

**IVINS CITY  
PLANNING COMMISSION  
MINUTES  
April 5, 2022  
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 Dave Robinson, Commissioner Derek Larsen, Commissioner Bob Morris, Commissioner Pam Gardiol, and Commissioner Doug Clifford.

**Commissioner Doug Clifford** was in attendance via Zoom.

**Staff Attending:** Dale Coulam-City Manager/Attorney, Mike Haycock-Building and Zoning Administrator, Cade Visser-Director of Finance and Sharon Allen-Deputy City Recorder.

**Audience Attending:** Angela McVey, Claudette Larsen, Sharon Barton, Myrna Olson, Stuart Sochrin, Frosyne Mensendick, Lance Anderson, Stan Castleton, David Case, Patrick Manning, as well as others that did not sign in.

**A. Acknowledgement of Quorum**

**B. Flag Salute--Commissioner Bob Morris**

**C. Invocation--Commissioner Bob Morris**

**D. Disclosures--Commissioner Derek Larsen** stated that he and a business partner put down \$1000 on Black Desert years ago as a hold to possibly buy there. No other conflicts.

**2) REPORTS AND PRESENTATIONS -**

**A. Swear in new Planning Commission Member.** Commissioner Derek Larsen was sworn in just prior to the meeting. Commissioner Dave Robinson inquired who would like to be elected the new Chair and Vice-Chair? Commissioner Bob Morris moved to elect Commissioner Dave Robinson as Chair and Doug Clifford as Vice-Chair.

**MOTION: Commissioner Bob Morris moved to approve Commissioner Dave Robinson as Chair.**

**SECOND: Commissioner Derek Larsen**

**VOTE: The motion carried.**

|                            |     |
|----------------------------|-----|
| Chairman Dave Robinson     | AYE |
| Commissioner Derek Larsen  | AYE |
| Commissioner Bob Morris    | AYE |
| Commissioner Pam Gardiol   | AYE |
| Commissioner Doug Clifford | AYE |

**MOTION: Commissioner Bob Morris moved to approve Commissioner Doug Clifford as Vice-Chair.**

**SECOND: Commissioner Pam Gardiol**

**VOTE: The motion carried.**

|                            |     |
|----------------------------|-----|
| Chairman Dave Robinson     | AYE |
| Commissioner Derek Larsen  | AYE |
| Commissioner Bob Morris    | AYE |
| Commissioner Pam Gardiol   | AYE |
| Commissioner Doug Clifford | AYE |

