Gardiol inquired where it says we desire to become compliant, does that mean we are out compliance? **Dale Coulam** stated the existing ordinance is now out of compliance since May 5th. **Commissioner Pam Gardiol** inquired when it says "provided by the Act" that there is a chapter that this refers back to? **Dale Coulam** stated yes, it is the zoning ordinance, the Land Use Development Management Act. **Commissioner Pam Gardiol** requested that he capitalize Act since it is a proper noun. **Chairman Dave Robinson** stated that it is not referenced here. **Dale Coulam** stated no it is in the zoning ordinance itself. That part is not being changed. It is in the definitions.

MOTION: Commissioner Pam Gardiol moved to approve recommendation Amending Section 15.01.109 (1) of the Subdivision Ordinance and Chapter 10 of the Zoning Ordinance Regarding Noticing Requirements. Roll Call Unanimous.
SECOND: Commissioner Doug Clifford
VOTE: The motion carried.

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

4) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss Land Use Institute.

Mike Haycock stated that a couple Commissioner's went to the training and wanted to give an update on what they learned. **Commissioner Doug Clifford** stated that Commissioner Pam Gardiol had some notes that were great about that workshop. The critical info will come forward as we go through what we need to do at our meetings as we go through land use issues. There were some simplifications of the meetings that could also change how we do things. **Commissioner Pam Gardiol** stated she shared the document with the Commission and has a couple points that are relevant to go with the General Plan. The Commission is to be spending half of its time on planning moving forward. The first bullet is that the General Plan is aspirational and directional, not mandatory, but we are encouraged to follow it as closely as possible. Regarding the land use ordinance, at least half of the Planning Commission's job is to update ordinances and hold work sessions as necessary to do that. We are instructed to plan, not to do permits. No Public Hearings or applications. As a citizen she doesn't like that and will write to her legislators on that one. They talked about the difference between property expectations and property rights, that as long as property owners have an economically viable use, it is not a taking. They still have the right to occupy and sell their property. She found it interesting knowing that we as citizens invest in our property and rights. Moving forward, we may want to address this in our discussions. **Commissioner Perry Brown** stated he appreciated the summary and he would share that this is classical land use planning language and ideas, and is being done all across the country. **Commissioner Doug Clifford** stated that that the expectation is not to avoid issues in our community, but there is a semblance that we have to follow law. We are not

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setting up unique situations for individuals in our community, but laws for all to adhere to. Spending more time in our meetings evaluating our regulations and ordinances to make sure that they cover the critical areas that often come into dispute. We all look at a picture and see something different and interests make the desire to do something with our property different than a neighbor. The legislature has pushed us in the last few years to let people have individuality. Design standards in our community have almost all been pushed away. There are still HOA's and some subdivision regulations. There is a lot of turmoil and churning in meetings throughout the whole State and country, and those laws have already been established and we are trying to support those law. We need to clarify points so they know what it really says. Look at our City Code for areas that are ambiguous. We need to become more astute as to what is in our code and what it means. **Commissioner Pam Gardiol** stated that having done consulting and process redesign for 30 years that things change. Going back and revisiting processes is always valuable. Situations and intent and laws change. It could take a while and be a large document. If it allows us to better align with the General Plan it is best to do that. **Dale Coulam** stated that next meeting we will be updating development agreements per State law. We are limited to what we can put in there. People need to know the rights they are giving up if they agree to a noticeable disclaimer on our Development Agreement. When applicants file with the building and zoning department, they have a right to have those considered within a certain amount of time so those will still be on your agenda and we can't put them off. Applications always take priority. **Mike Haycock** stated in the last year we have had the General Plan, the Land Use Plan and Light Reflective Value we are working on. The General Plan is the backbone of ordinances so let's hit them after we know where the General Plan is taking us. He has a list to bring forward but let's get through the State law first and the General Plan. That is driving us. **Commissioner Pam Gardiol** stated that the Land Use Institute stated that the legislature is going to get City Council out of the development business. Citizens should have the right and opportunity to voice their concerns. If there is a decision-making body, that one Commissioner could possibly serve on that. **Dale Coulam** stated yes. You could name one from the Planning Commission as the Land Use Authority along with a couple other people. It could be a staff member.

