# IVINS CITY
# PLANNING COMMISSION
# MINUTES
# June 13, 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, Commissioner Derek Larsen, and Commissioner Doug Clifford.

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

**Audience Attending: James Barden, Chris Haddad, Paul Bryson, Sharon Gillespie, Sharon Barton, Dave Appel, Lance Anderson and Sam Patel, 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**

**2) REPORTS, PRESENTATIONS AND APPOINTMENTS--None**

**3) PUBLIC HEARING AND ACTION ITEMS-**

**A. Public Hearing Regarding Zoning Text Amendments on Development Agreements.**

**Dale Coulam** stated that our ordinance is out of compliance with current State law that became effective May 5th. They changed the requirements for subdivision Development Agreements. The first section is from the subdivision ordinance. That amendment is to have a reference to the chapter in the zoning ordinance that talks about Development Agreements. Minor changes you will see in the purpose is that we switched the word "ordinances" to "regulations." The State made that change. Some of our current land use regulations are not allowed by State law, such as our design guidelines. The new State law states: "A Development Agreement is not required as a condition for developing land if the City's land use regulations establish all the applicable standards for development on the land." If State law sets forth all the requirements on development of the land, then a Development Agreement can't be imposed as a condition for developing the land. That is statutory language taken right from the Code. If the Development Agreement restricts an applicant's rights under clearly established state law it imposes some requirements by separate agreement, a waiver of their rights, or as the attorneys in the County have discussed, and were pretty unified in their opinion, that suggested a clear disclosure using bold type and a larger font of the rights that are being restricted. We used to point out our design guidelines or as negotiated, but now it needs to be clear in a separate document or in a waiver. We want to put it in the Development Agreement and bold it out with a large font. It would address colors, depending on the development. If it is a commercial development, there is nothing restricting that. The law that changed regulation of exterior colors and architectural features did not apply to commercial type buildings. It depends on the development on whether that disclosure needs to be present. A standard single-family residential would need to put in a clear disclosure that they waive some rights by agreeing to abide by our design guidelines. State

law gives them that right. It is still approved by City Council and has to be consistent with State law and the City's land use regulations. Same with the provisions of a Development Agreement, they have to comply with State law to the extent allowed by State law. We may still require a Development Agreement. The City's land use regulations govern. What it may not do by statute is limit the City's authority in the future to enact a land use regulation or take any action allowed under State Code 10.8.84. It may not require the City to change the zoning designation of an area within the City in the future. This supports his position against conditional Development Agreements. Allow a use or development of land that applicable land use regulations governing the area be subject to a Development Agreement that would otherwise prohibit. You can't waive those in a Development Agreement. They have to abide by that law. Those are the changes. **Chairman Dave Robinson** stated he is not an attorney but his hang up is on color. If someone comes in with a straightforward subdivision it would not have to have an agreement? **Dale Coulam** stated if completely governed by State Law and not our regulations that is true that they may not need one. **Chairman Dave Robinson** stated in that case color wouldn't play into it. **Dale Coulam** stated that State law would govern it. If we wanted to have houses painted according to our design guidelines or architectural features that are required by our design guidelines they would need to put in a disclaimer or have them sign a waiver. **Chairman Dave Robinson** inquired if the City is still pushing on color or are they stepping back on that? **Dale Coulam** stated that the Arts Commission is still working on that and we are still working towards regulation of color, but that is conditioned on whether someone wants to abide by the design guidelines or not. City Council is still heading down that road. State law is very clear. Mayor Hart has met with our representative Neil Walter and he has shown a willingness to try to run a bill to change the law at the State level if we are in an area like this with a State or National Park at our doorstep, then you can impose some design guidelines and be consistent with the theme that has developed here. Who knows if that would pass in the legislature. They are clearly going towards the State having more land use authority but they may be willing to make an exception and Neil Walter is looking for some balance there and looking for support. **Commissioner Doug Clifford** inquired if we want to take a leading or a lagging approach to this change? Will they get overthrown or are we waiting for more information from the State? Is the City Council thinking that way? **Mike Haycock** stated that developers like what we have, it is completely their decision, and now we bold it in the contract so they know it is a clear choice now. **Chairman Dave Robinson** stated yes it needs to be a clear choice. Not an arm twist. But for now, these changes bring us into compliance. He opened the Public Hearing. **Fred Castagne** stated there were no comments on Zoom. Hearing no comments, **Chairman Dave Robinson** closed the Public Hearing.