**B. Presentation by Sentierre of their approved Preliminary Plan.**

1 Stan Castleton stated that this presentation is really a snapshot in time. They have made a lot of  
2 good changes, and with what is going on in the world with the supply chain, it is causing  
3 everyone some trouble. This is a rendering of the master plan that may change slightly but is  
4 pretty close. It takes up the entire 43 acres and is a different plan than what was originally  
5 submitted. To go over the objective when we started this, Mark Philp, who is a fantastic architect  
6 from Scottsdale sat on-site. He decided it would be best to provide an interpretive approach with  
7 a contrast to the canyons, defining the borders of the design with the charcoal lava. That has  
8 remained our approach. These are the guidelines that we've set. The first one is timeless canyon  
9 forms, colors and materials. The second one is colors contrasted with lava-colored trims.  
10 Integrate an "ultra-luxury" hospitality and residential design, which is unique in this business.  
11 Design a true wellness resort and facilities. Bring indoors out and outdoors in. No streets—just  
12 pathways and linkages. Pathways are a progression of indoor and outdoor rooms. Landscape  
13 plantings from the Canyon designed to be self-sufficient in water within 3 years. Sensory  
14 features which are unusual—view corridors, sound, aromas, wind, touch, and light are all being  
15 dealt with in some fashion. Grading to yield a guest-friendly walking environment has been a  
16 massive undertaking for us. It has cost us a year and a half at least to get it right. Remove autos  
17 as much as possible. The rule for all high-end hotels, back-of-house service cannot cross the  
18 front-of-house. Those were our guidelines. If you go to Padre Canyon about halfway up there are  
19 all these boulders that are relative in size, and we have used those to design the houses.  
20 Regarding integrating hospitality and residential, these are roughly 500 sq ft villas with three  
21 lockouts hotel rooms in addition to the villa itself. So all those options are there and are  
22 essentially part of the hotel. That integrates hospitality and residential. Sylvia Sepielli has spent  
23 her entire life in Asia studying holistic arts and one of the top sought-after spa consultants in the  
24 world but she hates the word spa. She brings a tremendous amount of secret sauce to Sentierre  
25 and is a very big part of the whole wellness effort. We are working on a partnership with the  
26 WELL Building Institute to create a special classification for our type of product. The systems,  
27 materials, and even some of the operations will meet their standards. The native landscaping are  
28 all photos from Padre Canyon and those are the plants we will basically be using, with a couple  
29 of additions. Our landscape architect is a brilliant guy and says that we will have no water  
30 requirements after three years. We will have a very small amount of grass. Converging sensory  
31 features are showing photos of one of the existing villas in our project and frames the view. We  
32 designed the whole place that way. Every window is analyzed for the view, which is long and  
33 tedious, but it will pay off. We decided to create an underground parking structure to take the  
34 cars off the site. That is where all the back-of-house and storage is. Making it all balance from  
35 one end of the project to the other has been an enormous task. Guests from all over the world  
36 will be coming here and can't be hiking up and down hills. It needs to be very smooth and  
37 seamless. The team has really strived to do that. The plan of the resort core shows an event space  
38 and a family recreational area with pools and restaurants and play areas. Members lounge and  
39 quiet pool and then reception and retail. Spa-oriented areas are over 35,000 sq ft. Some of the  
40 treatments are over-the-top. This photo is an early rendering that has changed some and sits  
41 below Padre Rock. Not the interior but the interior design has changed a little. The Desert Hearth  
42 is wood-fired cooking. The Remedy is our bar that brings new meaning to high tea with a lot of  
43 non-alcoholic stuff there. Next is the wellness and spa area. There are treatment rooms and  
44 special spa suites about 900 sq ft and they are for hard-core spa guests and people will come

1 from all over the world to visit this. Lockers and dressing rooms are extremely well designed.  
2 We have a Salt room and a Honeycomb room. Then we have the Fitness Center and movement  
3 studio. The spahouse will hold events that are health and wellness oriented. There are cooking  
4 classes. There are living areas and two rooms attached to it. There are two spectacular spa villas  
5 with views of the canyon. They will be very popular. This was the hardest area to work out  
6 elevation. It is like a 20-story high-end luxury hotel with residences on the top, spas, restaurants,  
7 etc on the bottom, but this is tipped over on its side and spread out over 43 acres, and the paths  
8 are essentially the elevator. It is walking-oriented, because it is a wellness resort. It will be a very  
9 active and interactive place and the path comes up and around behind Tuacahn. There is a pool  
10 and a spa treatment room. There is a member room and a quiet pool that looks over the east wall  
11 with a nice view. Market Grill has ice cream and sandwiches and light things. The family pool  
12 area has updated renderings that will be pretty popular. The event and function space is really not  
13 a meeting room, it is a multi-purpose room that can also be used as pickleball and there is an area  
14 for an event lawn for weddings and other events that is about 3000 sq ft. Walkways will all be  
15 pavers. **Commissioner Pam Gardiol** inquired what is the projected amount of traffic annually  
16 coming to this facility? Stan Castleton stated we did a traffic study early on, and it was really  
17 minor and also at off-times. Low-impact. **Commissioner Pam Gardiol** stated she would be  
18 interested in those numbers. Are the paths that wind around behind Tuacahn open to the public?  
19 Stan Castleton stated yes they will be. In fact, the plaza will be public. **Commissioner Bob**  
20 **Morris** inquired if they have any projections on when this will open? Stan Castleton stated with  
21 supply chain issues as they are, two years or so. He doesn't think they will make  
22 that. **Commissioner Bob Morris** inquired if it can be opened in phases? Where will that focus  
23 be? Stan Castleton stated yes, probably the reception area and the spa.

