IVINS CITY
PLANNING COMMISSION WORK MEETING
MINUTES
August 8, 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 Doug Clifford, Commissioner Perry Brown, Commissioner Derek Larsen, and Commissioner Pam Gardiol.

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 stated that she went through the whole document. A copy of those revisions are available in the City office upon request. She did the Table of Contents and the headings in each chapter so people know what is in that chapter. **Commissioner Perry Brown** stated and we can put the sub-heads and page numbers in when we format. **Commissioner Pam Gardiol** stated we have verbiage in this that refers to the survey. She recommends including the survey as an appendix. **Chairman Dave Robinson** stated he was not a fan of the survey. It had some bias and a lot of people did not have a voice in his opinion. **Commissioner Perry Brown** stated he disagrees with the Chair. It was well done. There is always some bias in surveys. An independent could not have done any better than what our Council did. There was a summary that came out with that survey and he would have to read that again to see if that would be appropriate. He is not anxious to add a new section to this, so in that point he agrees with the Chairman not to have that in there. He added the survey into his paragraph to point out that it was ne of the things that affected the way we phrased some of the things we put in the Plan. **Commissioner Pam Gardiol** stated we could use the synopsis she had created when it first came out. She just brought this up for discussion. **Commissioner Derek Larsen** stated we could put the questions and answers from the survey in with the synopsis to the appendix. He doesn't feel as strongly, but if you read the questions you can see what the biases were when reading them. That's just food for thought. **Commissioner Doug Clifford** stated he would suggest not adding it but if we do, add it as an appendix. **Commissioner Perry Brown** stated the survey is posted on the City's website and they can refer to it there. **Commissioner Pam Gardiol** stated so where we have listed General Plan, we could say "See City survey on the City website." **Commissioner Perry Brown** stated it is not necessary, but it is okay. **Commissioner Doug Clifford** stated it is okay to point out that it exists and where to find it. **Chairman Dave Robinson** stated it is basically a wish list that we can't fulfill in many situations, may it be legally or otherwise. It becomes a battleground and is part of his disdain for it. **Commissioner Perry Brown** stated it is not the basis for our decision. It is just one of those factors and doesn't need more highlighting than any others. It is a list of things that contributed. **Commissioner Doug Clifford** stated it can be noted that it exists. It should not be the basis of what we have here. **Chairman Dave Robinson** stated it becomes a battleground

DRAFT

which becomes his disdain for it. **Commissioner Doug Clifford** stated it was impressions of the people and it is not necessarily a City view. The General Plan needs to be the City's view and where it is going to go. If we had all the money in the world, the wish list would be included. **Chairman Dave Robinson** stated the survey had input into what we have done here, but it is not the basis because it was based on individual personal opinions. **Commissioner Pam Gardiol** stated that is why she suggests the appendix. **Commissioner Perry Brown** stated we can table it and think about it a bit. There are many factors that went into the General Plan, staff, history, and he is not sure this needs highlighting. It is one item in a long list of things that contributed. **Commissioner Pam Gardiol** stated she used Grammarly to check for punctuation and made those corrections in red. She said rather than attain buildout, we reach it. She tightened paragraphs up and took out duplications. She streamlined and made the best use of the verbiage and helped shorten the document. In thinking about the form of government we have, she put residents first, then City Council, Commissions and Boards, City Staff and developers. City Council gets top billing. Page Four she recommends removing everything that is in red because the Table of Contents explains that. It is redundant. **Commissioner Perry Brown** stated he likes the "previously" portion that explains the Table of Contents. It is important here and is part of the introduction. The document needs to include this. It tells the whole story. **Commissioner Doug Clifford** stated he has included comments he has on Chapter Two. **Commissioner Pam Gardiol** stated on the nine vision elements, we need to cross-reference those with goals. **Commissioner Perry Brown** stated he went through all the policy and action statements and assigned them to a vision and a goal. Some fit more than one goal. He has identified services and land use items under each vision element and goal. **Commissioner Pam Gardiol** stated that she has been at a three day international conference on social justice and climate. As people come here, one of the things to help people navigate the loss of what we had when we first moved here is accessibility to art, participating in it, to be exposure to it. She poses that it should be included in residential policies and should be a part of the fabric of how the land is going to be. **Chairman Dave Robinson** inquired if it is the right spot here regarding land use? **Commissioner Doug Clifford** stated he moved it to the Arts and Culture section. Are we going with organic or attractive walkways? **Commissioner Pam Gardiol** suggested organic meaning it needs to blend. **Chairman Dave Robinson** stated organic sounds non-paved, which is not a bad option, but that may not be what it means. Take both options out. Just leave it as walkways. **Commissioner Doug Clifford** stated rather than remove resorts and hotels completely, he wrote "businesses that support our existing resorts and hotels." He took out the word "neighborhood" on grocery stores section since it says "small-scale experience that is part of the community culture." Add the word "recreational" to "entertainment and cultural venues." Add "Promote a walkable community." Leave "Publicly accessible art is encouraged" in this section, as it relates to commercial. Remove the "Business and Policies" section and combine it with commercial. **Chairman Dave Robinson** stated we can consult with the Mayor about whether the City wants to continue to work with Washington County to locate a public library. The agriculture section needs to be moved to open space. Then we can eliminate those policies. **Commissioner Pam Gardiol** stated regarding the Future of the Comprehensive Plan they list six principles. She thinks they are all reflected in our revised document. Look at those principles before the next time we review this document.

3) ADJOURNMENT

DRAFT

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

DRAFT