IVINS CITY
PLANNING COMMISSION
MINUTES
June 27, 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 Doug Clifford, and Commissioner Perry Brown.

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

Audience Attending: James Barden

A. Acknowledgement of Quorum

B. Flag Salute--Chairman Dave Robinson

C. Invocation--Chairman Dave Robinson

D. Disclosures-None.

2) REPORTS, PRESENTATIONS AND APPOINTMENTS-None.

3) PUBLIC HEARING AND ACTION ITEMS-None.

4) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and review the General Plan.

Chairman Dave Robinson stated that he told City Council that we ran into a stumbling block but had made it through basically Chapters One, Two and Three. He told the Mayor that Chapters Four and Five have so much to do with Chapter Three that we are going to keep following this path. The Mayor seemed okay with it. He wants to start with Commissioner Doug Clifford because he put together a comprehensive email and have him briefly describe that. **Commissioner Doug Clifford** stated that we got an email from Lisa Ganz suggesting we use a professional planner. **Commissioner Perry Brown** stated we are on the cusp of getting this done now. **Mike Haycock** stated it is not in the budget and it is a tight budget this year. **Commissioner Pam Gardiol** stated with everything we have put into this, we should move ahead with what we have. There is value in using professional planners, but at this point where we are, we move forward with what we have. If down the road the Council chooses to do that, they will make that direction. We are doing what we have been asked to do. **Commissioner Doug Clifford** stated he summarized the chapters a bit and went through the additional Chapters Four and Five. He personally is impressed with the work that was done on those chapters. It is an excellent review of the General Plan and covers a lot of important topics we need to capture and put in the right places. The essence of those chapters was more background information rather than a future direction. A lot of topics had vision statements or policies with them. If he were reading this from Chapter One, this section seems more like introduction for what the Plan is. A lot of this information is our current land use that is in place. Then tack on the vision statements at the end. We need to go back and insert those chapters. Do the introduction and then Chapter Two becomes more of a body of information. Chapters Three and Four become statements of the current situation. That is the financial budget, and it makes sense to put the current Chapter Four in pieces into our future chapter. Chapter Two is history and population and much of the existing Chapter Four. Chapter Three is financial and budget. Chapter Four makes up the land use portion

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as history and education on what land use is. The biggest tool of our General Plan is the land use information. We develop ordinances and regulations with those. We are combining current Chapter Four with history and population of Chapter Two. It is all background information. Chapter Five are policy statements that are often tied to our vision statements. **Commissioner Pam Gardiol** stated that we need to see it all organized into a draft version. **Chairman Dave Robinson** stated we need to lay it out and quit using the old chapter version. It is confusing. **Mike Haycock** stated if you add the financial data together with all the other data you could have it broken down into four chapters. **Commissioner Pam Gardiol** stated we also need history and background. **Commissioner Perry Brown** stated we have introduction with all the background in Chapter Three and what Commissioner Doug Clifford is suggesting is breaking out the land use as a separate item. **Chairman Dave Robinson** stated we currently have six chapters. He is okay with six, but we want them organized. **Commissioner Pam Gardiol** stated this is where the Table of Contents will be critical. If we have a large chapter, we can have subsets to show why content is in that chapter. **Chairman Dave Robinson** stated so Chapter One is the Introduction. Chapter Two is the existing history and will stay the same and add Chapter Four as well. If we put that finance and staff in its own chapter, he feels that the Population Analysis should go in that chapter as well. Then Chapter Three would be growth, financial and population. Chapter Four is the existing Chapter Five. **Commissioner Doug Clifford** stated that each statement has a policy and plan. Chapter Five is the current Chapter Three with possible additions from Chapter Four. Chapter Six is the implementation plan with smarter action items. **Commissioner Pam Gardiol** stated we had to evolve and do the foundational work to be to this stage. Things are starting to come together. **Commissioner Perry Brown** stated the thing we also need to do is put all the policies together under vision elements. That is the tedious job we have left to do. **Commissioner Pam Gardiol** stated that is the integration to the action of all the policies. **Commissioner Perry Brown** stated the problem with the existing General Plan is that there were policies with the vision but they were never integrated into the Plan. We want them all together. **Commissioner Perry Brown** stated that Chapter Two is revised background information that includes subsets for history and natural and cultural resources. Chapter Three is statistics which is subsets for population and financials. Chapter Four is Elements of the General Plan, with a subset for land use. **Mike Haycock** stated a lot of the land use was covered already in the visions. **Commissioner Pam Gardiol** stated eventually it will all fit into the vision elements. **Chairman Dave Robinson** stated that Chapter Five is vision elements. Chapter Six is implementation of the plan. Chapters One through Three are basically done. **Commissioner Perry Brown** stated he submitted the section on Natural and Cultural Resources for that section. **Commissioner Pam Gardiol** stated that she had rewritten the existing Page 5 paragraph on Growth during the work session. **Chairman Dave Robinson** stated that is correct. Chapter Two still needs some work. **Commissioner Pam Gardiol** stated that she removed vision element G as requested, but each one of the elements aligned with a vision statement. If we put it in with another one, she worded it so it was still reflected rather than removing it. She put the wording in so it reflected in vision element B. If you feel that is okay to merge that with vision element B, where it is highlighted in yellow. **Commissioner Perry Brown** stated his comments took the existing Chapter Four and edited and removed all of the policies because they will go into a later chapter with the vision elements. He provided a document to follow the content and structure for the existing he it brought quality of life into B. Old G removed it and has been renumbered. **Commissioner Perry Brown** stated took the existing Chapter Four and did editing and removed all of the policies to put them into a later chapter with the vision elements. He

