IVINS CITY
PLANNING COMMISSION
MINUTES
August 15, 2023
435-628-0606

1) WELCOME AND CALL TO ORDER

A. Acknowledgement of Quorum

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 5:30 p.m. All present included Chairman Dave Robinson, Commissioner Pam Gardiol, and Commissioner Doug Clifford.

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

Audience Attending: Bonnie Kline, Sharon Gillespie, James Barden, Lance Anderson as well as others that did not sign in.

B. Flag Salute--Commissioner Doug Clifford

C. Invocation--Commissioner Doug Clifford

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 consider approval of Mojave Flats Phase 1B Final Plat, located at approximately Foxtail between Guy Lane and Mojave Way. AnA Enterprises-Owner. Lance Anderson-Applicant.

Mike Haycock stated that the lot sizes are consistent with other sizes in the area and are well over the required lot sizes for the zone. There are three lots being requested for final plat approval. TRC has reviewed the final plat and recommends approval. Lance Anderson stated that the goal is to make them bigger lots as they head up the hill.

MOTION: Commissioner Doug Clifford moved to approve Mojave Flats Phase 1B Final Plat, located at approximately Foxtail between Guy Lane and Mojave Way. AnA Enterprises-Owner. Lance Anderson-Applicant. Roll Call Unanimous.

SECOND: Commissioner Pam Gardiol

VOTE: The motion carried unanimously.

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

B. Discuss and review the General Plan.

Commissioner Pam Gardiol stated that the General Plan policies she highlighted to point out that it is not redundant. She recommends leaving that as-is. The portion in red she would like the Commission to entertain by adding "create a community that is a living, integrated system." There are dynamic changes happening in our environment and it is important for survival and thriving that everything be designed to respect that system. One of the definitions of community are parts focused on a common purpose or common goal. **Chairman Dave Robinson** stated he is

DRAFT

okay with the comment. He doesn't have a problem with it. **Commissioner Doug Clifford** stated it would not help affect his decision on a land use in the City, but it is fine. It wouldn't change his vote or set a precedent for action. **Commissioner Pam Gardiol** stated that in everything we are doing, our decision needs to ensure we are fostering all parts of the community. **Commissioner Doug Clifford** stated he added the Utah Code to give the definition of State law. **Commissioner Pam Gardiol** stated it was a good addition. **Chairman Dave Robinson** stated it looks great. It shows that this is a guide and the ordinances determine the actual law. That should stay.

Commissioner Pam Gardiol stated regarding the survey, she added "(See City website)" so it wasn't in the document. **Chairman Dave Robinson** stated that was what we decided last meeting was just to reference that. **Commissioner Pam Gardiol** stated she added the word "vision" to "goals" on the statement heading on Chapter Two. It ties the goals back to what we have done. **Commissioner Doug Clifford** inquired if Goal 5 was the appropriate goal to reference? We could add Goals 9 and 11 in addition. **Commissioner Pam Gardiol** stated that on Residential, Commissioner Perry Brown had proposed Goals 3, 6, 7, 9 and 11. Those goals track. Commissioner Perry Brown had written in that #11 should be added "Through growth, land use and development, provide for the distribution of neighborhood densities across Ivins City." Leave it in, if not duplicated. **Chairman Dave Robinson** stated he doesn't like that wording. It seems like a shotgun approach to zoning. **Commissioner Pam Gardiol** stated she understands it as spreading out densities throughout the City. **Commissioner Doug Clifford** stated he is not sure what that statement brings to the table that we don't already have. **Commissioner Pam Gardiol** stated we can table this comment until Commissioner Perry Brown returns. **Chairman Dave Robinson** stated where we are at now, we would like this to go to Public Hearing and then refine from their comments. Goals 9 and 11 on Moderate-Income Housing are good.