**C. Open Trainings Meeting.**

24 **Dale Coulam** handed out an outline on the rules of conduct regarding open meetings. This is a  
25 standard training that we do to familiarize ourselves with the Open Meetings Act. Unless there is  
26 a specific reason listed in the statute to move to a closed meeting, then all meetings have to be  
27 open and public. On notice, a public body should give no less than 24 hours of public notice for  
28 each meeting. That is our rule for all meetings. If it is a public hearing, the notice requirement  
29 may also include publication for 10 to 14 days. There are also requirements for minutes; under  
30 the statute it says to make pending minutes available to the public within 30 days after holding  
31 the open meeting that is the subject of the pending minutes and then make available a copy of the  
32 approved minutes and any materials distributed at the meeting within 3 days of approval. We  
33 also make available within three days an audio recording of the open meeting. Meeting is defined  
34 as the convening of a public body when a quorum is present, including work meetings. If there is  
35 no quorum present, there can be no meeting. May not discuss and public matter with a quorum  
36 present without it constituting a meeting. There is a social exception. Church, parties, sporting  
37 events, etc, if three of the members are there, so long as public matters that should be discussed  
38 in an open meeting are not discussed in the social setting. When in doubt, the meeting should be  
39 open and requires notice to be given. Beware of "pre-meeting and post-meeting" meetings.  
40 Legislature passed a statute that you can do emails and it would be his recommendation to still  
41 follow the policy in the spirit of the law. Deliberations are to be open and public.

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

**A. Public Hearing on a proposed Class IV Conditional Use Permit application for Black Desert Resort regarding temporary structures. Located at approximately 1500 East**

Snow Canyon Parkway, north of the horse roundabout. Enlaw, LLC-Owner. Patrick Manning-Applicant.

1 **Mike Haycock** stated that the Black Desert golf buildings will be located off of Weiskopf Way,  
2 which is a future road that is right now used as a construction entrance. There is currently a Class  
3 V Conditional Use Permit in place there. There is a sensitive land study that has already been  
4 done. This is compliant with that study and existing Conditional Use Permit. Most items that are  
5 required in a Class IV Conditional Use Permit has already been addressed in the Class V  
6 Conditional Use Permit, like fencing, access, etc. They will not be accessing this off of Snow  
7 Canyon but will be a temporary road. All the buildings will be temporary, like where the golf  
8 cart storage is, the mock-up building, the pro-shop and restrooms. **Commissioner Pam**  
9 **Gardiol** inquired if the restrooms would be visible from Snow Canyon Parkway? **Mike**  
10 **Haycock** stated a little. The fencing has already been addressed They will be above that  
11 screening fence by a foot or two maybe. They have to be compliant with our code. Light  
12 Reflective Value, coloring and everything else. It will either be screened or meet our design  
13 requirements. **Commissioner Pam Gardiol** inquired how far the setback is from that  
14 fence? **Mike Haycock** stated it shows 30 ft on the map. It is not typically measured from the  
15 fence, it is measured a foot behind property line or sidewalk. **Chairman Dave**  
16 **Robinson** inquired how far back is the wall supposed to be set back? **Mike Haycock** stated that  
17 the fence was already approved in the Class V Conditional Use Permit. Chairman Dave  
18 Robinson inquired for a visual, how far back is the wall set from that line? **Mike Haycock** stated  
19 it does not show on the plan. **Commissioner Pam Gardiol** stated she wants to know how far  
20 from Snow Canyon Parkway is that structure so it is the least amount of visible as possible, as  
21 well as for health reasons. **Mike Haycock** stated at least 30 ft of Snow Canyon  
22 Parkway. **Chairman Dave Robinson** stated at least 35 ft if it has sidewalk. **Commissioner Pam**  
23 **Gardiol** stated this is a temporary building so we are only looking at setbacks while the site is  
24 under construction. Then the trailer will be gone. **Mike Haycock** stated the permanent facilities  
25 will develop over time. **Commissioner Pam Gardiol** inquired where is the mobile office  
26 building located? **Mike Haycock** stated there is the pro-shop labeled. The mock-up building is to  
27 the south and will show the clients what rooms are going to look like before they construct  
28 it. **Commissioner Pam Gardiol** inquired if these will also be mitigated from visibility from  
29 Snow Canyon Parkway? **Mike Haycock** stated yes. They have given color options that will be  
30 compliant with our colors. If you have a color you would prefer, Black Desert stated that any of  
31 those colors are fine with them. **Commissioner Pam Gardiol** inquired if those colors are for the  
32 temporary buildings? **Mike Haycock** stated the architectural plans that were attachments  
33 specifies the colors they are proposing and are all Light Reflective Value compliant. These are  
34 all temporary buildings. They may have ADA access. **Commissioner Pam Gardiol** stated that  
35 she sees something is 10x8 ft building, and approximately 13 ft high, but is there two of these  
36 buildings, or is this just a different view of the same building? Where will it be located? **Mike**  
37 **Haycock** stated there is a 24x60 mobile office building and is a manufactured building. There is  
38 a 30x200 golf cart storage building. **Commissioner Pam Gardiol** stated regarding the colors our  
39 design guidelines Chapter 19 says that our colors will respect and enhance the natural tones of  
40 Southern Utah. She is looking at barn red, white, slate blue and evergreen. Are these a part of the  
41 palette of colors to be considered? **Mike Haycock** stated no those were options but they prefer  
42 the clay and earth brown and are open to suggestions if the Commission would like something  
43 different. The Conditional Use Permit says that they will obey those guidelines and meet our  
44 Chapter requirements as one of their conditions. They will meet the colors approved underneath

