IVINS CITY
PLANNING COMMISSION WORK MEETING
MINUTES
June 14, 2023
435-628-0606

1) WELCOME AND CALL TO ORDER

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 4:00 p.m. All present included Chairman Dave Robinson, Commissioner Pam Gardiol, Commissioner Doug Clifford, Commissioner Derek Larsen, and Commissioner Perry Brown.

Staff Attending: Mike Haycock-Building and Zoning Administrator, Fred Castagne-Building Inspector and Sharon Allen-Deputy City Recorder.

A. Acknowledgement of Quorum

B. Disclosures--None.

2) WORK MEETING

A. Discussion regarding the General Plan.

Commissioner Pam Gardiol started that we can quickly review the revisions and the changes from last meeting. **Commissioner Doug Clifford** inquired if we can review the whole General Plan? He wants to see the big picture. **Chairman Dave Robinson** stated let's get Chapters 1 through 3 on to City Council, but he is not against reviewing it. **Commissioner Doug Clifford** stated there is an incredible amount of duplication and a lot of things have happened since 2015 to be updated. **Commissioner Pam Gardiol** stated that she handed out a recommended procedure that would accomplish that very thing. First, to review Chapter 3 and make sure we have Commissioner Perry Brown's changes in there. Look at the population and financial. Then look at the duplication in Chapters 4, 5 and 6. **Commissioner Doug Clifford** stated yes they read like two very separate documents. **Chairman Dave Robinson** stated on Section G we talked about removing G. It is still in there. **Commissioner Pam Gardiol** stated the vision is aspirational so it says "should" feel safe and secure, rather than they "are" safe and secure. **Chairman Dave Robinson** stated that is fine. Next is "we recognize our ecosystem including our community thrives only with diversity. We have unique neighborhoods emphasizing open space for residents to recreate, talk, support each other and work collaboratively for the common good. We have a wide variety of recreational opportunities for all citizens and guests can be transformed by the grandeur of this place." That is good. Next is Vision Element A "a community where we feel safe and secure." Goal 1 is to "regularly evaluate and establish appropriate public safety services so that Ivins City is a safe and well protected community." **Commissioner Doug Clifford** stated that he changed that to "remains." It gives credit to the work that has come before and most people would say that we are a safe and well protected community. **Chairman Dave Robinson** stated so we agree to change "is" to "remains." Goal 2 is "ensures that public facilities and utilities meet the needs of present and future residents of Ivins." Under that is a bullet point that says "assess impact fees regularly to ensure new developments are paying their proportionate share of costs for new infrastructure." **Commissioner Perry Brown** stated "ensure their proportionate share of costs for new infrastructure." Change "the" to "their." **Chairman Dave Robinson** stated "analyze and budget for future City service levels." That is good. B Vision Element states "We belong here. Maintain a strong sense of place." That has been shortened up. **Commissioner Pam**

