IVINS CITY
PLANNING COMMISSION WORK MEETING
MINUTES
October 16, 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 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 Nathan Dupre sent changes. We need time to review what he has requested and see whether or not he only has a few changes. **Commissioner Doug Clifford** stated he edited a lot. Chairman Dave Robinson stated we are going to begin where we left off, on Page 19 Red Cliff Desert Reserve Goals. **Commissioner Doug Clifford** inquired why is that a section, and not just referenced? It is not part of the City and we don't control it. **Commissioner Perry Brown** stated we partner in the Conservation Plan. We are one of the only cities that did. **Commissioner Derek Larsen** stated he agrees to get rid of it. We have zero control over that. **Commissioner Perry Brown** stated that we partner in the discussion in the management of it. It is federal but we are the only ones that signed on. **Chairman Dave Robinson** stated that we can't touch the land in there. We can't use the land in there. That point is moot. **Commissioner Doug Clifford** stated this was part of the original and not something we did. We haven't added to it. **Commissioner Pam Gardiol** stated it is there to follow the format all the way through, but if we can't list any goals, then the policy addresses the intent of what we are trying to accomplish. **Commissioner Derek Larsen** stated it is just informative. **Chairman Dave Robinson** stated that it says it is a "special area adjacent to Ivins City." **Commissioner Pam Gardiol** stated we could delete the heading "Red Cliff Desert Reserve Goals." **Mike Haycock** stated that Sentierre had requirements because they had tortoises on their land. It is mitigated through the federal government and is part of their conditional use permit. We are just incorporating it into their requirements with the City but we didn't negotiate that. **Chairman Dave Robinson** stated that right above it we talk about Public Land Policies. Leave the red in. **Commissioner Perry Brown** stated change it to "recreation" instead of "recreational." **Commissioner Doug Clifford** stated if public lands are within the City. The reserve is not within the City limits. **Chairman Dave Robinson** stated it is. **Mike Haycock** stated that Sentierre and Tuacahn are within our City limits and they have tortoise requirements. **Chairman Dave Robinson** stated there are walking paths that also go through there. **Commissioner Doug Clifford** stated then the title is wrong. Change "adjacent" to "within." **Chairman Dave Robinson** stated remove Goal 5 from transportation. Change "proven" to "deemed" on the roundabout section. **Commissioner Pam Gardiol** stated that she said they function "fairly well." **Chairman Dave Robinson** stated instead put "enhance traffic