B. Discuss the General Plan Chapters 1-3.

Commissioner Pam Gardiol stated that regarding the Future of the Comprehensive Plan she also did a synopsis from the Land Use Institute and has some items to add while working on the General Plan. **Chairman Dave Robinson** stated there was a suggestion to have a work meeting and make that the sole goal. **Commissioner Pam Gardiol** stated a work meeting with a deliberate focus would be helpful and we can do a dinner meeting to meet a bit earlier to move this forward. It is concerning. This is a significant document and we need to spend the time it takes to do it well. **Commissioner Perry Brown** stated that it is an effective way to deal with that and concentrate on it more and move it forward. He is in favor of that. **Commissioner Doug Clifford** stated a work meeting is almost required to hammer through it. it is less formal. **Dale Coulam** stated it is still a public meeting and we still have rules of procedure. **Chairman Dave Robinson** stated that we will look at a couple dates to get together. He will get ahold of Commissioner Derek Larsen. **Mike Haycock** stated that he will be gone June 19, 20, 21. **Chairman Dave Robinson** stated after the 21st. June 22nd at 4 pm. **Mike Haycock** stated that way you can go until 10 pm. **Commissioner Pam Gardiol** stated we can work on the five-year budget plan and the population analysis. She thinks it is beautifully written. She has no questions or concerns. **Dale Coulam** stated that it is not going to be a line-item specific budget. It is hard to even accurately forecast 2024 with the federal interest rates changing and economy

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changing and other developing variables. Wally Ritchie did this five-year plan and it has continued on since then. That is reasonable and you should be able to follow the trends and analysis and how it affects our budget and revenue sources, and expenditures. Those types of things we can get a good handle on and some may change and move from one year to the next, but the idea is there on what he thinks the Commission is trying to include in the General Plan. **Chairman Dave Robinson** stated the scary one is the page that shows a dip in revenue. **Dale Coulam** stated that dip is changing. This year we balance and Cade Visser has worked hard to get it to where this and next year's both balance. **Chairman Dave Robinson** stated that is with known income? **Dale Coulam** stated as known as it can be. We don't know if interest rates will go up again but they've indicated maybe one more time in June and then hold steady. Cade Visser has worked with Black Desert Resort to make sure that they are properly licensed and known by the Tax Commission so that the sales off the golf course revenues will come to Ivins and we should see that beginning to kick in this year. Impact fees have significantly helped with the forecast too and the interest we are earning on bonds that have been posted by Black Desert Resort. We would not have anticipated these bonds or these kind of interest rates to generate a revenue for the City and it is now a significant portion of our revenue portfolio. Expenses are going up, but our revenue is going up with interest. It offsets some of it. Expenditures don't come down as fast as interest rates. Bonds get refunded so that portion of our revenue portfolio will shrink quickly where expenditures will remain fairly high. **Chairman Dave Robinson** stated that we have been thinking of bypassing the secondary water system in Ivins and having culinary water for everything. Does that affect the budget? **Dale Coulam** stated that we hope the District pays for the plant, whether it is culinary or secondary, and we may have to contribute to that. Both ideas are still being tossed around. Nothing has been decided yet. **Chairman Dave Robinson** stated where do we want to implement this into the General Plan? **Commissioner Doug Clifford** stated that we reference it in the tables on this section. Those numbers will move around. That big dip can't happen because they have to have a balanced budget. They move monies around and will apply for State funds and road monies. **Chairman Dave Robinson** inquired that he understands that, but we requested this information, so do we reference the whole document as it is, or plug it into certain areas within our Plan? **Commissioner Pam Gardiol** stated it is a separate chapter in the General Plan. We also haven't implemented the SMARTER actions into the Plan and she can see that the budget will definitely affect those. That is why we left that SMARTER action table in each section. **Chairman Dave Robinson** inquired what about the population analysis? **Commissioner Pam Gardiol** stated she reviewed this and the changes she has requested are reflected in front of us. She thinks these chapters are ready to go. **Commissioner Doug Clifford** stated that this is the body of facts. If we tag on the future you look at the projections and go back and look at the last version and what is different from what was predicted. That shows the amount of deviation from then to now to see the trends. It is in there to show if we are even close or if we need to look at it in more detail. **Mike Haycock** stated if you look at the existing General Plan, it goes to 2010. We would take the new chart and update where the old chart was. The charts are already in the General Plan. We would just plug those current ones in. The economic future goes to 2016 and there are things that have since happened in Ivins that we need to include up to 2023. Like Black Desert Resort and substantial things about Ivins. **Chairman Dave Robinson** stated we will get to format after the bones of it all. **Mike Haycock** inquired if the Commission wants him to take all the new data and put it in the old General Plan? **Commissioner Pam Gardiol** stated that is a good place to start. **Commissioner**

