IVINS CITY
PLANNING COMMISSION
MINUTES
April 30, 2024
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 Pam Gardiol, Commissioner Dave Robinson, Commissioner Doug Clifford, Commissioner Brandon Weight, and Commissioner Perry Brown.

Staff Attending: Bryan Pack-City Attorney, Mike Haycock-Building and Zoning Administrator and Kari Jimenez-City Recorder, via Zoom.

Audience Attending: Bonnie Kline, James Barden, Adam Allen, as well as others that did not sign in.

A. Acknowledgement of Quorum

Chairman Dave Robinson welcomed both Brandon Weight as a new Planning Commissioner, and Bryan Pack as our new City Attorney.

B. Flag Salute-Commissioner Perry Brown

C. Invocation-Commissioner Perry Brown

D. Disclosures

2) REPORTS, PRESENTATIONS AND APPOINTMENTS

A. Elect a New Planning Commission Chairman.

Bryan Pack stated that Dave Robinson is no longer able to chair, because he has done the maximum allowed, which is a (1) one year term, twice in a row. He could not serve for a year, then come back. Whomever you vote on will serve as Chair for one year. **Mike Haycock** stated that there is also a Vice-Chair, and they will cover for the Chair when they are unavailable, and either one will report to the City Council on Thursday nights.

MOTION: Commissioner Doug Clifford moved to recommend Election of a New Planning Commission Chair to be Perry Brown. Commissioner Perry Brown declined, as he plans to be out of town quite a bit, so the motion was withdrawn.

MOTION: Chairman Pam Gardiol moved to recommend Election of a New Planning Commission Chairman to be Doug Clifford. Commissioner Doug Clifford declined, as he plans to be out of town quite a bit as well, so the motion was withdrawn.

MOTION: Commissioner Perry Brown moved to approve Election of a New Planning Commission Chair, Pam Gardiol. Roll Call Unanimous.

SECOND: Commissioner Doug Clifford

VOTE: The motion carried unanimously.

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

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MOTION: Chairman Pam Gardiol moved to approve Election of a New Planning Commission Vice-Chair to be Commissioner Perry Brown. Roll Call Unanimous.
SECOND: Commissioner Doug Clifford
VOTE: The motion carried unanimously.

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

3) PUBLIC HEARING AND ACTION ITEMS-None.

4) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider approval of Onyx Canyon Preliminary Plan, located at approximately 600 West Center Street. Onyx 600 LLC-Owner. Devin Sullivan-Applicant.

Mike Haycock stated that this is located on 600 West Center Street and for reference, we recently did a zone change to RE-15 on these parcels. It is consistent with the zoning surrounding these two parcels. The detention basin is too small to allow it to be a park or anything. There were some adjustments made to their road, which changed their lot sizes, so they had to make changes to meet the 15k square foot requirement. That has been completed. TRC has reviewed this plan and recommends approval. **Commissioner Dave Robinson** stated that this roundabout is not in yet. **Mike Haycock** stated yes, all their easements and purchases have all been acquired for that roundabout to go in, in the future. **Commissioner Perry Brown** inquired about connections to the adjacent properties that may be neighborhoods as well? **Mike Haycock** stated that our engineers have looked at that and with the amount of lots they have, it is not a requirement. **Commissioner Perry Brown** stated that we have a lot of discussions about connecting neighborhoods as best as we can. **Chairman Pam Gardiol** inquired about fire access and safety in the front of that neighborhood if there is only one exit? **Mike Haycock** stated that Con Fulde has commented on the amount and location of hydrants. This amount of lots does not require a second exit in the fire code. The ordinance is 500 feet. Final locations will be shown on the construction drawings, but they are adequately configured for that neighborhood. **Commissioner Doug Clifford** inquired about the size of the roundabout? **Mike Haycock** stated that it is large enough for our fire truck. Con Fulde has checked those dimensions. **Commissioner Brandon Weight** stated that there is no information on the roundabout that is specific to these plans because it is not part of their development. He inquired if they are developing any part of the roundabout with their subdivision? **Mike Haycock** stated no that is for future. Sidewalk and curb and gutter will be built with the subdivision. **Commissioner Dave Robinson** stated that it was the cul-de-sac size that Commissioner Doug Clifford was inquiring about, not the roundabout. Adam Allen stated that he is with American Land Consulting and is the engineer representing the developer. Connection was originally planned for the north side, but the preliminary plan for the people next to them has already been approved and they did not want that connection to their development. The Ence's that own that do not want any connection to this property whatsoever. We worked through that issue with staff. The roundabout is 120 foot total and a 60 foot diameter and 96 feet of asphalt, which is what is required for a turnaround. Chuck Gillette has approached us about having city participation in helping put in that roundabout. That is an ongoing discussion with engineering in putting that in now since there are three sides that are ready.

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MOTION: Commissioner Perry Brown moved to approve Onyx Canyon Preliminary Plan, located at approximately 600 West Center Street. Onyx 600 LLC-Owner. Devin Sullivan-Applicant, based upon findings from the City Staff and TRC. Roll Call Unanimous.
SECOND: Commissioner Brandon Weight
VOTE: The motion carried unanimously.