DRAFT

Gardiol stated everything that is highlighted reflects what we have changed. **Chairman Dave Robinson** stated the third bullet point says "Encourage a variety of neighborhoods. Establish logos, slogans, mottos, street signage, street lighting, street furniture etc that are distinctive to Ivins City." That is good. **Commissioner Perry Brown** stated that Goal 4 he has a change to say "the City of Santa Clara, St George, other Washington County cities, State and Federal agencies and organizations to build community projects and events." We have State and Federal agencies adjacent to us that are important to have friendly and mutual relationships with as we develop. **Chairman Dave Robinson** stated Vision Element C states "We respect and protect the magnificent landscape that defines the unique and spiritual sense of place honored by the people who have lived here for centuries." Goal 5 states Identity including the red mountains, and other natural hillsides that surround the City. The washes, lava beds, open space and the night sky." The word "natural" on washes was removed. Next is "Natural setting supporting objectives. Work to preserve views of the City's natural settings and development patterns and building designs. **Commissioner Pam Gardiol** stated that we removed "scale." **Chairman Dave Robinson** stated next is "Encourage the preservation of additional open space, lava beds and historic agricultural land." **Commissioner Perry Brown** stated the next one is an awkward sentence. **Chairman Dave Robinson** stated it says "Encourage developers to place existing and future power lines underground and remove existing poles where possible, and with third-party permission." **Commissioner Derek Larsen** stated that is Rocky Mountain Power. It has to be done with their permission. **Chairman Dave Robinson** stated they are their lines so it has to be done with their permission. "Where possible" is in there because some of the high tension lines can't be buried. **Commissioner Doug Clifford** stated maybe we say "With third-party permission, encourage developers to place existing and future power lines underground and remove existing poles where possible." **Chairman Dave Robinson** stated next is "Work to preserve the night sky while maintaining neighborhood safety." That is fine. Goal 6 states "in conjunction with Washington County Water Conservancy District, St George City, and other applicable entities, provide safe and dependable water to meet the future needs of the residents, businesses, and amenities of Ivins City. Water development supporting objectives. Work with Washington County Water Conservancy District to develop and promote a fair and equitable comprehensive water conservation program for existing and new homes for the City's projected buildout." Businesses will also use this water. **Chairman Derek Larsen** stated add "homes and businesses." **Commissioner Pam Gardiol** stated or simply say "all development." **Chairman Dave Robinson** stated eliminate "homes" and put "existing and new customers." **Commissioner Derek Larsen** stated we could say "to allow for the City's projected buildout." **Commissioner Doug Clifford** stated instead of "allow" let's say "accommodate." **Chairman Dave Robinson** stated next is "Encourage conservation through efficient use of desert landscaping and integration of other applicable technologies, including recycled water management." **Commissioner Pam Gardiol** stated she changed "applicable" to "integration." **Commissioner Doug Clifford** stated remove "and integration of" for a stand-alone sentence. **Chairman Dave Robinson** stated next is "Require new developments to show a guarantee of water availability." That is standard practice already. Next is Vision Element D. "We carefully plan for sustainability and adaptability, always remembering that we have borrowed the land from future generations." **Commissioner Pam Gardiol** stated she removed "viability." **Chairman Dave Robinson** stated that is fine. Next is "Identify and protect growth areas that are visually, economically or geographically related to Ivins City, where annexation must take place before development could occur." Next is "Where possible, apply design

DRAFT

standards that preserve the City's unique environmental characteristics and quality of life." **Commissioner Pam Gardiol** stated the word "environmental" wasn't fitting. If we keep "quality of life", then "environmental is fine, or use another word rather than "environmental." **Chairman Dave Robinson** stated he likes the way it is written. Remove the italics. Next is "Actively encourage infill developments to reasonably utilize existing urbanized areas and facilities." Next is "Balance all property rights between development and neighboring properties." Vision element E states "Our growth stewardship creates homes for all who desire to live and work here." **Commissioner Pam Gardiol** stated she wanted to be sure we have the word "live" before "work." **Chairman Dave Robinson** stated that Goal 9 says "Encourage functional neighborhoods with a variety of housing types that meet both the financial and aesthetic needs of a broad cross-section of residents with a variety of income levels." Drop the "Dale Coulam to research" comment. Next is "Residential supporting objectives. Include subdivisions that provide Moderate Income Housing that aesthetically aligns with Ivins City heritage. Incentivize developers to provide open space with neighborhoods to provide outdoor living experiences for the community. Encourage develop that enhances a sense of neighborhood and community. Encourage the preservation of areas that highlight a rural lifestyle consistent with the local heritage." **Commissioner Perry Brown** stated we left all of that alone. **Chairman Dave Robinson** stated jumping down to "Encourage legal buffering of commercial development from existing residential development." **Commissioner Doug Clifford** stated remove "legal." **Mike Haycock** stated the word is not necessary. You're not going to allow illegal buffering. It goes to the ordinance. Buffering requirements are already in there. **Commissioner Pam Gardiol** stated if it is an ordinance, is the word "encourage" or "ensure." **Chairman Dave Robinson** stated yes change to "Ensure." "Use land use zoning to provide neighborhood densities that support a broad range of housing prices to facilitate ownership by those to desire to live and work in Ivins." Is that duplicated? **Commissioner Pam Gardiol** stated in some cases, certain sections of content that is relevant, bears repeating. **Chairman Dave Robinson** stated but the first element in section refers to this. **Commissioner Derek Larsen** stated that one talks more about the design of the building rather than zoning. **Commissioner Perry Brown** stated on Section F he changed it to say, "elementary, middle and high schools, libraries and higher education." **Commissioner Pam Gardiol** stated we could say "a library" not knowing if we will ever have more than one. **Commissioner Perry Brown** stated it could be a schools library, or the City's, or a neighborhood library. **Chairman Dave Robinson** stated next is Vision Element G. Get rid of that. **Commissioner Pam Gardiol** stated the reason it is here is because it is a vision element. If we take it out that, that element will no longer be here. **Commissioner Derek Larsen** stated a lot of that is found in Section B under "We belong here." **Chairman Dave Robinson** stated that it is very repetitive. It doesn't add anything. He would like to remove it. **Commissioner Perry Brown** stated he is okay with that. **Commissioner Doug Clifford** agreed. **Commissioner Pam Gardiol** inquired where does "protect the quality of life" goal move to? **Commissioner Perry Brown** stated move the goal 11 to B. **Commissioner Doug Clifford** stated we can meld them together. **Commissioner Pam Gardiol** stated she will renumber the goals when inserting that. **Chairman Dave Robinson** stated Vision Element H says "We have a wide variety of recreational opportunities so that all citizens and guests to work can be transformed by the grandeur of this place." "Work closely with schools to develop joint City/school park sites. **Commissioner Pam Gardiol** stated we eliminated "districts." **Chairman Dave Robinson** stated next is "Create a connected trail system by implementing the Ivins City Parks and Trails Master Plan." "Maintain Fire Lake reservoir as a recreation area and nature

