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IVINS CITY
PLANNING COMMISSION
MINUTES
January 18, 2022
435-628-0606

(Newly appointed Commissioner Pam Gardiol was sworn in just prior to the beginning of the meeting.)

1) WELCOME AND CALL TO ORDER

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

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

Audience Attending: Mayor Chris Hart, Mike Scott, Jenny Johnson, Terry Marten, Dave and Suzy Appel, Sharon Barton, as well as others that did not sign in.

- A. **Acknowledgement of Quorum**—Commissioner Bob Morris was excused.
- B. **Flag Salute**—Chairman Jeff Loris
- C. **Invocation**—Chairman Jeff Loris
- D. **Disclosures—None**

2) REPORTS AND PRESENTATIONS

3) PUBLIC HEARING AND ACTION ITEMS—

A. Discuss and consider approval of a new Planning Commission Vice-Chair.

MOTION: Commissioner Doug Clifford moved to approve Dave Robinson as our new Planning Commission Vice-Chair.

SECOND: Chairman Jeff Loris

VOTE: The motion carried.

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

B. Discuss & consider recommendation of the Preliminary Plan for Serenity Estates, located at approximately 600 South and Main. Rasmussen Properties, LLC-Owner. Frank Allen-Applicant.

Mike Haycock stated that the Technical Review Committee reviewed this project on 1/4/22 and found it to be in compliance with City ordinances. The property located to the South is owned by the Catholic Diocese. **Chairman Jeff Loris** stated that Shadow Canyons is to the north and on the east is Desert Breeze. It has high density with the mobile home park to the east as well. R-1-10 fits in that area and is zoned that way. The detention storm basin is very large. Larger than this subdivision would require. Was that a request by our City engineers? There is a lot of flooding in this area, but the applicant doesn't look like they asked for any sort of density bonus by giving up this much land. **Mike Haycock** stated that Chuck Gillette analyzed it and found that size to be necessary. They did not ask for a bonus. That area typically has flooding. **Chairman Jeff Loris** stated if it was his subdivision he would have asked for a higher density based on how

1 much they had to sacrifice with half of the road, probably 50-60 ft of their land that was taken
2 with this requirement. Other subdivisions asked for a density bonus when that
3 happens. **Commissioner Pam Gardiol** inquired if the setback for the detention basin is in
4 alignment with the other development? **Mike Haycock** stated it wasn't necessarily looking for
5 alignment. It was more about public safety and having a detention basin that was necessary for
6 the City and the neighborhood to prevent our storm drains from causing problems in that
7 area. **Commissioner Pam Gardiol** inquired because the detention basin is quite large, is there
8 any liability if that pond fills and someone falls in or is injured? **Mike Haycock** stated that there
9 were easements used, and there is always a liability when property is City-owned, but has been
10 addressed between the City and the landowner. He believes this is a HOA maintained
11 area. **Commissioner Doug Clifford** stated he didn't notice how large it was, but the basin can be
12 used as a park or open area for kids to play. That is a use of their land as well. **Chairman Jeff**
13 **Loris** stated this is not a retention basin so during a storm event it would fill up with water and
14 not overtax our storm system. **Commissioner Pam Gardiol** stated she was going through the
15 General Plan and assumes every development we have is in alignment with the General Plan.
16 She noticed that there are multiple places in the General Plan that talk about ensuring vistas and
17 the majesty that we have here. She respects that the Technical Review Committee reviews and
18 finds it to be in compliance with ordinances. A question she would like to throw out for possible
19 future consideration is where walls block vistas. In Santa Clara they are building a wall at the
20 standard height but the fencing gives the ability to still see through it? She would like to consider
21 that going forward and how do we make the safety features something that allows us to see the
22 vistas we talk about so frequently in the General Plan. **Dale Coulam** stated that the General Plan
23 is an advisory guide. The zoning ordinance and subdivision ordinances are law and we are
24 required to follow those, which this does. Looking at future changes may require some changes
25 to those ordinances. Pools may require additional fencing for safety, but this complies with what
26 is required under the subdivision ordinance. **Mike Haycock** stated we continue to look at fence
27 heights and building heights as per our ordinance during the building permit process. We look at
28 those during inspections also. We step our larger retaining walls back further to protect views,
29 without making land unusable. **Chairman Jeff Loris** stated that there is a conflict between a 6 ft
30 privacy and a wrought iron fence to allow vistas and is see-through. It is a matter of choice. We
31 can't enforce something that would take from someone else. **Commissioner Pam Gardiol** stated
32 that she understands the balancing act is always there and that the General Plan is an advisory
33 document, but she would like to throw out some ideas to ask different kinds of
34 questions. **Chairman Jeff Loris** stated this meets guidelines and no conflicts or issues that
35 would make us deny this recommendation.

36 **MOTION:** **Commissioner Dave Robinson** moved to approve recommendation of the
37 Preliminary Plan for Serenity Estates, located at approximately 600 South and Main.
38 Rasmussen Properties, LLC-Owner. Frank Allen-Applicant.

39 **SECOND:** **Commissioner Pam Gardiol**

40 **VOTE:** The motion carried.

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

C. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for January 4, 2022.

1 **Commissioner Pam Gardiol** stated she was not yet on the Commission, and so will not be
2 voting.

3 **MOTION: Commissioner Doug Clifford moved to approve the Ivins City Planning**
4 **Commission Meeting Minutes for January 4, 2022.**

5 **SECOND: Commissioner Dave Robinson**

6 **VOTE: The motion carried.**

Chairman Jeff Loris	AYE
Commissioner Doug Clifford	AYE
Commissioner Dave Robinson	AYE
Commissioner Pam Gardiol	ABSTAIN

4) **REPORTS**

- A. **Planning Commission**
- B. **Chairman**
- C. **Building and Zoning Administrator, Mike Haycock**
- D. **City Attorney, Dale Coulam**
- E. **Items to be placed on future agendas**

11 **Dale Coulam** stated that the results of the joint special meeting will be discussed and the
12 General Plan and Land Use Plan will be on the Planning Commission's agenda for quite some
13 time.

5) **ADJOURNMENT**

14 **MOTION: Commissioner Doug Clifford moved to approve ADJOURNMENT**

15 **SECOND: Commissioner Pam Gardiol**

16 **VOTE: The motion carried.**

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

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