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

B. Discuss and consider approval of Onyx Valley Preliminary Plan, located at approximately Kwavasa Drive and Center Street. Onyx 600, LLC-Owner. Devin Sullivan-Applicant.

Mike Haycock stated that this is located at 600 West and Center. There are no other uses allowed for the detention basin. **Commissioner Brandon Weight** inquired if the new proposed roadways that tie into the existing neighborhood roadways are geometrically compatible? Are they the same width? **Mike Haycock** stated there is a little jag in it for the lot sizes to work. **Commissioner Dave Robinson** inquired if the subdivision that the roadway comes through is a Planned Unit Development? **Mike Haycock** stated it is zoned RE-15.
MOTION: Commissioner Dave Robinson moved to approve Onyx Valley Preliminary Plan, located at approximately Kwavasa Drive and Center Street. Onyx 600, LLC-Owner. Devin Sullivan-Applicant, based upon TRC and Staff's information they have given and meets all the necessary requirements. Roll Call Unanimous.
SECOND: Commissioner Perry Brown
VOTE: The motion carried unanimously.

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

C. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for April 16, 2024.

Chairman Pam Gardiol stated that she has submitted some edits to Sharon Allen, so this should be voted on as amended. **Bryan Pack** asked that she detail what those changes are. **Chairman Pam Gardiol** stated that on item 5A, line 25/26 she had stated that "while she respects staff's expertise, dedication and highest integrity, the current staff reports do not list findings of fact." She did not indicate staff's recommendations to not be in good faith. Line 27 should read "The Commission provides an informed recommendation to the Council," not the Commission informs a recommendation to the Council. Page 5, line 5/6 should read "Staff approves is more a consent item than an actual finding of fact."
MOTION: Commissioner Dave Robinson moved to approve the Ivins City Planning Commission Meeting Minutes for April 16, 2024, as amended.
SECOND: Commissioner Perry Brown
VOTE: The motion carried.

Chairman Pam Gardiol	AYE

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Commissioner Dave Robinson	AYE
Commissioner Doug Clifford	AYE
Commissioner Perry Brown	AYE
Commissioner Brandon Weight	ABSTAIN

5) REPORTS

A. Planning Commission

Commissioner Brandon Weight introduced himself and stated that he comes from Utah County. His Dad has an excavation company and he worked for him from eight years old on up. He knew the ins and outs of development and subdivisions well into his teens. He went to Brazil for two years, and then went to Brigham Young University and received his degree in Civil Engineering, with an emphasis in transportation and structures. He then got a rotational engineering position with Utah Department of Transportation in Richfield, and then got on with them in design and worked there for about seven years. He went to the private sector and moved to St George and has worked there about eight years doing transportation engineering and three-dimensional modeling and design of roadways. He lives right here on Main Street these last six years and has three children. He enjoys sports like hockey and football and also enjoys canyoneering, kayaking and horseback riding. He is into exercising and fitness. He loves to garden and that is how he adds color to our area.

B. Chairman

Chairman Pam Gardiol stated that she wanted to ensure that everyone received her examples of best practices of a staff report. As she stated in that document, she respects our exceptionally talented Staff's expertise, with the highest of integrity. What she is continually recommending is that as the city continues to grow, we have the opportunity to expand and deepen the reports that we receive from Staff. It is also an opportunity for the citizens to see our due process and how our recommendations are made. She is assuming what she submitted is in the public record. **Bryan Pack** stated it wouldn't be in the public record tonight. To have this discussion is fine, but it is not an agenda item, so we won't take any action tonight. That is just something Staff can work through. **Chairman Pam Gardiol** stated she submitted her comments to the Council and the Commission, as well as Sharon Allen, so that they could review some best practices examples. Her review of key points were included in that document. There are many things already included in our report, but we have an opportunity to augment some things into our reports. She acknowledges that Salt Lake City has a larger Staff, but the elements that she has identified should be a part of any Staff report. She respects that this will not happen instantaneously, but we can create a more comprehensive staff report for public record, as well as for our citizens to hold government accountable. Our Staff is amazing, and we are very fortunate to have the Staff we do. She comes from a world of continuous improvement. She is always looking for ways to better what we are doing. **Commissioner Doug Clifford** stated that Chairman Pam Gardiol's comments are right on, especially regarding more substantive issues. Our reports should cover a lot of the details that normally need to be brought up. He hopes it results in some guidelines or checklists of things we want called out and items that we need to see presented. The State is looking for us to show what we are doing and how we are handling the issues we face here. It will lead to a clearer and quicker resolution of issues, and he applauds her efforts. **Chairman Pam Gardiol** inquired what are next steps to make sure that we keep evolving? Perhaps we can discuss the things that the Commission can do and what is appropriate next meeting as an agenda item. Ultimately the reports are for the citizens and Council. **Commissioner Perry Brown** stated he agrees. These are steps we need to take to