1 the design guidelines. **Chairman Dave Robinson** opened the Public Hearing. Frosyne  
2 Mensendick stated she lives in The Reserve and is confused by the diagram because she  
3 wondered precisely where the future Weiskopf Avenue will be? Is it across from The Reserve  
4 construction entrance? The description says south of the horse roundabout and that is where the  
5 current temporary buildings are. Those will move and we are concerned about traffic there.  
6 Patrick Manning through Zoom stated that it should say North of the horse roundabout  
7 approximately across from the construction entrance of The Reserve. Hearing no further  
8 comments, **Chairman Dave Robinson** closed the Public Hearing.

**B. Discuss and consider recommendation a proposed Class IV Conditional Use Permit application for Black Desert Resort regarding temporary structures. Located at approximately 1500 East Snow Canyon Parkway, north of the horse roundabout. Enlaw, LLC-Owner. Patrick Manning-Applicant.**

9 **Commissioner Bob Morris** inquired how do they determine the parking allotment for that  
10 area? **Mike Haycock** stated that is done by the Table of Uses by the size of the buildings and  
11 that was found to be compliant for the amount of spots they show. **Commissioner Bob**  
12 **Morris** stated it is a golf course. It wouldn't just be for buildings. People are going to park their  
13 car and then golf. **Mike Haycock** stated he doesn't believe that is part of the request. It is for  
14 parking to access these temporary buildings. **Commissioner Bob Morris** inquired why they  
15 have a pro-shop and golf car storage? Is that ample enough parking and won't cause people to  
16 back up on Snow Canyon Parkway, unless this isn't for the temporary golf course? Patrick  
17 Manning stated that this is a temporary golf course operation and use and we do feel we have  
18 ample space. We have a lot of acreage there and could have 3-5 times the aggregate, but we are  
19 trying to keep it at a minimal disturbance. As we increase in usage of the golf course, if we are  
20 wrong about what we allotted for parking spaces we will come back to amend the footprint of the  
21 aggregate. We are certainly adequate for the sq ftg of the building per Ivins code, and in use we  
22 have plenty of space to expand it. **Commissioner Bob Morris** stated his concern is that they  
23 should expand if there is not adequate space. It should not be based on sq ftg of the buildings. He  
24 is fine if they have room to make it bigger to have ample room to run a golf course. **Mike**  
25 **Haycock** stated the Table of uses dictates how much parking we are allowed to  
26 request. **Commissioner Bob Morris** stated he is over that. It is based on 18 holes, not the square  
27 footage of the pro-shop. **Commissioner Pam Gardiol** stated there is one document labeled  
28 Black Desert at Entrada Conditions First Amendment. Is that also part of this discussion? **Dale**  
29 **Coulam** stated that the Class V Conditional Use Permit is the approved permit for the entire  
30 resort and was just for your reference. It is what is in place already for the entire resort. Now we  
31 are doing a temporary Class IV Conditional Use Permit for this particular use. **Commissioner**  
32 **Pam Gardiol** stated she has a number of questions about that document, but if it is already in  
33 place we can visit it another time. **Commissioner Derek Larsen** inquired if we have an  
34 approximate number on how many parking spots a golf course calls for? **Mike Haycock** stated  
35 that 19 spaces is what is required in the Table of Uses for the office area and the pro-shop. Golf  
36 carts and storage buildings could have 30 carts in there. He thinks it is more than  
37 sufficient. **Chairman Dave Robinson** stated he counted 24 spaces. 19 was the  
38 minimum. **Commissioner Derek Larsen** stated if there is to be a functioning golf course there,  
39 you would need more than 25 spots. There could be as many as 72 cars there if there are four  
40 players per hole and they all drive their own car, not counting the people waiting for their tee  
41 time. We would need at least 75 parking spots. **Mike Haycock** stated that this is not a  
42 Conditional Use Permit for the golf course, just for the buildings. They have committed to