DRAFT

park." Vision Element I "We draw professional and commercial services that support our citizens and our financial needs." **Commissioner Doug Clifford** stated change the word "our" to "the City's financial needs." **Chairman Dave Robinson** stated next is "Develop a land-use Plan for commercial areas where businesses can thrive and residents can gather." "Encourage patronage of local-owned businesses." **Commissioner Perry Brown** inquired what has that got to do with land use? That's not necessary here. **Mike Haycock** stated we have a neighborhood commercial zone that is done by land use. **Commissioner Perry Brown** stated this says we encourage people to go to those businesses. That is not a land use issue. **Commissioner Pam Gardiol** stated in goal 13 it states "attract and sustain businesses that will provide employment opportunities for Ivins City residents and enhance its tax base. It tracks in goal 13 and with the vision element. **Commissioner Perry Brown** stated that it is a very nice thing to do, but it is not a land use. **Mike Haycock** stated that in the General Plan, these are not set rules, we want to encourage small businesses in Ivins. **Commissioner Perry Brown** stated yes he agrees, but this says encourage patronage. **Chairman Dave Robinson** stated the difference is encouraging the businesses or encouraging citizens to use those businesses. **Commissioner Derek Larsen** stated he is okay with leaving it the way it is. **Commissioner Pam Gardiol** inquired how can the City encourage patronage? Through transportation and travel, easy access, the sites are pleasantly developed. There are a lot of things that land use can do to make it easy for people to come to these sites. **Commissioner Derek Larsen** stated the City newsletter is a good place to point out shopping at locally owned businesses. **Chairman Dave Robinson** stated we wanted a walkable community. **Commissioner Perry Brown**. stated he will withdraw his request. Leave it in there. **Chairman Dave Robinson** stated next is "Effectively manage revenue sources to adequately fund City services and infrastructure. "Attract compatible retail, hospitality and professional services." **Commissioner Pam Gardiol** inquired if hospitality would be a subset of retail? **Mike Haycock** stated we are a resort community. We are not attracting new resorts, but we do need to support the ones we have. **Chairman Dave Robinson** stated this specifically says attract. Hospitality is bigger than just hotels. Anything other than Airbnbs or nightly rentals? **Mike Haycock** stated spas. **Commissioner Perry Brown** stated restaurants. **Commissioner Derek Larsen** stated the City Council will take it out if they don't like it. **Chairman Dave Robinson** stated it is more than just hotels. Let's leave it in there. Down lower we have "support existing resorts." **Commissioner Perry Brown** stated in Vision Element J, bullets 3, 4 and 5 should be melded into one statement. **Commissioner Derek Larsen** stated maybe "Encourage and promote cultural education, expansion of the performing arts and the development of cultural activities." **Commissioner Perry Brown** inquired why are the last three even in the plan? **Chairman Dave Robinson** stated "Recognize, support and promote the artists living and working in Ivins City." **Commissioner Doug Clifford** stated we don't have a role in that. **Commissioner Perry Brown** stated that was his feeling. **Mike Haycock** stated it could be regarding Kayenta. **Commissioner Pam Gardiol** stated it could create a conflict. Who else are we not recognizing and supporting? **Commissioner Derek Larsen** stated he votes that they cross it out. **Commissioner Pam Gardiol** stated we have art in this room by seeking public and private funding for the arts and developing a Master Art Plan. Leave those two in. **Chairman Dave Robinson** stated we actually have an Arts Commission. **Commissioner Doug Clifford** stated this is now Chapter Three. **Chairman Dave Robinson** stated he is just confirming that the five-year budget and population analysis are good. **Commissioner Pam Gardiol** stated that the five-year plan is ready to go. Chuck Gillette made minor changes they requested. Nothing substantive. **Chairman Dave Robinson** stated we don't need to review that