**B. Discuss and consider recommendation regarding Zoning Text Amendments on Development Agreements.**

**Commissioner Pam Gardiol** inquired on clarification of 16.09.101 where it says "the purpose of this chapter is to more fully implement the General Plan." **Dale Coulam** stated that was the original language in that section. If you desire to recommend a change, that is up to you. If it is not a strike through or red, he did not change it. **Commissioner Pam Gardiol** stated it is nebulous. She recommends it to say "the purpose of this chapter is to implement the General Plan." In 16.09.104H the way she reads it is "in High-Density Residential zones, developments having 25 units or more shall have a requirement of a minimum of 50%." **Dale Coulam** stated that may or may not be in a Development Agreement. If we can't have a Development Agreement, there is still a requirement that there be a minimum of 50% sold to owner occupants

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in our ordinance. **Chairman Dave Robinson** inquired would the State overrule that? **Dale Coulam** stated as part of the design guidelines that State has not come out with anything that addresses that. That is still open for consideration. **Commissioner Derek Larsen** stated add "shall have a requirement" and cross out "in the Development Agreement." minimum of 50% are sold to owner-occupants. **Commissioner Pam Gardiol** stated that her next comment is in "i" a disclaimer that there may not be future water to serve lots and/or phases. "That decision will be made at the time of application." What decision, and if that is water availability shouldn't we state that? **Chairman Dave Robinson** inquired should this even be in there because of loss of control of that. **Dale Coulam** stated we make a disclaimer that when they go to get a building permit, they may not have sufficient water. This was also original language that he did not change. **Commissioner Pam Gardiol** stated she suggests putting "a water availability assessment will be made at the time of application" instead of "decision." **Chairman Dave Robinson** stated that makes sense and it still comes from Washington County Water Conservancy District. **Commissioner Pam Gardiol** inquired in 16.09.105 the end of the sentence "the General Plan" is being stricken? **Dale Coulam** stated yes. General Plan is not law. Land use regulation has to be consistent with State law and the City's regulations. **Commissioner Pam Gardiol** stated in 16.09.107 it says "periodic review of the Zoning Administrator should review the Development Agreement periodically at which time the applicant or the applicant's successor shall be required to demonstrate good faith compliance with the terms of the Development Agreement." Is this only during building or post development? Is it during the life of the property? **Dale Coulam** stated during the life. It is recorded. It is binding against successors and assigns. **Commissioner Pam Gardiol** inquired if it stays with the property? **Dale Coulam** stated yes. It is original language in this document. It is usually a code enforcement issue and we look at the Development Agreement and the Conditional Use Permit. **Chairman Dave Robinson** stated the way it is worded makes it sound like Mike Haycock has to pull up every Development Agreement and every so often review it. He doesn't know if that is even possible. **Commissioner Pam Gardiol** inquired if periodic is an as-needed basis? **Chairman Dave Robinson** stated add "as-needed." **Commissioner Doug Clifford** stated it should only be if something changes. **Commissioner Pam Gardiol** stated on the purpose, she wanted to remove "more fully." We are either implementing or we are not. **Commissioner Doug Clifford** stated the General Plan is not an enforceable document. **Dale Coulam** stated the change makes sense. The purpose is to implement the General Plan to the extent that you can, and as allowed by law. This is a land use regulation, and the land use regulations are to implement the vision set forth in the General Plan. **Chairman Dave Robinson** agrees.