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flow and the artistic flavor of the City." Then it says "this lighting will not impact the dark sky." **Commissioner Derek Larsen** stated he has a problem with dark sky versus night sky. All the ordinances in place say night sky. Dark sky brings up the can of worms again. Change it everywhere. **Commissioner Pam Gardiol** stated she used dark. **Commissioner Derek Larsen** stated we did not follow the initiative that was dark sky. Use night sky instead of dark. **Mike Haycock** stated raised sidewalks is something the Mayor is looking at to slow traffic down. This may be an area to talk about that. **Commissioner Pam Gardiol** stated that the Snow Canyon roundabout is a nightmare. There are drivers, bikers, runners and vacationers not paying attention. Raised sidewalks would be one way to slow the traffic through there. It is the busiest intersection in the community. **Commissioner Doug Clifford** stated if you do raised sidewalks on Hwy 91 you will have traffic reduced to a crawl there. **Commissioner Derek Larsen** stated say "Alternative pedestrian safety measures will be considered." **Chairman Dave Robinson** stated that "Pedestrian lighting is all that is needed in a roundabout and will not impact the night sky." **Commissioner Perry Brown** stated take out every "The City." **Commissioner Doug Clifford** stated change "Roundabouts are required in lieu of traffic signals at designated major intersections." Under Bikeways and Trails, remove the words "and functional". Remove the red line and change back to "has received a Level 1 Road Respect Community designation." **Commissioner Doug Clifford** stated he doesn't think Hillside and Geologic Hazard Areas should go here. **Commissioner Perry Brown** stated that this is moved to a policy. We can leave the narrative and background information there, but don't put the policies in the appendices if they don't need to be in the chapter. **Commissioner Pam Gardiol** stated that all of the policies should be in the same part of the document. Does excluding them compromise the policies in this plan? She would prefer that they stay contained in Chapter Two. **Commissioner Doug Clifford** stated combine the two. Same with stormwater. **Chairman Dave Robinson** stated if the appendix is only to refer to these, then the appendix needs to go away. Any policies in there needs to be put in the body. It does not need to be in both places. **Commissioner Perry Brown** stated the appendix is background information. **Commissioner Doug Clifford** stated put the body of the appendix as the heading for Hillsides and Geological Hazards. Same for all the topics in the appendix. Combine them. **Commissioner Pam Gardiol** stated that would provide consistency. **Chairman Dave Robinson** stated remove Goal 2 from Hillsides and Stormwater as well. **Commissioner Pam Gardiol** stated because the stormwater section came from the City Engineer, she believes we should leave it as written. Drywashes as well. Combine the appendices with the introduction. Take out any duplication. **Commissioner Pam Gardiol** stated remove the second paragraph about tamarisk. **Commissioner Pam Gardiol** stated that City Services needs an introduction. **Mike Haycock** stated center it and bold it. **Chairman Dave Robinson** stated and make it the start of a new page. This is a longer document because we have given financials and history as well. City Services Policies add "renewable energy." Under Utilities, remove the Goals. Then it just becomes a heading. Take off the end of the sentence "of Ivins City." Natural Gas and Electric Power combine those headings and remove the KV numbers. Strike that. Communications and Fiber Optics Technology should remove the listed providers. Change "Telephone" to "Communication." Animal Services remove the first sentence and add "to work with volunteer groups to care for and fid hommes for the animals in our no-kill shelter" to the last sentence. In the Fire Protection /Emergency Medical Services section, remove the numbers or add this information to the appendix. Transportation add Goal 10. Keep the first and last sentence. First policy change to "public transportation." Library Services just list the one that is

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adjacent to us. Community Appearance is listed as questions. **Commissioner Pam Gardiol** stated she would delete after the first question, or rewrite them in sentence form. Community Appearance is more of a land use than a service. **Chairman Dave Robinson** stated schools as well possibly. **Commissioner Perry Brown** stated it could go in Chapter Two just after commercial. **Mike Haycock** stated that the night sky section is a land use ordinance as well. **Chairman Dave Robinson** stated that the Air Quality section should be moved to Public Transportation, and combined. Eliminate any duplication. **Commissioner Pam Gardiol** included the mention of Valley Fever. Are we going to go through this document with measurement elements? We have not touched on that yet. That is a decision we have to make? **Mike Haycock** stated that measurements are set by State Law. **Commissioner Perry Brown** stated it means the Staff enumerating how many things are complied with. Mike Haycock stated that night sky for example has an ordinance that will not be changed anytime soon. **Commissioner Pam Gardiol** stated that is an example of something that would not be measured. There are other things in the document that we would. **Commissioner Doug Clifford** stated that the General Plan is not law. It is a vision, an idea. It is a concept so how do you measure that? We have to apply the laws correctly. City Council makes the laws. The measurement is the success of the Planning Commission and City Council of the laws that move the community towards our general vision that is called out in the plan. That is why the State is pushing us to codify the aspects of a plan that aren't measurable. **Mike Haycock** stated we look at the General Plan, then the land use, then the ordinances. We are three years in that process. It is hard to put a timeframe on when we are reactionary to applications. He has a list of ten zoning ordinances he would like to look at. We don't have that time right now to look at those. **Commissioner Pam Gardiol** stated we need to be deliberate in why we are or are not putting in measurables. **Chairman Dave Robinson** stated that when this goes to City Council and gets approved, all we have done is put a plan in place. No law has been changed. Next, we redo ordinances to implement this. **Mike Haycock** stated we have a meeting tomorrow night, and then the next meeting will be on November 14th.

3) ADJOURNMENT

MOTION: Commissioner Perry Brown moved to approve ADJOURNMENT
SECOND: Commissioner Doug Clifford
VOTE: The motion carried unanimously.

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

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