IVINS CITY
PLANNING COMMISSION
MINUTES
August 1, 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 Commissioner Doug Clifford, Commissioner Derek Larsen, Commissioner Perry Brown, and Commissioner Pam Gardiol.

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

Audience Attending: Sharon Barton, Sharon Gillespie, James Barden, Dave Appel, Bonnie Kline, Tom Heaton, 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-None.

2) REPORTS, PRESENTATIONS AND APPOINTMENTS-None

3) PUBLIC HEARING AND ACTION ITEMS-

A. Public Hearing on a proposed Class V Conditional Use Permit to expand an existing substation, located at approximately 86 South 300 East. Pacificorp/dab Rocky Mountain Power-Owner/Applicant.

Mike Haycock stated that this is CLM (Commercial Light Manufacturing) parcel we recently did a zone change on. This is the only zone allowed for this use. This is located South of Center Street and North of the Elementary School on Red Mountain Boulevard. It is located on the interior part of the parcel that they extended 20 ft and Rocky Mountain Power has provided a narrative and their need for the addition. Tom Heaton stated he is the regional business manager for Rocky Mountain Power in Southern Utah and the zone change happened a few weeks ago. This expansion is to accommodate approximately, when fully developed, the Black Desert Resort and the native growth that we believe will happen in the next few years. We've projected 16 megawatts which is a very significant load, therefore the need for the expansion of the substation. There is one 69 KV transformer that is located there currently. We will install a second similar size transformer to accommodate the projected load. It will also accommodate two 12/47 KV capacitor banks which distribute voltage and two new circuits or feeders that will come out of the substation to accommodate the growth in Ivins. It is estimated that about 81 new buildings with multiple meters will be needed to serve our customers here, including Black Desert Resort. Design work is currently underway and should be completed in September and with completed construction by May of 2024, hopefully in time to accommodate the resort's PGA tournament needs. **Commissioner Doug Clifford** opened the Public Hearing. **Fred Castagne** stated there were no comments on Zoom. **Commissioner Doug Clifford** closed the Public Hearing.

B. Discuss and consider recommendation on a proposed Class V Conditional Use Permit to expand an existing substation, located at approximately 86 South 300 East. Pacificorp/dab Rocky Mountain Power-Owner/Applicant.

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Commissioner Pam Gardiol inquired where the concrete truck washout pit detail is in relation to surrounding properties? Tom Heaton stated where the gate is located for the substation and that will be used during construction. As we put in the pile-ons for the structure they will wash the trucks out. It is close to the entrance of the substation. **Commissioner Derek Larsen** stated it is on your property and it will be removed when the process is over. **Commissioner Pam Gardiol** inquired about voltage impact to surrounding areas? Tom Heaton stated that 69 KV voltage is a transmission voltage. The transformers convert larger voltage down to a voltage that can be used for distribution into homes and businesses. It is not a huge footprint expansion. **Commissioner Pam Gardiol** inquired about sound and volume? Tom Heaton stated it will be similar to what is there now and shouldn't increase. **Commissioner Perry Brown** stated that this is located to the west of the existing one and is further away from the homes. It is not even close to the road. **Commissioner Doug Clifford** inquired on what the increase is? 20% bigger? Tom Heaton stated not even that. **Commissioner Doug Clifford** inquired if this is the end of our buildout? Tom Heaton stated you tell me. We didn't know what would happen in Ivins the last ten years. We do five and ten year studies to stay ahead in our service territories, and then we update them every couple of years. Black Desert Resort changed it quite a bit. We do a good job in forecasting. This will support your native growth for the next five to ten years. **Commissioner Derek Larsen** stated if we are at 10k residents now, and our projected buildout is 19,500 and we add one new transformer the same size as the one we have now, logically that does take us to buildout. Tom Heaton based on your math that would make sense. **Commissioner Derek Larsen** stated size-wise, if one handles what we have now, a second should provide to buildout. **Commissioner Pam Gardiol** stated Staff recommended approval. What are the findings of that approval recommendation? **Mike Haycock** stated that TRC discussed it and had no additional conditions to add. All previous requirements and conditions are being met and are consistent with what was approved in the past. We reviewed their drawings and that it is in the correct zone. Our ordinances don't cover a lot of details for utilities. They are their own entity and we don't have a lot of regulations for these type of facilities. City ordinances don't cover a lot of these types of uses.

MOTION: Commissioner Derek Larsen moved to approve recommendation on a proposed Class V Conditional Use Permit to expand an existing substation, located at approximately 86 South 300 East. Pacificorp/dab Rocky Mountain Power-Owner/Applicant. Roll Call Unanimous.

SECOND: Commissioner Perry Brown

VOTE: The motion carried.

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

4) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and review the General Plan.