DRAFT

information again. Just how we are integrating it into Chapter Two. **Commissioner Doug Clifford** stated that in the Financial Summary Page 3 it states that "known projects are estimated for the five year period." We need exact years. Before Fiscal Forecast it states that "The five-year fiscal forecast facilitates Staff, the City Manager and Council in establishing priorities and allocating resources properly." **Chairman Dave Robinson** stated that reads fine to him. **Commissioner Doug Clifford** stated leave that one alone. It is just a bit awkward. Under Fiscal Forecast it states "the rate will slow down and is projected to increase by 2% in the next few years." Is it 2% overall, or 2% each year for a few years? How many is a few? **Mike Haycock** stated and 10% thereafter. **Commissioner Doug Clifford** stated ask Cade Visser to look at that and clean it up. Is it over those years or total? Under General Fund number these tables. We want to be consistent with the one on population. That one has the tables all numbered. **Chairman Dave Robinson** stated if we want to refer to any of the tables in the plan they need to be labeled. **Commissioner Doug Clifford** stated the section that says "looming economic recession," is there one? "Potential" is a better word. **Commissioner Pam Gardiol** stated looming means it is inevitable. **Mike Haycock** stated this budget was not created for the General Plan. It was created for the City Council and then added here upon your request. **Chairman Dave Robinson** stated this is not to revise what Cade Visser has given to City Council report or to the State. These changes are just for the General Plan with his permission. We are not changing the data, just some wording. **Commissioner Perry Brown** stated tables and figures as well need to be numbered. **Commissioner Doug Clifford** asked that Cade Visser also switch Tables Three and Four to do the General Fund balance first. Then the total General Fund. **Chairman Dave Robinson** stated the net change is what was used for the mathematics to come up with the General Fund balance. He doesn't agree. **Commissioner Doug Clifford** stated reading the change in position first is scary to people, but if he puts the balance first, they can tell that we are doing good and meets the needs of the City. When reading the budget for the next five years, you would like to have some explanation in the document as to what the big expenses are planned to be and discusses the key capital projects. Anything over a million dollars a year should have a note in here. **Mike Haycock** stated that the City Council does have that top project list for the capital projects priority plan. We can ask Cade Visser to include that. **Commissioner Doug Clifford** stated that detail would be great. It is good data. He has no comments on the Population and Land Use Analysis. The tables and figures were labeled. **Commissioner Pam Gardiol** had previously made her changes and this is updated from that. **Commissioner Perry Brown** stated that the history needs to be edited. There are things in there that are different. There is no longer a Tuachan High School. **Chairman Dave Robinson** inquired so are we leaving that historical data in there? **Commissioner Perry Brown** stated it is already in there and they replaced that. **Chairman Dave Robinson** stated lets go through this section. First is Projected Growth for Washington County and Ivins City. We have already talked about attracting businesses that fit our area. This statement is counter to everything we have been talking about. **Mike Haycock** stated cross that out. **Commissioner Pam Gardiol** suggested that it say "Transportation and communications advances that will continue to reduce the importance of location relative to some businesses." The other Commission members agreed to take it out. **Chairman Dave Robinson** stated it is counter to what we have been saying. He inquired if there was anything else they needed to add to that section? **Mike Haycock** inquired how about your need for Moderate-Income Housing? **Commissioner Pam Gardiol** stated that certainly is a trend. **Commissioner Pam Gardiol** stated that the issue is the lack of housing for all income