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enhance the work of the Commission. Her comments from last meeting led to changes in our motions that we have all given just this meeting by referencing Staff and TRC to back up what we are doing. It has an influence already, so thank you. **Chairman Pam Gardiol** stated it is her pleasure. There is a profound program on PBS called the Brief History of Our Future. It is amazing and she has watched with her Planning Commission hat and one mentioned that long-term planning is the path on which future generations will build. What we are doing today should be a gift for those future generations. Our decisions and actions are for future generations to allow them to make better decisions and build on the good things we have done. Our perspective is getting smaller. We must remember the past and the interconnectedness of the past, present and future. We must realize that our decisions impact the next seven generations. They stated that many of our social ills are because we have forgotten that connection. They have created a future design center where they do plannings and discussions with that perspective. What results do we want and what do we need to do today to get there? A more sobering session on April 28th asked the question what it means to be human? They interviewed a variety of people, and with that came words such as "connection, being heard, being seen, feeling safe, feeling cared about, being compassionate, demonstrating empathy and having the ability to reflect on what we are doing." If you have not seen this episode, she strongly encouraged all to do so. The digital age has transformed what it means to be human. There is a word that hackers use called "exploits", and how they exploit technology to create mischief for nefarious goals and teaching technology how to exploit us. It is inevitable and not that far off that being human will not end at our skin. Because of artificial intelligence, being human will mean that we are less able to get back to ourselves because we are so integrated in the technology that is exploiting us. The challenge is to create environments that allow humans to convey compassion to those around them beyond constrained spaces. Every interaction is an opportunity for grace, collaboration, reciprocity, and community. She challenges the Commission to tap into that as we are looking at long-term planning and our shared humanity by designing connected communities.

C. Building and Zoning Administrator, Mike Haycock

Mike Haycock stated that the City Council's recommendation was to look at short-term requirements and look at the Resort Commercial zone. If we write anything for that zone, it would need to be a requirement for anyone that applied in the future. It can't be retroactive according to Dale Coulam. We are moving away from resorts in the General Plan, so do we want to talk about it, or make it so you can't request any Resort Commercial in the future? **Commissioner Dave Robinson** inquired if we would end up with more Resort Commercial zones if we annexed more land into Ivins? **Mike Haycock** stated that it sounds like we want that to be smaller housing, like R-1.5 or R-1-7.5. **Commissioner Dave Robinson** stated it is his opinion to drop the Resort Commercial zone. **Bryan Pack** stated this needs to be discussed as an agenda item so the Commission could take action. **Mike Haycock** stated he will put it back on for discussion. **Commissioner Doug Clifford** stated that it would be nice to review where the Resort Commercial that exists is located and the impact to those properties. **Commissioner Brandon Weight** stated he would appreciate putting it back on so he can research it. **Mike Haycock** stated that also, as a Building and Zoning Administrator, he has spent about twenty minutes on zoning at work today. Other cities have a planner or a third-party planner. His expertise is the construction field. He does not have a planning background. The items added to our staff reports are an explanation of what has been looked at. As the head of the TRC writing the staff report, he is speaking for five other department heads. We have developed this report based on those areas of expertise. He is anxious to have the conversation and see where it goes,

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but if staff reports get extensive, we may need to hire a planner as a level of service item. TRC has this discussion regularly and over the last three years he has been here, staff reports have evolved. We have also added items upon request. Our engineers do a great job and take their time, and in good faith, the Staff is doing their best to communicate that everything has been looked at. **Commissioner Doug Clifford** stated that if he doesn't ever know the answer to another department's question, it is okay to say that he will look into that. **Commissioner Dave Robinson** stated that doesn't work when a decision is getting ready to be made. **Mike Haycock** stated that an applicant also has a right to due process. The statement at the end that says that "TRC has reviewed and recommends approval" is the stamp that everyone has done their job. **Commissioner Doug Clifford** stated if we add more specificity to the review meetings and the report that comes out of it, it helps us make those evaluations and becomes part of the public record. **Chairman Pam Gardiol** stated that she knows staff is phenomenal. We are so fortunate, but what she sees happening is as we continue to grow there is a tipping point. We need to look at if our capacity allows us to have the capability to do that which is necessary. Where are we? What are we trying to accomplish? Do we have the capacity, not the talent, we know we have that. Is it time to look at what needs to be added to match our capacity? **Mike Haycock** stated that more and more the State is going with a check-the-box. If it checks the box, it gets approved. If it meets all the requirements of our city ordinances, it gets approved. We don't make recommendations on legislative acts. Staff reports on administrative acts would be more substantive and he does understand the difference between the two. TRC is checking those boxes and spending the time to do it.

D. City Manager/Attorney Bryan Pack

Bryan Pack stated that he has been in Ivins many years and served on this Commission for eight years. He has been a City Attorney for many years as well and looks forward to serving the City of Ivins.

E. Items to be placed on future agendas.

6) ADJOURNMENT

MOTION: Commissioner Dave Robinson moved to approve ADJOURNMENT at 6:28 p.m.

SECOND: Commissioner Perry Brown

VOTE: The motion carried unanimously.

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

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