Council and Staff may be able to adopt to assist you in your efforts here. You essentially volunteer your time with a small stipend, that often requires homework and study to digest materials that influence the decisions that you make. What you will see the first of next year is a little more supporting material coming your way and sample ordinances. We are hoping to give you an easier starting point. It is timely because at our last work meeting we all realized you will have a lot on your plate. The State is breathing down our neck so we want to give you a target. You can paint the bullseye but this will give you a clearer picture of where the Council hopes to have you end up. We have given you a disadvantage on some of the major issues you have had to deliberate on so we hope this proves to be helpful. He wished the Commission a Merry Christmas and Happy New Year and he will still attend meetings here and there, now as an audience member. **Chair Pam Gardiol** thanked Mayor Hart for all he has done for our City.

3) **PUBLIC HEARING AND ACTION ITEMS—**

A. **Public Hearing on a Proposed Class V Conditional Use Permit Application for Enbridge Energy Gas Regulator Station. Located at approximately 1650 E Snow Canyon Drive. Enlaw, LLC-Owner. Enbridge Energy-Applicant.**

Chair Pam Gardiol stated this is to consider if this works well for the City and to determine any adverse impacts, such as lighting, use traffic, visibility and safety. The context is this has previously been before the Commission and has been rezoned to accommodate this proposed use. Steve Clausen with Enbridge Gas Utah stated they are petitioning to have this site off of Snow Canyon Parkway. We need to construct a natural gas station to service the people of Ivins. This facility will be connected to the main gas grid for Ivins, and a portion of Santa Clara and St George. We have a 100 foot by 75 foot parcel on a permanent easement and will sit back off the road about 35 feet. It will be surrounded by a security solid concrete pre-cast panel fence that will be stained and painted to blend into the surroundings. Inside is a masonry building holding the regulatory equipment. Outside in the yard we would also have some exterior piping. This is an unmanned facility and will be visited once a month by a maintenance technician with a service truck, 1-2 trips per month. It would not have sewer or water connections, but there will be some landscaping out front, provided by the adjacent land owner. There will be no exterior lighting at the facility. It is a secure area and a light inside the building. No security lighting. **Commissioner Dave Robinson** stated that it shows a steel panel. Is that the gate? Koko Head stated he is managing Counsel for Black Desert Resort. We came several months ago to identify the property where this station could be located, and specifically chose this area because it is recessed and hidden. We have been working with Enbridge

Gas and this is needed for Ivins for growth to supply gas. During the rezoning we spoke about what this would look like. We would incorporate this facility into the rock wall design we have started there. We are going to use a solid panel to hide the utilities rather than a chain link. We want this to blend in both from a color standpoint and hidden from view to aesthetically fit in with the desert motif. This is just a representation. The gate will be consistent with all other gates at Black Desert Resort. There will be extensive planting materials and hide this from view but accessible from Snow Canyon. Right down the median is where they need to pull from. **Commissioner Perry Brown** inquired if you get into construction and disrupt Snow Canyon Parkway, how long and what is involved there? Steve Clausen stated that the gas main is in the median and we will need to excavate over that gas line and install some valves and those will be flush to the ground and under panels and drivable. Construction on the site will be about 35 feet off the road. There will be traffic cones while they excavate in the street. The ballpark is probably about 4-6 weeks. It is a significant amount of work to access this pipeline. **Rob Dalley** stated that Black Desert Resort rezoned this piece of ground to CLM. This is a need from Enbridge and for residents of Ivins City to continue to grow. There would be an encroachment permit issued to Enbridge for the construction of that cut in the road. Public Works would issue that permit and they will mitigate traffic during that encroachment permit. This is a low impact development down in that swell to keep it hidden. **Chair Pam Gardiol** opened the Public Hearing. **Bryan Pack** stated there is no one on Zoom. Hearing no comments, **Chair Pam Gardiol** closed the Public Hearing.

B. **Discuss and consider recommendation of a Proposed Class V Conditional Use Permit Application for Enbridge Energy Gas Regulator Station. Located at approximately 1650 E Snow Canyon Drive. Enlaw, LLC-Owner. Enbridge Energy-Applicant.**

Commissioner Doug Clifford stated that this is a station that has been replicated all over. **Commissioner Dave Robinson** stated there is actually one in Santa Clara and on Bluff Street. You don't even notice it. **Commissioner Doug Clifford** stated so there is no impact.

MOTION: Commissioner Dave Robinson moved to approve recommendation of a Proposed Class V Conditional Use Permit Application for Enbridge Energy Gas Regulator Station. Located at approximately 1650 E Snow Canyon Drive. Enlaw, LLC-Owner. Enbridge Energy-Applicant. Roll Call Unanimous.
SECOND: Commissioner Perry Brown

VOTE: The motion carried unanimously.