DRAFT

levels. **Chairman Dave Robinson** stated this section is specifically for growth and what attracts people to our area. He doesn't know that we can put that in. **Commissioner Derek Larsen** stated that does not attract growth. **Commissioner Perry Brown** inquired on whether Ivins City is actually the fourth largest City in Washington County? We don't want to say that. Take that last sentence out. **Commissioner Pam Gardiol** stated that "in 1933, in 1935, by 1950" all needs punctuation. **Commissioner Doug Clifford** stated we can probably leave that as it is. But the very bottom statement "scenic, safe and serene city offering a diverse mix of residential developments that make it a destination for people of varied backgrounds in all life situations to locate here." Delete "in all life situations." **Chairman Dave Robinson** stated next is "Most Ivins children attend Red Mountain Elementary, an award-winning science and technology, arts and STEAM school from grades K through 5 and move on to nearby Lava Ridge Intermediate School and Snow Canyon High School. Vista School focuses on the arts and technology and is an acclaimed State Charter School that brings students into Ivins City from across the County." Remove Tuacahn High School for the Performing Arts, and the word "both." **Commissioner Pam Gardiol** stated she thinks we could take out Fitness Ridge And the National Institute of Fitness and call them what they currently are. **Chairman Dave Robinson** stated he thinks we should leave National Institute of Fitness in. It has been iconic for decades in Ivins and was world-renowned. That is more history. **Commissioner Pam Gardiol** felt it should be removed for consistency. **Chairman Dave Robinson** stated we can take it out. He just wanted them to know. Remove it. Commissioner Doug Clifford stated "that came later" comes out. "Currently under construction" we need to change because those projects have been completed. Coyote Gulch Art Village and Kayenta Center for the Arts are completed. We need to finesse the wording on Sentierre and add Black Desert Resort. **Commissioner Pam Gardiol** stated she has rewritten it as "Ivins is known nationally and internationally for excellent art and fitness facilities. These include Red Mountain Resort and Spa, Tuacahn Center for the Arts, Coyote Gulch Art Village, Kayenta Center for the Arts, Movara Fitness Resort, Crescent Moon Inn, Sentierre and Black Desert Resort. The world-class caliber of these resorts has attracted related businesses like restaurants, galleries, and shops to enrich the experiences of those who live in and visit Ivins City." Then when they are completed isn't the issue. **Chairman Dave Robinson** stated the Commission was going to recess at 5:38 pm. The meeting reconvened at 6:00 pm. **Chairman Dave Robinson** stated the rest of the paragraph says "study residential growth, expanding recreational cultural and educational opportunities and a growing number of resort developments have attracted and will likely continue to attract additional businesses." **Commissioner Pam Gardiol** stated that is the whole paragraph that she rewrote. She then stopped at "thriving city." She recommends they eliminate "with a wonderful heritage and a bright future." **Chairman Dave Robinson** stated it would read "The vision and work ethic of our early settlers, combined with the careful planning of new generations of residents has established a beautiful and thriving City." Next is "Population projection for existing and future land uses. This section reviews historical population, existing land use, future land use and estimate of buildout population and a population projection to determine the approximate year of buildout." **Commissioner Pam Gardiol** stated she suggests putting that in italics so that people understand this is not part of the data. **Commissioner Perry Brown** stated that is where it picks up with the new material we have. **Chairman Dave Robinson** stated that is where we insert population data, and the financial data, so the five-year budget. Do we need to preface this or insert it as it is? It says "Financial Summary for Ivins City." Chapter One is Introduction. Chapter Two is History and Population Data. Chapter Three is Financial Summary. Chapter Four