**MOTION: Commissioner Derek Larsen moved to approve recommendation regarding Zoning Text Amendments on Development Agreements, as amended. Roll Call Unanimous.**
**SECOND: Commissioner Perry Brown**
**VOTE: The motion carried.**

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| Chairman Dave Robinson | AYE |
| Commissioner Perry Brown | AYE |
| Commissioner Pam Gardiol | AYE |
| Commissioner Derek Larsen | AYE |
| Commissioner Doug Clifford | AYE |

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**C. Public Hearing on a Zone Amendment from Community Commercial (C-1) to Commercial with Light Manufacturing (CLM). Located at approximately 86 South 300 East. Pacificorp dba Rocky Mountain Power-Owner/Applicant.**

**Mike Haycock** stated that north of the elementary school we have a small CLM zone, Commercial with Light Manufacturing that is next to a commercial parcel now owned by Rocky Mountain Power. It is south of Center Street. There is a little access road and there are transformers back there. Rocky Mountain Power purchased the property and did a lot line adjustment. This is to serve Ivins City in the near future for our power needs specifically for Black Desert Resort. This additional space is for the new transformer and their power needs. The land use allows for any C zone, and Commercial with Light Manufacturing is one of those zones. This lets Rocky Mountain Power extend their power station into the C-1 zone property. **Dale Coulam** stated that C-1 is a different zone than Commercial with Light Manufacturing, and that is the zone that allows the substation. They need to expand the footprint of the substation to give them more space to be Commercial with Light Manufacturing, but they are pushing it into their own property. **Commissioner Pam Gardiol** stated on the Washington County aerial map, it appears this property abuts some homes. How will this site be buffered? **Mike Haycock** stated the site is already developed. The transformers are already there. The individuals that live there already live with the transformers, and the additional property is away from the homes. **Commissioner Pam Gardiol** stated that the intensity of the site will be greater. She understands the community is growing and we need greater capacity. Substations are not quiet places and she is concerned that the increased usage will be heard by those residents. **Dale Coulam** stated that those are valid points and the Conditional Use Permit is the next step. The designation of Commercial with Light Manufacturing is allowed for that zone. You can approve or deny. They haven't filed for their Conditional Use Permit yet but he is sure they will shortly, and then you can consider conditions for developing and expanding that site into a bigger utility. For the zone change itself though, it is pretty straightforward. **Commissioner Pam Gardiol** stated those are her concerns she wanted on record and would like them addressed at that point. **Chairman Dave Robinson** opened the Public Hearing. Hearing no comments, and no comments on Zoom, **Chairman Dave Robinson** closed the Public Hearing.

**D. Discuss and consider recommendation regarding Zone Amendment from Community Commercial (C-1) to Commercial with Light Manufacturing (CLM). Located at approximately 86 South 300 East. Pacificorp dba Rocky Mountain Power-Owner/Applicant.**

**Commissioner Pam Gardiol** inquired if anyone from Rocky Mountain Power was present here? **Chairman Dave Robinson** stated no.

**MOTION: Commissioner Perry Brown moved to approve recommendation regarding Zone Amendment from Community Commercial (C-1) to Commercial with Light Manufacturing (CLM). Located at approximately 86 South 300 East. Pacificorp dba Rocky Mountain Power-Owner/Applicant. Roll Call Unanimous.**
**SECOND: Commissioner Pam Gardiol**
**VOTE: The motion carried.**

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| Chairman Dave Robinson | AYE |
| Commissioner Perry Brown | AYE |
| Commissioner Pam Gardiol | AYE |
| Commissioner Derek Larsen | AYE |
| Commissioner Doug Clifford | AYE |

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**4) DISCUSSION AND POTENTIAL ACTION ITEMS**

**A. Discuss and consider recommendation of Canyon Crossing Amended Preliminary Plan, located at approximately 1175 Snow Canyon Parkway, Sam Patel/Canyon Crossing Investments, LLC Owner/Applicant.**