Commissioner Doug Clifford stated he is not sure what we had in mind for this meeting. **Commissioner Pam Gardiol** suggested tabling this discussion this evening and read what has been sent since the Chairman is not here and discuss this next week. **Commissioner Doug Clifford** stated if we do a little bit of prep on the structure, on Chapter three with statistics are we going to try to format it so it looks the same? **Commissioner Pam Gardiol** stated we have that to do when we are done. She looked at other strategic plans from Salt Lake City's

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Transportation Master Plan and UofU's Cancer institute and those plans start with the vision. The first chapter should be the vision. Background and statistics should be next. It seems like there was a lot of duplication and Commissioner Doug Clifford was going to tighten those up. She looked at the vision and rather than a list of bullets it was a statement. If she is looking at a General Plan, the first things he wants to know is what is the purpose, what is the vision? She poses the other items come after the meat of the document. What is in front of the Commission was the edited version of that document. **Commissioner Perry Brown** inquired would Chapters Two and Three go at the end? Would they be appendices? **Commissioner Pam Gardiol** stated the vision plan is the key thing. Background and history get moved. Whatever we decide, that first chapter needs to state, here is what we are doing and here are the elements of it. **Commissioner Perry Brown** stated that if we go that way we just need to revise the introductory paragraph with a slight modification he made to the vision statement. That would be Chapter One. Then the land use for Chapter Two and Chapter Three would be city services. Then Chapter Four would be the implementation plan where all the background information, history all of that would become appendices. **Commissioner Pam Gardiol** stated in the Table of Contents there is so much that happens before we get to the General Plan, that is why she is making this recommendation. **Mike Haycock** stated a few weeks ago you established these Table of Contents so we don't keep going back and forth. We put checkmarks where we agreed upon these Chapters as a group. When you change it, it is starting over, and a complete re-write. **Commissioner Pam Gardiol** stated she is not proposing a total re-write, just a logical flow of the document with the priority material at the front. When the area was founded is background material. **Commissioner Perry Brown** stated the checkmarks are sections that are basically done and don't need to be rewritten, but the order may change. Just reorganizing. Land use and city services is not written, and Commissioner Doug Clifford did a great job of moving those policies and actions out of the vision document. We have a good start writing those chapters that are not checked off yet. **Commissioner Doug Clifford** stated look at these several revisions by email the next week and put these things into place. 90% of the vision statements were duplicates and can be removed or consolidated into the area discussing them. City government is about managing the shared services our community provides and the ways of affording those. The State gives us the ability to manage that at the City level land use, and that is where a plan becomes implemented as our vision. He took action items that were in our vision statements and put them into the same area in the document that discusses them. Look at what he sent out, he found it much easier to read and understand. Work on action items and strategies. That is our homework before the meeting. There are logical steps we can take to make it easier to read. **Commissioner Perry Brown** stated he will take that first chapter on the vision element and revise the transition paragraph so it can be either Chapter One or Four and our main work is making sure all the policies and actions are in the land use or city services places where they belong and determine what we can combine or throw out to get rid of extra duplication. **Commissioner Pam Gardiol** stated that her changes were before Commissioner Doug Clifford's so those comments are not included On the Chapter Four vision, paragraphs two and three are the vision created to reflect all of those bullet elements. **Commissioner Perry Brown** stated a transition sentence may change or disappear completely. Sharon Allen will start the corrections template off with Commissioner Perry Brown's transition paragraph, and the vision as the first chapter. **Commissioner Pam Gardiol** stated that we have looked at every word multiple times and have a familiarity that the Council will not have when they first see it. She would like to provide a draft introducing it and explain why the Planning Commission did what we did. She

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strongly recommends a work session with the City Council when they see this document. **Mike Haycock** stated instead of a work meeting two of the Planning Commissioners can present this to the City Council. **Commissioner Pam Gardiol** stated she would like to have the whole Commission there. **Commissioner Doug Clifford** stated he agrees. **Mike Haycock** stated this will go to a Public Hearing and there will be a chance to change the document one more time before going to City Council. **Mike Haycock** stated that minor comments can be forwarded to City Council. **Commissioner Pam Gardiol** stated that is the most appropriate feedback is from the public, but we should make those changes before presenting it to the City Council. **Commissioner Doug Clifford** stated we will table this until August 8th for a 4 pm work meeting.

B. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for July 18, 2023.

MOTION: Commissioner Pam Gardiol moved to approve the Ivins City Planning Commission Meeting Minutes for July 18, 2023.
SECOND: Commissioner Perry Brown
VOTE: The motion carried.

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

5) REPORTS
A. Planning Commission
B. Chairman
C. Building and Zoning Administrator, Mike Haycock

Mike Haycock inquired who would be reporting to the City Council on Thursday? He can fill in.

D. City Manager/Attorney Dale Coulam
E. Items to be placed on future agendas.

Mike Haycock stated there is a zone change coming up for Kayenta.

6) ADJOURNMENT

MOTION: Commissioner Derek Larsen moved to approve ADJOURNMENT
SECOND: Commissioner Perry Brown
VOTE: The motion carried.

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

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