1 putting more parking in if needed. Maybe we could say more parking as needed as a  
2 condition. **Dale Coulam** stated that we could state a condition on the Conditional Use Permit  
3 that if the initial 25 parking spots were not sufficient, that they add another block of 25 and then  
4 again to get to 75. Patrick Manning is saying they don't want to disturb more area than they have  
5 to with aggregate spread around, but they will see how it develops. If the first 25 were  
6 insufficient how quickly could you set up another 25 parking spots? Patrick Manning stated upon  
7 written confirmation from the City that they felt the parking was insufficient, we could add  
8 within 3 weeks another 25 parking spots. We don't want to disturb any more than we have to,  
9 and neither does the City. He is okay with the language stipulating into the motion the amount of  
10 parking spaces required, as an ongoing basis. **Commissioner Bob Morris** stated what is the  
11 trigger and what inconveniences have to be voiced for that to occur? If the parking lot fills up  
12 two days in a row? How can we word it so it isn't months before we have an accident in the  
13 parking lot or at the roundabout? Patrick Manning stated that is up to the City. **Mike**  
14 **Haycock** stated we can monitor as we come and go through the job site. We will be spending  
15 plenty of time there. It would then be brought to Patrick Manning's attention. You will have  
16 stated how you wanted it done in the Conditional Use Permit. **Commissioner Derek**  
17 **Larsen** stated if it would be a three week wait, maybe they could limit tee times as it  
18 grows? **Dale Coulam** stated why not just put in another row of 25, because it doesn't look like it  
19 would entail much more effort, and then we are 2/3 of the way there on what we think they will  
20 need. Do 48-50 spots now. It wouldn't be that much more aggregate or disturbance. Patrick  
21 Manning stated he is fine with that. We asked for the minimum with the City and are willing to  
22 grow as needed. If you want us to put it in now that is fine. We are okay doing that right up  
23 front. **Commissioner Pam Gardiol** stated what is the calculation for the projected use for the  
24 golf course? **Mike Haycock** stated that when doing this, he did not look at the parking chapter  
25 for a golf course. He does not know if that is listed in the Table of Uses. He would have to go  
26 back and look at that. He was doing what was being presented on the application. It makes sense  
27 that there will be golf parking there, but as the project grows this will move over so it may not be  
28 the only parking area. They will amend when and if things change. **Commissioner Doug**  
29 **Clifford** stated that they could put a moving scale to it that when the average use of the parking  
30 reaches 75%, then you add the next block. Then it doesn't have to get built right now. When  
31 those two blocks are full, add a third. It gives them a number to look at. That is his  
32 proposal. **Commissioner Bob Morris** stated that he likes Dale Coulam's idea to build now  
33 because it moves it out of the street. 1.5 cars per hole is way underrated. It fits the building but it  
34 doesn't fit the facility. He would like to see the 50 spaces right off. He thinks that would be  
35 prudent. **Commissioner Derek Larsen** stated yes he likes that and he likes the 75% to monitor  
36 beyond those spaces and prevent having a mess of cars there. Combining both of those things  
37 would be good. **Commissioner Bob Morris** stated after the 50 spaces when that reaches a 75%  
38 fill, and for it to be monitored by the building official. Agreed. **Mike Haycock** stated there may  
39 be other events there also, and those will be done by TRC through special events. We will review  
40 those applications then, like a tournament or something like that.