**Mike Haycock** stated that this is located at Snow Canyon Blvd and Snow Canyon Drive where the gas station and the tenant improvements are. The property owner is requesting dividing the gas station side from the tenant improvement units to the north. There is a maintenance agreement and a shared access agreement. The parking would stay the same and be accessible to both sides, and the maintenance is agreed upon between the two parties. **Chairman Dave Robinson** stated that parking was his biggest concern. By themselves they do not pass for parking, but combined they do so that agreement allows for that. **Mike Haycock** stated there is one unit that is not developed yet and it says future restaurant. In our parking calculations we had three restaurants and right now there is only one. That is usually our highest parking demand. Even separated they won't have less parking than they need, but with the agreement it doesn't matter where they park. **Commissioner Doug Clifford** inquired what is the main reason for the split? **Mike Haycock** stated so they can sell it and have two owners. **Dale Coulam** stated now or in the future, but by subdividing it, it would allow for that. **Commissioner Pam Gardiol** stated that as the property exists now, there is one development agreement. **Mike Haycock** stated that is correct. **Commissioner Pam Gardiol** inquired if the agreement goes with the parcel? Or would there be separate agreements for separate owners? **Mike Haycock** stated they both adhere to that agreement. **Commissioner Pam Gardiol** stated that on May 18, 2021 Building and Zoning Administrator Cody Mitchell stated "they would have to incorporate a maintenance agreement to take care of the preservation of asphalt, concrete, landscape and lighting. They are aware and willing to do that." Those agreements go with the land, and her concern is that since she lives across the street from this property, she sees that the current owner is not in compliance with this agreement at this time. She sent the Commission pictures just yesterday. It concerns her having two owners now trying to stay in compliance. Someone was out picking up trash this morning, but that needs to be taken into consideration. Sam Patel on behalf of Canyon Crossing Investments stated that he wanted to make a clarification that they are not trying to sell now or even the near future. The circumstances may allow it, but they are not trying to sell. Their purpose in splitting this parcel is because the gas station has a different use than the retail units. The tenant improvements have to pay a triple net fee, and having it all as one parcel, that triple net fee is a lot larger and they don't really use the gas station. It is a lot more fair to separate it, and without the gas station the triple net fee for future businesses can be a lot less and be more profitable for those businesses. That is the intent. We will change entities on both sides because the gas station has its own. When we do the split Canyon Crossing Petroleum will own the gas station portion and then it won't be a lease-back. As far as landscaping and some of those concerns, most of those have been addressed. We had entered into a contract with a landscaping company to maintain the landscaping on the whole development, but what we thought and what they thought were two different things. We thought it included removing weeds so we are now getting quotes from a different professional company and hopefully what will be taken care of is the landscape, sprinkler system and weeds. We had a crew out there all day cleaning it up. We also visit the site periodically and we are more than willing to take care of them ourselves. We want our property to be attractive so that people will come to the property. The development and maintenance agreement between the parcels will be addressed. Having two people to bring into compliance will not be an issue. It will still be their company maintaining the entire

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parcel. **Commissioner Pam Gardiol** stated that her concern is that maintaining that property is not only an asset for their company, but also a desirable asset for the community and we don't want to have to call you to say come take care of this. Sam Patel stated that on this particular project we lose money every single day on gas and the development itself and with interest rates rising. So we are subsidizing from our own pockets and helping with rents on the tenant improvements to try to keep these amenities for the residents. There are a lot of things we are doing in the background to try to make it work. The new Maverik down the street didn't help our cause. **Chairman Dave Robinson** stated so the reason for this is to help lower those rent costs to get to profitability to help those businesses.

**MOTION: Commissioner Doug Clifford moved to approve recommendation of Canyon Crossing Amended Preliminary Plan, located at approximately 1175 Snow Canyon Parkway, Sam Patel/Canyon Crossing Investments, LLC Owner/Applicant.**

**SECOND: Commissioner Perry Brown**

**VOTE: The motion carried.**

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| Chairman Dave Robinson | AYE |
| Commissioner Perry Brown | AYE |
| Commissioner Derek Larsen | AYE |
| Commissioner Doug Clifford | AYE |
| Commissioner Pam Gardiol | NAY |