DRAFT

is Vision and Goals. **Commissioner Pam Gardiol** would like to see a Table of Contents on the first page so people can see where they want to go. It's fine to leave the verbiage about where things are located in there as well. **Chairman Dave Robinson** stated we are ready to go over the Introduction. It states "Ivins City is located in southwest Utah not far from Zion National Park, situated beneath its big iconic red mountain, and adjacent to Snow Canyon State Park. It is home to Tuacahn Center for the Arts, Red Mountain Spa," etc. We are going through the same description again. **Commissioner Pam Gardiol** stated it is redundant to put it in both places. She suggests removing it out of the Introduction. **Chairman Dave Robinson** stated next is "although it is gaining popularity in tourism, Ivins is first and foremost a peaceful family and retirement bedroom community." We need to add Rocky Vista University and keep the Veterans Home. **Commissioner Perry Brown** stated we could say several resorts, Rocky Vista University and the Veterans Home. Then the resorts are identified later. **Chairman Dave Robinson** stated we had just over 7500 residents, and now it is approximately 10k in 2023 and approximately 20k at buildout. On the Purpose section stop at the word "desirable lifestyle" and remove "pitfalls of reckless growth." "With nearly half of the area as yet undeveloped," rather than "two-thirds." **Commissioner Perry Brown** asked to change the word "steer development" to "guide development." **Commissioner Pam Gardiol** stated she suggests moving the City land use maps under the definition of the General Plan rather than the Introduction and then remove the sentence on developable land. **Chairman Dave Robinson** stated that the next section states "growth, location of land and community appearance." **Mike Haycock** stated community appearance is design standards that are hard to regulate. **Commissioner Pam Gardiol** stated that relates to open space. **Commissioner Dave Robinson** stated Mike Haycock is referring to the State taking away that authority for that. **Commissioner Pam Gardiol** stated we still have the opportunity to talk about open space, or xeriscape with water management. There are still things about our appearance we can do to protect our views. She leans towards leaving it in. **Commissioner Derek Larsen** stated it could even be about garbage collection in a development. **Chairman Dave Robinson** stated next is "The General Plan is intended for use by the City Council, Planning Commission, other boards and committees, City Staff, developers and residents to provide a comprehensive guide for the physical development of the City. It is a key tool to provide zoning, budgeting, capital improvements, decisions and policy-making. "Since a General Plan is not a regulatory document, it must be implemented through other ordinances and actions. When a community has adopted a General Plan, Utah Code 10-9a-406 requires that all streets, parks, public buildings and utilities, whether publicly or privately owned, may be constructed or authorized until and unless it conforms to the current General Plan. It is the intent of the Planning Commission and City Council to create consistency between the General Plan, ordinances and policies." **Commissioner Perry Brown** stated add "Since" to the beginning of that statement, and get rid of "other." **Mike Haycock** stated he wants to add to that sentence "ground, place, or space" to match the State Code. **Commissioner Doug Clifford** stated that it references the gist of the code if people want to look it up. **Chairman Dave Robinson** stated this is not a regulatory code. Are we going to keep the section on how the General Plan is organized? **Commissioner Pam Gardiol** stated it is good verbiage to leave in and helps elaborate a bit more. Just add a Table of Contents. **Chairman Dave Robinson** stated that Chapter Two examines briefly the history of Ivins, projected growth and buildout analysis. Chapter Three will now be the financial summary. We need to come up with a descriptive statement for that. "Financial summary providing a current and long-term view of the financial welfare of the City." "Chapter Four details the vision and goals and actions associated with the