41 **MOTION: Commissioner Bob Morris moved to approve proposed Class IV Conditional**  
42 **Use Permit application for Black Desert Resort regarding temporary structures. Located at**  
43 **approximately 1500 East Snow Canyon Parkway, north of the horse roundabout. Enlaw,**  
44 **LLC-Owner. Patrick Manning-Applicant with an additional 25 parking spots, with the**  
45 **condition of additional parking of 25 spaces when 75% of original parking is utilized. Roll**  
46 **Call vote unanimous.**

1 **SECOND: Commissioner Doug Clifford**

2 **VOTE: The motion carried.**

|                            |     |
|----------------------------|-----|
| Chairman Dave Robinson     | AYE |
| Commissioner Derek Larsen  | AYE |
| Commissioner Bob Morris    | AYE |
| Commissioner Pam Gardiol   | AYE |
| Commissioner Doug Clifford | AYE |

3 **C. Discuss and consider recommendation on proposed amendments to the non-residential**  
4 **Table of Uses to clarify definitions and Classes of Use.**

5 **Dale Coulam** stated that we have discussed this and came to this conclusion. He has brought it  
6 back in table form to get one last look at the amended table. What we have is only the  
7 amendments and what is in red has been added, and what is stricken has been deleted. Bar  
8 establishment is in Commercial with Light Manufacturing not C-1 so inebriated bar customers  
9 are not negotiating the roundabout. Hwy 91 is the same situation, so we limited that to  
10 Commercial with Light Manufacturing. Tattoo parlors we added as a Class IV Conditional Use  
11 Permit in both C-1 and Commercial with Light Manufacturing. **Commissioner Bob**  
12 **Morris** stated that should be a Class V Conditional Use Permit on the bar. **Dale Coulam** stated  
13 he would make that correction. **Chairman Dave Robinson** stated we put in here not automatic  
14 carwashes. **Dale Coulam** stated the discussion was that the dryers were pretty loud, and what we  
15 have at Lightfoots was sufficient so it got clarified as a structure with hand-operated facilities  
16 and took out machines and left it as it was. We added the clarification that it did not include  
17 automatic carwashes such as Quick-Quack and Tagg-n-Go and tried to put a definition to it. St  
18 George used the definition that the vehicle is pulled through a tunnel. That doesn't read correctly  
19 so he will clean that one up as well. **Commissioner Bob Morris** stated is this going to be a  
20 discussion for input because they are so popular. Are we denying a useful tool for our  
21 community, that we could keep right here in the community and not have to drive outside the  
22 City to achieve something that appears to be very popular? He doesn't understand how we can  
23 sustain so many carwashes, but they are constantly being built and seem to be  
24 busy. **Commissioner Pam Gardiol** spoke with the family that owned Supersonic Carwash about  
25 water management and she learned there are some very impressive ways in which water is  
26 recycled and sludge is taken away. Even though that state-of-the-art exists, it is not consistent in  
27 how it is applied. Carwashes in many cases use less water than doing it from your driveway. Last  
28 time we talked about impact of noise on a neighborhood, which is why we gravitated towards the  
29 Lightfoot-type facility so it does not impact neighborhoods. We gravitated towards the lower-  
30 impact facility and making sure that recycled water was held to standard in any new  
31 facility. **Commissioner Doug Clifford** stated there are examples of incredibly efficient water  
32 handling for carwashes and if you look at locations like Santa Clara or St George they are in a  
33 rather large commercial area. They are not an isolated commercial use in the middle of a sea of  
34 residential. They are noisy. They provide a great service in our area and in many cases they are  
35 water-efficient, but we don't have a large commercial area. He thinks leaving it with handheld  
36 devices and smaller carwashes would be fine for Ivins. **Dale Coulam** stated that the Planning  
37 Commission recommends on this and it goes to City Council because it is an amendment to the  
38 zoning ordinance. There will be another Public Hearing there and discussion.