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followed the content and structure of old Chapter Four and in some cases modified verbiage and he added dark sky as a natural resource. It is ready to slip into the new Chapter Two. **Commissioner Pam Gardiol** stated that some wording on the Chapter under Climate it says that the average annual temperature is 77 degrees Fahrenheit. With the projections for climate change, is that sentence relevant? We will become drier and hotter. Maybe we should remove that sentence. **Chairman Dave Robinson** stated leave it in. That is what our average temperature is. We just had the coolest June we have ever had. It is a broad average. **Commissioner Doug Clifford** stated underline it and we can come back to it and verify that. **Commissioner Pam Gardiol** stated changes she can see in Commissioner Perry Brown's section is that "it is important to THE development of City's General Plan." We should start with indigenous people and then do the Mormon settlers for chronological reasons. Switch those two sections. Also, say "many beliefs and philosophies" rather than "faiths." **Commissioner Perry Brown** stated take out the word "originally" in the first sentence. **Commissioner Pam Gardiol** stated change it to "Mormon settlers came to this area in the mid-1800s." US should be U.S. **Chairman Dave Robinson** stated that Hillside and geological hazard areas is okay. Storm water courses is okay. Do we want to add any flooding updates to this section? **Commissioner Pam Gardiol** stated to ask Chuck Gillette. **Mike Haycock** stated it is codified in other places. **Commissioner Perry Brown** stated those two sections could be merged into one, stormwater courses and drywashes. Blend those two paragraphs. Take out that sentence re-naming those washes and the next sentence of that paragraph. Take out "maintain in a natural state whenever possible." **Commissioner Pam Gardiol** stated she recommends leaving in the "maintain in a natural state." Say "all washes should be maintained in a natural state whenever possible." Fix HCP and change US to U.S. and on air quality, change "might" to "will become an increasing problem." Our population projection shows that it will. We want to recognize that these are the trends and the General Plan is responsive in trying to mitigate those factors. There is development as well. There are multiple sources that will impact our air. **Chairman Dave Robinson** stated "in the future, additional emissions may become an increasing problem." Take "automobile out." A lot of different things emit emissions. **Commissioner Pam Gardiol** stated that in the Dark Sky section she wants to add "becoming recognized worldwide as a valuable natural resource and a wildlife habitat necessity." **Mike Haycock** stated you need to add balance in adding safety. **Commissioner Perry Brown** stated there is a part in there about safety. **Commissioner Doug Clifford** inquired what do you mean by that? **Commissioner Pam Gardiol** stated some wildlife relies on the night sky to survive. We are the only City in the County to co-sign the Habitat Conservation Plan. **Commissioner Perry Brown** inquired what species is dependent on the dark sky? **Commissioner Pam Gardiol** stated she can send that literature to the Commission. **Commissioner Perry Brown** stated let's underline and investigate it. **Chairman Dave Robinson** stated that is the end of that section. **Commissioner Perry Brown** stated everything that was in the original is still here we just combined one category and added Dark Sky. So then it becomes Part B in Chapter Two. **Mike Haycock** stated they made changes to add Black Desert Resort in the history section that goes on Page 5. **Commissioner Pam Gardiol** stated that was the paragraph she had rewritten at the work meeting. **Chairman Dave Robinson** sated on Cade Visser's section, renumber tables 3 and 4. **Commissioner Doug Clifford** stated on the Capital Project Prioritization is just next year's budget. We should leave that out. Keep it handy and as they go through Chapter Four, some items may need to be mentioned. **Commissioner Doug Clifford** stated let's take these remaining chapters and review which components we think we should carry forward, and what policies can be moved into the