DRAFT

alignment of the City's vision." Chapter Five is include the natural and cultural resources the City wishes to protect." Chapter Six covers "land use and policies" and Chapter Seven will be to "discuss an implementation of the plan." "Maps included in the General Plan support the text by showing storm watercourses, habitat, land use, streets and roadways, bikeways and trails. Each section of the Plan concludes with policies that are derived from the information presented in that subsection. These policies are intended to provide direction to guide future decisions that will in turn lead to accomplishing the Goals and objectives of the General Plan. For example, the following policies address the need to keep the General Plan consistent and current." Then it lists them. Are any of those repetitive? **Mike Haycock** stated in Chapter Three you have the section below each vision and goal that talks about implementation. Maybe take the future Chapter Seven out and leave it in the action items in the vision and goals. **Commissioner Pam Gardiol** stated she would like to wait until we look at Chapter Seven. **Commissioner Doug Clifford** stated there may not be a Chapter Seven if it is redundant. **Mike Haycock** stated you could take out the "maps throughout" sentence completely. As you are going through the Plan you come across those maps. It may be misleading. **Commissioner Derek Larsen** stated scratch it. **Chairman Dave Robinson** stated let's make all the changes and look one more time at it next meeting. **Commissioner Pam Gardiol** stated until we have reviewed all the chapters, she thinks those will inform us what we are going to do next. She wants to discuss the meat of these policies and look at the smarter action items. For example, "Capitalize on the uniqueness of the environment", the action would be to protect that environment. We need to include "Firelake" instead of "Ivins Reservoir." There are some areas you will notice that she has not yet given a vision element. We can fill those in and put them in the smarter goals. **Commissioner Derek Larsen** was excused and left at 7 pm. **Commissioner Perry Brown** stated put "Capitalize on the uniqueness of environment" under C. it also fits under B. **Commissioner Pam Gardiol** stated they can go in multiple places. **Commissioner Doug Clifford** stated it fits better in C. **Commissioner Pam Gardiol** stated if we say here is the section it aligns with, we gather it in a common place. If it aligns with this vision element, what then is our smarter action item we would recommend? **Mike Haycock** stated there is nothing wrong with the chapter as-is how you have completed it, and add goals. **Commissioner Pam Gardiol** stated we want to create an integrated document within these chapters. We start with the vision elements and tie these chapters to one of those vision elements. Chapters Four, Five and Six are wonderful chapters, but what is the vision? How do we tie them together? They can stand alone but we reference the vision element to which it is attributed. **Chairman Dave Robinson** stated we are not trying to create a smarter action item. We are just referencing them? He has never understood the smarter action items. He thought this is where they were going to go. Are they just being referenced? **Commissioner Doug Clifford** stated under the first one we have the climate, scenic and natural resources is data that fits under the Vision Element C. This gives them information to make better decisions. What is the policy that comes out of this and where does it fit? **Chairman Dave Robinson** stated this is just more data for what we've already done. **Mike Haycock** stated leave these chapters together. It won't read the same if you separate it. They are stand alone. You can put goals in there. **Commissioner Pam Gardiol** stated let's look at the entire document to see what goes in the smarter goals. Maybe we review even having the smarter goals. It is just information. It is no difference. One is financial data, residential data and cultural data. **Commissioner Pam Gardiol** stated if we take out the smarter goals matrix, since that seems to be the only thing that is pending, we could send Chapters One, Two and Three and send them forward. We could make the smarter action items a separate section after we review it all