**B. Discuss the General Plan Chapters 1-3.**

**Commissioner Pam Gardiol** stated that Doug Clifford's comments have been addressed and is the most recent version. **Commissioner Doug Clifford** inquired if we were using the budget or population analysis as the old format or as a new exhibit? **Mike Haycock** stated they can be plugged into Chapter Two. Then you don't lose the history because that is relevant. Add in Black Desert Resort to get the commentary to 2023 and the effect it will have on the economy. **Commissioner Pam Gardiol** stated these two sections, the budget and the population analysis are updated and ready to move forward on, but Commissioner Doug Clifford wants to table these for tonight and read them before tomorrow's work meeting. **Mike Haycock** stated on these sections there shouldn't be a lot of comment or debate. These are the professional handouts that Cade Visser and Chuck Gillette have researched. **Chairman Dave Robinson** stated he does like leaving the previous history in there because it is nice to compare those projections. **Commissioner Doug Clifford** stated that we make assumptions based off of that data. Chapter Two proposing we keep the first paragraphs to economic future of Ivins City and add up to 2023 in this document. **Commissioner Pam Gardiol** stated she thinks these sections are ready to move forward. We can read through them tonight and approve them tomorrow. **Mike Haycock** stated on the existing General Plan he is proposing to keep the first few paragraphs of Chapter Two about the growth up to the economic future of Ivins City. It talks about the history and that is where we should add up to 2023. That is important information we want to hold onto. **Chairman Dave Robinson** stated he agrees. **Commissioner Perry Brown** stated that it could use some editing, but we agree in principle that we are adding to that section. **Commissioner Doug Clifford** stated his changes are in red and he moved some information around to make points more concise. We had a lot of duplication. We aren't expecting to have a one-size-fits-all building plans in our community. That is why we have zoning, to have variety. Neighborhoods are important and we want to emphasize that concept of variability of the styles that people choose to live, but we do not require the entire City to be uniform. The concept of neighborhood is what he tried to add while he was going through this.

The next change is "create unique neighborhoods emphasizing open spaces that allow residents who recreate, talk and support each other and work collaboratively for the common good. We have a wide variety of recreational opportunities." **Commissioner Pam Gardiol** stated she would recommend editing that sentence to say "we create neighborhoods emphasizing open spaces where residents recreate, talk and support each other to work collaboratively for the common good." **Chairman Dave Robinson** stated we are not the body that creates. **Commissioner Pam Gardiol** stated that nothing gets built without a permit, so ultimately the buck stops with the City on what is being created. **Mike Haycock** stated the City doesn't do the details of a neighborhood. **Chairman Dave Robinson** stated the word "create" becomes a stumbling point. **Commissioner Pam Gardiol** stated the vision is aspirational. The way it is implemented is not listed in the vision. There are always going to be constraints, whether legislative or financial. **Chairman Dave Robinson** stated he is a creative person. He builds things all the time. The City does not create these subdivisions by any stretch. They don't create what is inside of them. They govern what is going on. **Commissioner Pam Gardiol** stated that "our vision is that we have neighborhoods." **Chairman Dave Robinson** stated he likes that. **Commissioner Doug Clifford** stated he wants a word like "unique" in there to show that neighborhoods can be quite different. **Commissioner Pam Gardiol** stated that "we have unique neighborhoods." **Commissioner Doug Clifford** on Vision Goal A say "remains" rather than "becomes." Ivins is a safe community and we want to remain that way. **Commissioner Pam Gardiol** stated that we need statistics from the Police Department that we are where we want to be. Strike the word "truly." **Commissioner Doug Clifford** stated he agrees. Those statistics would be down in our action boxes and departments can set those and have them as part of the Plan in the future. On the public Service supporting objective say "developments are paying their proportional share." Next is "analyze and budget" instead of "set targets for future levels of service." We have a transportation section and so instead of "continues to support and promote public transportation," we already have that section. **Commissioner Pam Gardiol** stated we discussed leaving it there because one of the public services was transportation. **Commissioner Doug Clifford** stated it seems like a duplicate of what is in the transportation section. We can leave it in. In the "we belong here" section, he suggests it to say "maintain a strong sense of place and individual identity for all Ivins neighborhoods" versus "City." **Commissioner Pam Gardiol** stated there is more to a City than just neighborhoods. Ivins is all neighborhoods, gathering places. She recommends that the word "City" should stay. **Commissioner Doug Clifford** stated people can read that and think we have one identity. We can have very different interests. Ivins should have a place for everybody. **Chairman Dave Robinson** stated that is written into it though as "a place of individual identity." **Commissioner Perry Brown** mentioned that Commissioner Pam Gardiol had stated it is all aspects of the community, so there needs to be more than just residential brought into this. **Commissioner Derek Larsen** stated that he lives in Ivins because of his neighborhood. **Commissioner Pam Gardiol** stated if we review the supporting objectives to Goal Three it seems to be talking about the City at a meta-level. The idea of neighborhoods is important. Do we want to recommend changing the goal or adding a bullet or put it somewhere where it aligns with that? If we look at maintain a strong sense of place and stop there and look at the objectives, those are all elements of a sense of place. Maybe another bullet here is something that is related to diverse kinds of neighborhoods to reinforce that it is a sense of place. **Mike Haycock** stated we easily have four different kinds of communities here, and all of them fit within Ivins. They all meet the General Plan and are welcome in Ivins. **Commissioner Pam Gardiol** stated then the supporting objective