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vision portion. He looked at Chapter Five and then the nine vision statements we have just to see where they would fit. **Mike Haycock** stated take it paragraph by paragraph. Businesses and Agriculture have already been addressed in our visions. **Commissioner Pam Gardiol** stated so we need to look to see what headings need to be moved over to our visions. **Chairman Dave Robinson** stated let's start at Page 23-Land Use Element. That is just boiler plate. **Commissioner Doug Clifford** stated that is just definition. **Chairman Dave Robinson** stated nothing to change there. Next is General Land Use Policies. **Commissioner Doug Clifford** stated that one is probably under Section Four Growth. It needs to be in there. **Mike Haycock** stated this is talking about a process to him. Keep the first two paragraphs to tell the basis of the General Plan and how we make decisions. **Commissioner Doug Clifford** stated this is a well-written chapter. Chairman Dave Robinson stated it is almost more of a connection we need to make between the two. **Commissioner Pam Gardiol** stated she suggested last time that we may not move these, but reference these policies to the vision elements to see the connection and tie them to the vision. Integrate it in some way. **Commissioner Doug Clifford** stated on the General Land Use Polices those five we need to point those out. **Mike Haycock** stated put those first two paragraphs up above the vision elements section in the future Chapter Five and then list those. **Commissioner Perry Brown** stated we have a vision statement, and a goal and these first two paragraphs are background information. We are going to make a separate chapter of background information. Policies go elsewhere. There are policies in the old Chapter Four as well. It goes visions, goals. policies, then actions. You can't take these descriptive paragraphs and put them in the vision statement, but we can take the policies and put them under the visions. Take each vision element and decide what policies from Chapters Three, Four and Five. He listed all the policies and vision elements and he has it keyed to the vision elements. Then we can see where the duplicates are. **Commissioner Pam Gardiol** stated that policies fit with vision elements. If you have started it, would you like to continue? **Commissioner Perry Brown** said it is tedious work. **Chairman Dave Robinson** stated he is hung up on formatting. We have to reference the policies with our vision elements. **Mike Haycock** stated keep the first two paragraphs. Then from residential plug them in or delete them. That explains how you use this document and they stand alone. **Commissioner Doug Clifford** stated if you look at the policy on land use, it just needs to go up in the description above. Take that first bullet and put it in the paragraph in front of it. **Commissioner Pam Gardiol** stated policies are principles that any land use decisions will be reviewed consistently with these General Plan principles. **Commissioner Perry Brown** stated if you call it that, it goes in the upper paragraph. It becomes the foundation for land use, as a principle would. **Commissioner Pam Gardiol** stated they are guidelines. **Chairman Dave Robinson** inquired are these land use policies important? Yes. Do they flow where they are right now? Yes. If we remove them it seems ridiculous. **Commissioner Doug Clifford** stated then we need to remove them from the vision elements in the next chapter. **Commissioner Pam Gardiol** stated that is why she suggests a cross-reference. Moderate Income Housing would be in Vision Element E. They stay where they are and cross-reference them. **Chairman Dave Robinson** stated and vice versa. We do not want to destroy this document. **Commissioner Doug Clifford** stated in a lot of cases, we will have just duplicated. Do we want to do that? The policy and objective are the same. Policy is the implementation of the objective. **Chairman Dave Robinson** stated they absolutely overlap. They will. **Commissioner Doug Clifford** stated that on some you would just chuck them. Some of the topics may not be needed. **Chairman Dave Robinson** stated leave it in this format and reference the two. That's what needs to happen.

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Commissioner Doug Clifford stated agriculture doesn't have any policies in here. **Chairman Dave Robinson** stated we have established in here that we are preserving the original agricultural element of Ivins. **Commissioner Doug Clifford** stated yes. It's already in the vision. Throw that out. Next is municipal campus and the public square, we aren't growing that area, so it goes. **Commissioner Pam Gardiol** stated as she looks at the chapter if we remove agriculture as a land use element, we should not. This chapter says land use encompasses these things. These are the elements. We may edit the wording, but if we show the connection of what the scope of land use is in relation to our vision and show that reference, these elements should stay. It shows the scope and we show how it relates to each other. We need to take this and do some homework. **Chairman Dave Robinson** stated public square doesn't make sense to have it in there. It's completely done. **Commissioner Doug Clifford** inquired if we need electric power in here? **Chairman Dave Robinson** stated we just approved Rocky Mountain Power to expand the power grid and we had opposition to it. **Commissioner Doug Clifford** stated this is a catch-all of every possible scenario. **Mike Haycock** stated that water conservation is redundant. **Commissioner Pam Gardiol** stated the public square section talks about a community recreation center. It will work with the County for a public library. We have stated in the vision that is something we want. We should keep this. It says how we accomplish this goal. Let's take it home and review it. **Commissioner Doug Clifford** stated there is a lot of good important stuff in there. Someone did a lot of work on this. Try to look for the connections. **Chairman Dave Robinson** stated each of us share what we have established and we will format it. This review will help us finish the vision elements.

B. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for June 13, 2023 and Planning Commission Work Meeting Minutes for June 14, 2023.

MOTION: Commissioner Doug Clifford moved to approve the Ivins City Planning Commission Meeting Minutes for June 13, 2023 and Planning Commission Work Meeting Minutes for June 14, 2023.

SECOND: Commissioner Pam Gardiol

VOTE: The motion carried.

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

5) REPORTS

A. Planning Commission

B. Chairman

C. Building and Zoning Administrator, Mike Haycock

D. City Manager/Attorney Dale Coulam-Cancel September 5, 2023 Planning Commission Meeting.

Sharon Allen stated that September 5, 2023 is when the primary election has been moved to by the State, so we will no longer be holding a Planning Commission meeting on that date.

E. Items to be placed on future agendas.

Mike Haycock stated we have some zone changes coming forward next meeting. **Commissioner Perry Brown** would like to be notified where those are as soon as possible, so he can go take a look at the property.

6) ADJOURNMENT

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MOTION: Commissioner Perry Brown moved to approve ADJOURNMENT
SECOND: Commissioner Pam Gardiol
VOTE: The motion carried.

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

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