DRAFT

one more time. **Mike Haycock** stated you want to show how you are going to implement them though. **Chairman Dave Robinson** stated he does not understand the smarter action items or how that would implement the goals. **Commissioner Doug Clifford** current Chapter Three is all action statements, like establish, ensure, promote, regulate. Chapter Four is background data for it. So is Five but it is a totally different format and they are hard to compare the two. **Chairman Dave Robinson** stated the supporting documents we have are financial and population. None of those have the same formatting as Chapter Three. They area all information data that supports Chapter Three. **Commissioner Doug Clifford** stated in the old Chapters Four and Five they put the background information and the policies in the same section. **Mike Haycock** stated look at Chapter Six. You made goals off that data. Implement those goals. **Commissioner Pam Gardiol** inquired how does the current Chapter Six supports Chapter Three? This generic information is all we need to move to City Council? **Chairman Dave Robinson** inquired what is our hold up on Chapters Four and Five? Formatting? **Commissioner Perry Brown** stated if we take all the background data in the existing Chapters Four and Five and move it into Chapter Two, and then eliminate in Chapters Four and Five the policies that we have already developed in Chapter Three. **Commissioner Pam Gardiol** stated these are substantive policies. We do need to review those policies. She is hearing Mike Haycock say he wants us to leave Chapters Four and Five and not integrate that information, but Commissioner Perry Brown wants to integrate them and get rid of Chapters Four and Five and incorporate that all, in which is is clearly not ready. **Commissioner Doug Clifford** stated Chapters Four and Five is all background information for action items in the vision. We just need them to go back in there. **Chairman Dave Robinson** stated Chapters Four and Five are informational like our financial and population. Policy items that are in there need to connect with this, or maybe need to be a part of Chapter Six. **Commissioner Pam Gardiol** stated as an example, renewable energy policies. We haven't talked about any of those. Telephone. Solid Waste. We have almost separate documents so there has to be a bridge we need to at least reference the vision element so you do see that connection. There is good stuff in here. To do that integration would take another year. **Chairman Dave Robinson** stated we are not done. They will not all fit. We would need a whole new vision element for that. **Commissioner Pam Gardiol** stated that is why she made her spreadsheet to make it clearer to her. **Mike Haycock** stated if you are going to make a goal, you have to say how you are going to accomplish it. Chapter Six says you are going to accomplish it through ordinance and land use. If you are happy with that, we can forward the work you've accomplished now and come back to Chapters Four and Five. **Commissioner Perry Brown** stated our current Chapter Three is going to change somewhat as we examine the issues in Chapters Four and Five. **Mike Haycock** stated you have been working on this for three months and we can tell the Mayor it is more work than what was anticipated. We may have to tell the Mayor that it could be another couple months. **Commissioner Pam Gardiol** stated until we get into it we don't know the implications. She inquired if Mayor Hart hears their meetings or if he receives status reports? **Chairman Dave Robinson** stated he gives Planning Commission updates to City Council. **Mike Haycock** stated in our Moderate Income Housing report, we gave a date of when we would be done with this. **Chairman Dave Robinson** inquired what is the date? **Mike Haycock** stated July 1st. The State will understand. Tomorrow when he presents to Council we let them know that we are reformatting. The reason you only read Chapters One, Two and Three was because City Council wanted to see something so he split it up, not knowing the direction it would go. The flow of it has completely changed. The work that has been done is excellent work, and there is just as much work to do on Chapters Four and Five. Commissioner

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Doug Clifford stated that Chapters Three, Four and Five have to come together, but we can do it. Maybe Chapter Three is what needs to be torn apart. **Mike Haycock** stated that Councilmember Mike Scott had given the Commission a different format and it is really hard to change an old document into a new document. It takes a lot of time. It will be a better document at the end. **Commissioner Pam Gardiol** stated are we doing weekly work sessions? This has been substantive. **Mike Haycock** stated you could give out assignments. **Chairman Dave Robinson** stated that he fears doing that because formatting is different for each person. **Commissioner Doug Clifford** stated that he likes the format of the old one because he can see the data and the action items all in the same place. It may be better to take Chapter Three apart and put it in Chapters Four and Five. That may be the simplest way to do it. **Commissioner Pam Gardiol** stated that the only caveat is there are a number of goals. She took what he has under vision elements and goals were moved over. If we are going to disassemble what we have done, then we need to be cognizant of those goals and where they fit. **Commissioner Perry Brown** inquired do we get rid of Chapter Three altogether? Then do all the actions on Chapters Four and Five? **Chairman Dave Robinson** stated his opinion is we keep Chapters Three and integrate Chapters Four and Five and use the rest as supporting data or information and plug them into this. Renewable energy is one we don't have that was mentioned. **Commissioner Pam Gardiol** stated they will align with our existing goals. There is a way to do this. **Chairman Dave Robinson** stated everyone take two weeks to read through this and mark it up.

3) ADJOURNMENT

MOTION: Commissioner Pam Gardiol moved to approve ADJOURNMENT

SECOND: Commissioner Perry Brown

VOTE: The motion carried.

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

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