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would be to "encourage diverse neighborhoods" and complete that sentence. Then neighborhoods is under a supporting objective as well. **Chairman Dave Robinson** stated the goal moves down into the supporting objective. **Commissioner Pam Gardiol** stated she will play around with that sentence. So Goal Three would be "Maintain a strong sense of place." Then a bullet to "encourage diverse neighborhoods with individual identity" or something like that. **Commissioner Perry Brown** stated try it and see. Let's use the word "variety." "Diverse" is overused. **Commissioner Pam Gardiol** stated in Goal Five change "unique" to "distinctive." Commissioner Doug Clifford on Goal Five the part about washes, there are too many "naturals." He took one out so it reads better. Next he recommends "building design." It said "scales." **Commissioner Pam Gardiol** stated so that buildings weren't four stories high. Scale is included in design. **Commissioner Doug Clifford** stated next is encourage preservation of additional open space and lava beds and "traditional agricultural properties." **Commissioner Pam Gardiol** inquired how about legacy? **Chairman Dave Robinson** stated most agriculture is not being used that way. It is just open land. There is very little agricultural happening on those parcels anymore. **Commissioner Doug Clifford** right now the ones that are there, have historically been there. Adding to the night sky, he said "while still maintaining neighborhood safety." Under water development objectives, it says "work with the Washington County Water Conservancy district to develop and promote a fair and equitable comprehensive plan" to make sure it happens. "new homes for projected buildout.:" We need to be looking at the long-term view of how Ivins is going to look and that they are consistent with all our plans, which includes population growth and recycling of water. Strike out the bullet about promoting water conservation in existing developments. His change makes it the same as the first bullet. "Encourage conservation and efficient use of recycled water, desert landscaping and application of other applicable technologies." **Commissioner Pam Gardiol** stated if we say "efficient use of water" that would include all kinds of water. **Commissioner Doug Clifford** stated that recycling water is a huge part of our plan. **Commissioner Pam Gardiol** stated "encourage conservation through efficient use of recycled water, desert landscaping and other applicable technologies." **Commissioner Perry Brown** stated we could just say "including recycled water" to put emphasis on it. **Commissioner Doug Clifford** stated that "require" instead of "encourage." Then cross out the bottom bullet. We carefully plan for "growth" instead of "change." **Commissioner Pam Gardiol** stated that in the Strong Towns book and the handout she sent speaks to why the word "growth" is not the best word to use. The theme of this book is that most of the cities in the United States are going bankrupt because we have adapted to supporting financial requirements by having growth. What happens when a community is built out? Another article from Dr. Herman Daly, an Emeritus Professor at the University of Maryland's School of Public Policy and economist for the World Bank says that "growth is an idol of our present system." That is what we think without considering the ramifications of it. The words he recommends is "development, change or transformation" to address the transformation of a community and all of the aspects, but going away from the word "growth." These bullet notes come from that book. **Chairman Dave Robinson** stated that "change" can stay. "Transformation" is okay, but people think that is a scary word. **Commissioner Doug Clifford** stated that another word is "adaptation." **Mike Haycock** stated we can't stop growth because there are personal property rights. We prepare for growth so we will be ready when it comes. The State wants us to have our laws set in place so that the laws can be applied to a subdivision and it can be in the administrative part of the code. **Commissioner Pam Gardiol** stated maybe our word is "sustainability." Growth is a subset for that. This author also