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Doug Clifford stated the layout of this section has the 2020 Census as a jumping off point. That is the body of facts and the history. The last section gives projections and goes beyond. This is where we take our bets on whether or not certain things will happen. **Commissioner Pam Gardiol** inquired if there is more information that needs to go in here? **Mike Haycock** stated the population estimate should go to 2030. We can take the data that was given to us and merge it over into the General Plan. **Chairman Dave Robinson** stated that Figure 6 gives that 2030 projection on three different levels. **Dale Coulam** inquired if the Commission is plugging the whole chapter in, or just portions to update the tables? **Commissioner Doug Clifford** stated use it as a reference. **Chairman Dave Robinson** stated Table 1 has historical documentation in it to 1950 and then goes up to 2020. It has history and what is proposed for the future. This is a stand-alone document and the only one we need in his opinion. **Commissioner Pam Gardiol** stated the population and land use analysis says it is "basic to City planning and necessary to understand existing land use and compare it to the future." Without our past how do we know who we are and where we are going? There is merit in having this whole chapter in the General Plan. **Chairman Dave Robinson** inquired so you want to leave it as it is and insert this new information? **Commissioner Pam Gardiol** stated that there is an updating of statistics that need to be done. **Mike Haycock** stated yes from the existing General Plan. **Commissioner Perry Brown** stated that the merge idea makes sense to me. Take this current information and add it into the existing General Plan and then take a look at it. We could put all the old information in an appendix as another option. Commissioner Doug Clifford stated he would like to go back and take a look at the original General Plan and see if he wants to go back to that format. **Commissioner Pam Gardiol** stated that she wouldn't put it into the old plan because they have spent a lot of time trying to revise it. This can be an item to discuss on our work session. **Commissioner Perry Brown** stated his changes are editorial and will come up in the work session. They are just grammatical. **Commissioner Doug Clifford** stated that he took the vision and put in a couple general areas we need to add. It has to do with people wanting to be individuals with their own interests, so where there were absolutes he made them more general and some were grammatical. Instead of saying homes, we need to focus on neighborhoods in the General Plan. We are a collection of neighborhoods who are all drawn here to work and live, but they are each unique and we need to "create neighborhoods emphasizing open spaces that allow residents to recreate, talk and support each other, and work collectively for the common good." Neighbors don't have to be the same. We do this all the time in subdivisions by putting unique conditions on them, through the HOA and CCR's so that people have personal choice, which the State is pushing for anyway. He may not relate to the people across town but he does in his own neighborhood. He is trying to weave that in. He eliminated any repetition. He put red mark-outs in there. We can look at it more in the work session. **Chairman Dave Robinson** stated he understands what he is trying to do. **Commissioner Doug Clifford** stated the fundamental underlying change he wants to integrate is to say that Ivins supports unique neighborhoods. We say diversity, but then we do a one-fits-all version that doesn't fit for young families. And it doesn't fit in the same way that it would for retired people. People that want no sidewalks and a black night sky, that version doesn't fit families with kids. **Chairman Dave Robinson** stated the population analysis showed a 24% decline in children five and under. The young families are gone. That is part of what makes a vibrant community is to have a cross-section of people. It is sad. **Commissioner Pam Gardiol** stated that one of the things she loves in D.C. is the Eastern Market. When she was there, she looked at it from a community planning perspective, and every quadrant has a farmer's market. Every Saturday and Sunday people come to the market. There is