Commissioner Doug Clifford and **Commissioner Pam Gardiol** stated that "actively encourage infill development to reasonably utilize urbanized areas and facilities is a good addition." **Mike Haycock** stated he will look to make sure the three options that were submitted to the State matches. **Commissioner Doug Clifford** stated that maybe we need to make sure that the comment that we can't change the Moderate-Income Housing policies should be put in here. That we have to follow State law and we are tied to that. **Dale Coulam** stated the State doesn't govern this. These goals are what we submitted and is a required element of the General Plan. What the State would frown on is to submit a plan, and then when reporting, change the plan. We are bound to this and then the State imposes what we chose. We need to consistently follow those. **Chairman Dave Robinson** inquired does it get looked at every year? **Dale Coulam** stated it is just looking to see how those goals have been met. **Chairman Dave Robinson** inquired if we attain a goal do we adjust it within this Plan? **Dale Coulam** stated as long as we are not just modifying it because we want to. That is not something we can do. **Commissioner Doug Clifford** stated that he strongly believes a reference statement needs to be in the General Plan that the State is involved and overseeing this to encourage us to do what we said we are going to do. **Commissioner Pam Gardiol** stated she recommends that statement goes above the policies. Maybe even the first statement.

Commissioner Doug Clifford stated something to the effect that the State is requiring each community to have a Plan, and oversees the progress and execution of the Moderate-Income Housing Plan. **Dale Coulam** stated the Plan contains current policies that the City has committed to the State to follow. We review the General Plan about every five years. **Chairman Dave Robinson** stated Commercial/Business has Goals 7, 9 and 14, those all work. The Mayor wants the municipal policies to stay. We will leave this in here for Council to decide if it should stay or

DRAFT

go. Parks and Recreation has Goals 5, 10 and 13. Goal 10 doesn't fit. **Commissioner Pam Gardiol** stated on Goal 10 there is crossover. We have trails and people on bikes we want to keep safe. She suggests leaving it in. **Chairman Dave Robinson** inquired do we want to insert the park list? **Commissioner Pam Gardiol** stated she leans against putting them all in. **Chairman Dave Robinson** inquired if we take them all out then? Just leave it as "several"? **Commissioner Doug Clifford** stated leaving them in lets people know about parks they maybe have never heard of. **Commissioner Pam Gardiol** stated that is a good point. Try putting them in. **Chairman Dave Robinson** stated that on Open Space Commissioner Perry Brown asked that we don't put the vision element in on the open space line. That it can go down in goals. **Commissioner Pam Gardiol** stated she would scratch that. Leave Goal 6 and 7 on Open Space in. Commissioner Perry Brown had stated on the policies move #5 and #7 to community appearance section and combine #3 and #8. **Commissioner Doug Clifford** stated that power poles didn't have a lot to do with open space. It is in the community appearance section. Same with night sky. **Commissioner Pam Gardiol** stated she agrees to move the power poles, but leave the night sky policy here as well as move it to the community appearance section. Combining #3 and #8 is okay to add native plants to, so those elements are still there. **Chairman Dave Robinson** stated Public Lands has Goals 4 and 7 and he thinks they are okay to leave here. Move Red Desert Reserve and endangered species to its own element and two policies. Transportation has Goals 5 and 10. Those are okay. Roundabouts has Goal 10. Bikeways and Trails has Goals 10 and 13. Those are good. Commissioner Perry Brown had the comment asking where hillside and geologic element and policies are? His comment is that the appendices should not have policies. Same comment on stormwater and dry washes. **Commissioner Doug Clifford** stated these came out of the old Plan. **Commissioner Pam Gardiol** stated she leans towards his recommendation so that all policies are in the same place and easier to track. Some of the elements are already here. **Commissioner Doug Clifford** stated we can restate them in the appendices. **Commissioner Pam Gardiol** stated these are elements of the Plan to which we will be accountable for how we use land use. They should be in the body of the document. They are guides to be used in decisions for the City. **Chairman Dave Robinson** stated they should be in land use, if that is the case. **Commissioner Doug Clifford** stated he feels like these are all City ordinances and laws we are starting to sneak in. We don't call out street widths, or height and wall standards in the General Plan. The General Plan is supposed to be more vision, concept-driven. This is the biggest General Plan he has ever seen in terms of length of detail. We have details on dry washes etc. **Mike Haycock** stated if we have the Public Hearing we can see if people want it in there. Leave it in the appendices. **Commissioner Pam Gardiol** stated she would like to see it left in the body in red and just cleaned up. **Chairman Dave Robinson** stated that City Services has Goals 2 and 7. Why does natural beauty come in under utilities? **Commissioner Pam Gardiol** stated it is to show that everything we do we keep in mind our vistas and the natural beauty here. She thinks it tracks. **Chairman Dave Robinson** stated Water has Goals 2 and 8. Commissioner Perry Brown's comment was that this section needs extensive reformatting. The water conservation policies need to be inserted midway through Pg 27. Move water policies to Pg 25. Move the secondary irrigation system to that section, although it could also be under conservation. Wastewater has Goal 8. **Commissioner Pam Gardiol** stated that it is the only goal that speaks to water and reuse. **Chairman Dave Robinson** stated Natural Gas and Electric Power both have Goal 2. Renewable Energy and Telephone and Fiberoptics has Goal 2. Solid Waste Disposal has Goal 2. Public Safety/Law Enforcement has Goals 1 and 5. Those are okay. Animal Services has Goals 1