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says that our responsibility is to be economically viable and sustainable. The overarching word is sustainability and change and adaptation. **Chairman Dave Robinson** stated he likes "sustainability." **Commissioner Doug Clifford** stated he likes "adaptability." It says that we are going to have to change our attitude and the way we approach things. It is highly likely that within a decade the United States will be at zero population growth. If you read case studies for Japan and other countries, he now wouldn't recognize rural Japan. It is a ghost town. The cities have grown, but no new people are moving into those rural areas. They import people for services from the the Philippines and are allowing them work visas. **Commissioner Pam Gardiol** stated "we carefully plan for sustainability, adaptability and viability." Japan plans for 100 years from now for generations they will never see. She doesn't know if that worked out, but long-term is 100 years, not 20 years from now. **Mike Haycock** stated that the Land Use Plan is saying we need these areas for future demands before the growth comes. **Commissioner Pam Gardiol** stated when Ivins is built out, land use planning is still necessary because it will change and transform. **Commissioner Perry Brown** stated he is questioning "viability," but as a forester who plans for over one hundred years, he agrees. **Mike Haycock** stated look at the land use plan and develop that according to these bullets. **Commissioner Doug Clifford** stated on the section that says "identify and project the growth areas that are visually, economically or geographically related to Ivins City where annexation must take place before any development could occur." **Chairman Dave Robinson** stated there is an annexation plan. He would like to see us annexing some additional land. This is not talking about existing areas. **Commissioner Doug Clifford** stated on "apply design standards to preserve the unique environmental characteristics" he added "where possible." **Chairman Dave Robinson** stated this one tiptoes around the State. **Commissioner Doug Clifford** stated that Dale Coulam said that the City Council is willing to try it. He put "strongly encourage infill." It has to be part of our plan and we do have a lot of area if we were more creative with split lots and accessory dwelling units. **Commissioner Pam Gardiol** stated she suggests "actively" instead of "strongly." We can measure that. **Commissioner Doug Clifford** stated that his last one is "protect and balance all property rights." He wrote "encourage attractive functional neighborhoods with a variety of housing types to meet both financial and aesthetic needs of a broad cross-section of residents." **Commissioner Pam Gardiol** stated remove "attractive." **Commissioner Perry Brown** stated that "aesthetic" should be spelled the same in all places in the document. **Commissioner Doug Clifford** stated next is "accommodate subdivisions providing Moderate Income Housing." **Commissioner Pam Gardiol** stated rather than accommodate, we "include subdivisions which provide Moderate Income Housing." **Chairman Dave Robinson** stated that sounds okay. **Commissioner Doug Clifford** stated next he has "incentivize developers to provide modest open spaces within subdivisions to accommodate outdoor living experiences for residents. **Commissioner Pam Gardiol** stated remove "modest" because we can't measure that. Then change that sentence to "outdoor living experiences for the community." **Commissioner Doug Clifford** stated "neighborhood" should go in there. **Mike Haycock** stated people pay a park impact fee that goes to new community parks. **Commissioner Pam Gardiol** stated he wants spontaneous gathering places, like a picnic table. **Chairman Dave Robinson** stated or a dog park. **Commissioner Pam Gardiol** stated if we say "encourage development" rather than just limiting it to subdivisions. **Chairman Dave Robinson** stated the next comment is crossing out "preserve" and putting "enhance." **Commissioner Doug Clifford** stated the next one is "encourage preservation of areas that highlight a rural lifestyle." **Mike Haycock** stated be careful this one doesn't get weaponized. There needs to be balance in this wording also. **Commissioner Pam Gardiol** stated