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a sense of community. Neighborhoods are important but what are ways to make opportunities for those connections to happen? We can look at personalities of neighborhoods but we need community planning, not just a collection of neighborhoods. **Chairman Dave Robinson** stated he spent a weekend in beautiful Montreal and very walkable. He spent eight miles a day walking their community. Roads aren't allowed to have vehicles on them and they have shops. But you have to build up for a community so that there are residences on top of commercial, but we limit that for our views. They had roof top gardens and restaurants. Why do we refuse that here in Ivins? Celebrate the view. We need to utilize the narrow height requirements we have for those type of situations. We rented an Airbnb and we walked with everyone and we were part of the neighborhood and the people that were there. We were taken in by the community and we talked to them and interacted with the locals. **Commissioner Perry Brown** stated that in having a variety of neighborhoods that are interconnected that almost every development that comes before us is a neighborhood. We will have variety of those and we want diversity of those kinds of places and different income levels. We do have to build in how we connect each of those pieces so we make a community out of that different neighborhoods. And we already have that. Our community in Kayenta and Palisades is different than in Padre Canyon but we interact, and we need transportation and trails and parks and events that bring those opportunities. We are going to have to visualize those. **Commissioner Doug Clifford** stated celebrate the uniqueness of the individual communities that invites people to come here. **Commissioner Pam Gardiol** stated that she respects that neighborhoods have an identity and a feel. We tend to live in environments that resonate with us. Community is a population with a common focus, it can be a very high level common focus. How are we creating organic opportunities to interact with those who are not in their same neighborhoods? In Ivins one of the things that is taking us away from the organic sense of community are the walls we put around our neighborhoods. As we move forward let's look at these things in addition to our trail system that allows us to interact with each other. **Chairman Dave Robinson** stated he 100% disagrees with the walls. In a community there are only so many opportunities we can provide. The community has to want to mingle, to integrate, to get together. A wall makes for very good neighbors and if someone is in their hot tub they may not want their neighbors looking in. What creates community is people having a common goal or interest that brings them together. A couple weeks ago his block had a street party and five subdivisions were invited so close to 450-500 people and 100 people showed up. We played music. It was fun. We got to know the neighbors. We will do another one. His point is that common goals and interests make a community. Running, jogging, pickleball. Forcing people to become a community won't create it. It has nothing to do with walls. **Commissioner Pam Gardiol** stated we have seen a dramatic reduction in young families. One of the ways communities happen organically is when kids are on sports teams and parents get to know each other. How do we create other organic opportunities for people in various stages of their lives? **Chairman Dave Robinson** stated the statement is in opposition to itself. How do we organically force a situation to happen for people to get together? We can't. He put the option out there and the people who came chose to come. **Mike Haycock** stated it sounds like everyone likes the idea of community but has a different definition of it. **Chairman Dave Robinson** stated that if the Commission would rather, this can be in the work session. **Chairman Doug Clifford** stated that a sense of community doesn't mean uniformity. They need to be vibrant and diverse. **Mike Haycock** inquired how does the SMARTER Action section in yellow work? What does Staff have to do? What is an item in the vision element and the objectives so Staff knows what that means to us. **Commissioner Pam Gardiol** stated she took it from the