DRAFT

and 5. Fire Protection and EMS has Goals 1 and 5. **Dale Coulam** stated EMS is no longer a division of our public safety any longer. We combined with Santa Clara and those are overseen by Santa Clara. Take out the yellow that states how many firefighters and EMTs work for them. Make same statement consistent with Public Safety/Law Enforcement. Check on the year we combined services. **Chairman Dave Robinson** stated that sounds good. Public Transportation has Goal 2. School and Education has Goal 12. Library Services has Goal 12. Arts and Culture has Goal 15. Community Appearance has Goals 3 and 7. Add Commissioner Doug Clifford's comments from power lines and night sky here from the open space section. Make sure we don't have duplication in this section. Commissioner Perry Brown had made the comment to insert a Dark Sky Element and policies. Same with Air Quality. This came from the natural and cultural resource section. **Commissioner Pam Gardiol** stated leave it in red and let the public respond to it. **Commissioner Doug Clifford** stated he just doesn't know how deeply we want to put ordinances into the General Plan so it isn't an encyclopedia of every City ordinance. That is not what it is designed for. **Commissioner Pam Gardiol** stated she would like to have the discussion with all of the Commission present. **Chairman Dave Robinson** stated he thinks the appendices should stay as it is, because it is data. Right now it is in two places. We will see these revisions and the next meeting it will be put on for a Public Hearing for 9/19/23. We will put a version together and see if this may require one more work session prior to the Public Hearing.

C. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for August 1, 2023 and Planning Commission Work Meeting Minutes for August 8, 2023.

MOTION: Commissioner Pam Gardiol moved to approve the Ivins City Planning Commission Meeting Minutes for August 1, 2023 and Planning Commission Work Meeting Minutes for August 8, 2023.
SECOND: Commissioner Doug Clifford
VOTE: The motion carried unanimously.

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

5) REPORTS

A. Planning Commission

B. Chairman

C. Building and Zoning Administrator, Mike Haycock

Mike Haycock stated that SITLA 120 may go back to the Sensitive Lands and the Planning Commission again.

D. City Manager/Attorney Dale Coulam

Dale Coulam stated before the Planning Commission sees the SITLA 120 you will see from Sensitive Lands a zoning text amendment and a new sensitive lands map. It has nothing to do with the current SITLA application or a proposed compromise, but going through those areas we needed to look at in our ordinance. Sensitive Lands had asked Chuck Gillette to draft a new ordinance and map but had not seen what he had put together. It is going back to them to review and make their recommendation. These corrections would apply going forward. Not retroactive. He also reported we have had a major problem with Granicus, and we are hopeful they can fix it quickly. We have a notice posted on the website that minutes on the site do not accurately reflect the votes. The original and accurate minutes kept by the City Recorder and Deputy City

DRAFT

Recorder are fine and on the public notice website are fine. Only those on the website were affected.

E. Items to be placed on future agendas.

6) ADJOURNMENT

MOTION: Commissioner Doug Clifford moved to adjourn

SECOND: Commissioner Pam Gardiol

VOTE: The motion carried unanimously.

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

DRAFT