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it says "encourage." **Commissioner Doug Clifford** stated unless protected, it is developable by its owners. **Commissioner Perry Brown** inquired what is really rural about this community? Is that your lifestyle? It may have once been, but it isn't anymore. **Mike Haycock** stated that is why we do the General Plan every five years to try to balance that. **Commissioner Perry Brown** stated that from his standpoint, Kayenta is not considered rural. **Commissioner Pam Gardiol** stated and yet, it was one thing that was very important to people in the survey. That goes back to variety of neighborhoods. **Chairman Dave Robinson** stated if you asked many of the Kayenta residents, they'd say yes they are in rural. **Commissioner Doug Clifford** stated no curb and gutter. **Chairman Dave Robinson** stated people say rural because they want the open space. **Commissioner Pam Gardiol** stated leave it to City Council to decide and it will foster their discussion. So "encourage the preservation of areas that highlight a rural lifestyle consistent with the local heritage." **Commissioner Doug Clifford** stated leave it as highlight. **Chairman Dave Robinson** stated so leave it as Commissioner Doug Clifford has it. **Commissioner Doug Clifford** stated the last one is "use land use zoning to provide neighborhood densities that support a broad range of housing costs that allow for ownership by those who desire to live and work in Ivins." The State will make sure this one is in here. **Commissioner Pam Gardiol** stated change it to "prices" instead of "costs." **Chairman Dave Robinson** stated "prices" makes more sense. That is the end result. **Commissioner Doug Clifford** stated that in section G we have already talked about this whole section. **Chairman Dave Robinson** stated it seems repetitive. **Commissioner Doug Clifford** stated Delete G. On Section H delete "spectacular" and change to "connected." **Commissioner Pam Gardiol** stated maybe "integrated." **Chairman Dave Robinson** stated either of those words work. **Commissioner Pam Gardiol** stated strike the word "eventually." **Commissioner Perry Brown** stated delete "diverse" on the first bullet and on the third one "work closely with schools", not the district. We have others that are not in the district. The other bullet he would like to delete "develop" and change to "maintain" and change "Ivins reservoir" to "Firelake Park." It is already developed. **Chairman Dave Robinson** stated we don't know enough about the new reservoir to put anything in here. **Commissioner Doug Clifford** stated on Section I instead of "seek to create" put "support." **Mike Haycock** stated add "develop in our Land Use Plan commercial areas where businesses can thrive and residents can gather." **Commissioner Derek Larsen** stated strike the last one and leave the others on Goal 13. Change "efficiently" to "effectively." **Chairman Dave Robinson** stated eliminate "commercial." "Hospitality" means a lot of things. **Commissioner Pam Gardiol** stated it is specific to this element and she recommends leaving it the way it is. **Chairman Dave Robinson** stated that "effectively manage revenue sources" is already been dealt with, so that can be stricken. **Mike Haycock** stated that Chapter One previously had an introduction and Chapter 3 is Visions and Goals. Tomorrow 4 pm think about how you want this set up to format. **Chairman Dave Robinson** stated that at tomorrow's work meeting we can talk about formatting. **Commissioner Pam Gardiol** stated there are still other chapters in this General Plan we have not even discussed.

**C. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for May 30, 2023.**

**MOTION: Commissioner Doug Clifford moved to approve the Ivins City Planning Commission Meeting Minutes for May 30, 2023.**
**SECOND: Commissioner Perry Brown**
**VOTE: The motion carried.**

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|---|---|
| Chairman Dave Robinson | AYE |

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| Commissioner Perry Brown | AYE |
| Commissioner Pam Gardiol | AYE |
| Commissioner Derek Larsen | AYE |
| Commissioner Doug Clifford | AYE |

**5) REPORTS**

**A. Planning Commission**

**B. Chairman**

**C. Building and Zoning Administrator, Mike Haycock**

**D. City Manager/Attorney Dale Coulam**

**E. Items to be placed on future agendas.**

**6) ADJOURNMENT**

**MOTION: Commissioner Perry Brown moved to approve ADJOURNMENT**

**SECOND: Commissioner Derek Larsen**

**VOTE: The motion carried.**

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| Chairman Dave Robinson | AYE |
| Commissioner Perry Brown | AYE |
| Commissioner Pam Gardiol | AYE |
| Commissioner Derek Larsen | AYE |
| Commissioner Doug Clifford | AYE |

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