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General Plan guide that was given to us and Commissioner Doug Clifford has talked about the need to quantify these elements. As we finish an element, we should see what the action items are to include and what the measure of success is. What is the objective and who is driving it? It puts something in the General Plan that is quantifiable. **Chairman Dave Robinson** stated originally we were going to do the plan and then go back and update those when we format. **Commissioner Pam Gardiol** stated so we should start drafting some substance into those. **Mike Haycock** stated that he can see this taking some time if they want to work on it ahead of time, especially the budget section. **Dale Coulam** stated that he doesn't know how much each section will affect budget, but the chapter includes the financial planning for five years and doesn't need to be rearticulated in each vision element. The budget doesn't need to be on that list. **Commissioner Pam Gardiol** stated her reason for adding it was just to see if it is realistic with budget projections to look at a desired vision element and if so, do we push a start date and feasibility. It gives us more structure. **Dale Coulam** stated understanding that it is just for feasibility, thank you for that clarification. **Mike Haycock** stated let's get the body done first. **Commissioner Pam Gardiol** stated we need to give the City Council as complete a document as possible to react to. **Chairman Dave Robinson** stated he agrees but we need to get this moved on to Council.

C. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for May 16, 2023.

MOTION: Commissioner Doug Clifford moved to approve the Ivins City Planning Commission Meeting Minutes for May 16, 2023. Roll Call Unanimous.
SECOND: Commissioner Pam Gardiol
VOTE: The motion carried.

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

5) REPORTS

A. Planning Commission

Commissioner Pam Gardiol stated that she responded to Cherise Spencer's email where she was asking for more direction. She suggested to perhaps give some anecdotes about work that has been done and how the community came together. **Commissioner Doug Clifford** stated we could put it in the newsletter and send it out to see if we can get a public response of any experiences or collective history.

B. Chairman

C. Building and Zoning Administrator, Mike Haycock

Mike Haycock stated that ordinances need to be looked at but the General Plan is our priority. Accessory Dwelling Units are part of the Moderate-Income Housing plan. We had talked about adding the possibility of larger lots having two-story Accessory Dwelling Units. So a garage with a mother-in-law apartment on top. Right now you can be taller than the house and it is not possible. We get a lot of calls asking if that is allowed in the ordinance. Do we want to look into that? **Chairman Dave Robinson** and **Commissioner Doug Clifford** stated yes. That is the only concrete thing we can show we are doing. **Mike Haycock** stated they are being asked for. We would look at Accessory Dwelling Units and detached garages as well. **Chairman Dave Robinson** stated he would be willing to look at that. That is a great idea. **Commissioner Doug Clifford** inquired if we are still getting Accessory Dwelling Units? **Mike Haycock** stated yes, it

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is part of the Moderate-Income Housing report. **Commissioner Doug Clifford** would like to see a quarterly report since they only come in as building permits and that is one of our major points of Moderate-Income Housing. **Mike Haycock** stated there are internal and external Accessory Dwelling Units so you will see both numbers. **Commissioner Perry Brown** inquired when will see a zone change request? He saw one for June 13th for Rocky Mountain Power but he saw it when he drove up the street. When he gets the agenda or before that? **Sharon Allen** stated that she gets it ten days prior. That is when she knows about it and she could send it out to the Commission at that time. That gives you an extra week. **Mike Haycock** stated you get a direct email when we do an agenda and Staff reports.

D. City Manager/Attorney Dale Coulam

E. Items to be placed on future agendas.

Dale Coulam stated that Rocky Mountain Power bought that whole block of property. They are not using the whole property, but they are expanding the substation, which they need to do. They do this periodically, but on this one, they own the property. They need to expand the substation to handle the needs of Ivins City growth and all the units going into Black Desert Resort and hotel coming online. It is not the whole parcel. It is to expand the small portion that is zoned Commercial Light Manufacturing. The rest will remain Commercial. **Commissioner Perry Brown** inquired if the existing substation is on the Light Manufacturing zone? **Dale Coulam** stated yes.

6) ADJOURNMENT

MOTION: Commissioner Perry Brown moved to approve ADJOURNMENT Roll Call Unanimous.

SECOND: Commissioner Pam Gardiol

VOTE: The motion carried.

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

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