39 **MOTION: Commissioner Pam Gardiol moved to approve recommendation on proposed**  
**amendments to the non-residential Table of Uses to clarify definitions and Classes of Use as**  
**amended with Class V Conditional Use Permit for bar establishment, and last sentence**

1 under carwash to be pulled through a tunnel and dried with large loud dryers.

2 **SECOND: Commissioner Doug Clifford**

3 **VOTE: The motion carried.**

|                            |     |
|----------------------------|-----|
| Chairman Dave Robinson     | AYE |
| Commissioner Derek Larsen  | AYE |
| Commissioner Pam Gardiol   | AYE |
| Commissioner Doug Clifford | AYE |
| Commissioner Bob Morris    | NAY |

4 **D. Discuss Land Use Map, Zoning Map and General Plan Amendments.**

5 **Mike Haycock** stated that we established that our open houses will be on April 12, 13, and 14  
6 and our important next step is to take it to the public. The open house is where people can come  
7 and go and have two Planning Commissioner as representatives and two City Councilmembers at  
8 each meeting. Citizens will have input there and then after we will look at what we did there  
9 compared with the comments we will hear, and then make any last adjustments before it goes on  
10 to City Council. **Commissioner Pam Gardiol** stated that one person in particular is not able to  
11 attend and so she is not sure if it would be possible for this to be recorded in this format. She  
12 would recommend if possible to have roundtables where we can sit and let citizens come and be  
13 part of the communication. It could spawn greater discussion. Having the notecards is really  
14 valuable and she also suggests that we have a flip chart to record on, and to add to. She would  
15 like an open, collaborative exchange of ideas, type of forum. That is what she recommends for  
16 how the meetings should go. **Commissioner Doug Clifford** inquired if this will be at City  
17 Hall? **Mike Haycock** stated Fire Lake Park, the park next to City Hall and Unity Park, in that  
18 order. **Dale Coulam** stated they are in the newsletter. They will be placed on the community  
19 calendar. **Mike Haycock** stated it is from 5-7 pm, Tuesday is Dave and Doug. Wednesday is  
20 Pam and Dave. Thursday is Pam and Derek. **Commissioner Pam Gardiol** stated she would like  
21 to get with City Council 15-20 minutes early to coordinate and compile data and see what we  
22 have all heard. **Mike Haycock** stated we will show the changes in the map and then we can have  
23 a small discussion on how it will be presented. It will be an open house setting. We will be  
24 cooking hotdogs. **Commissioner Pam Gardiol** stated she respects and appreciates the work  
25 Mike Haycock has done on these land use maps. She is wondering if it is the Planning  
26 Commission's charge to review the General Plan, would it be helpful to have a work session to  
27 review what that plan is as a whole? Are we only looking at the zoning and land use maps or are  
28 we also looking at the General Plan? Might it be helpful for us to hold a work session to review  
29 parts of the plan, hold other open houses where people can respond, and then look at it as a  
30 whole document? She is throwing that out for consideration because it is more than the  
31 maps. **Dale Coulam** stated that the City Council and Mayor have asked for a review of the  
32 General Plan. If we discuss and make changes to the land use map now, that's fine. It can still be  
33 changed while going through the General Plan. On the heels of that, you would review the entire  
34 General Plan and still have open houses on different sections of General Plan and put together a  
35 proposed amended General Plan to the City Council. **Commissioner Dave Robinson** stated that  
36 is a combination of both of these. **Dale Coulam** stated it is a written document, numerous pages  
37 and there are several sections that are required to have certain elements in it. One of those is a  
38 land use plan and the land use statute requires we have a zoning map. The land use plan is an  
39 exhibit to the General Plan. After you would go and amend the Plan itself. That may lead to  
40 further amendments of this exhibit. It is okay to do this now and it is already planned so we  
should proceed with this. We will then need to fulfill the request of the City Council and look at

1 the General Plan. The transportation plan has been kept up to date. The moderate income  
2 housing has been updated as statute required. You are just bringing up to date all the other  
3 requirements of the land use plan and then work on the plan itself and go through each section  
4 for the vision of Ivins City. **Mike Haycock** stated the original charge from City Council was to  
5 address RA-5 and RA-1 in the land use plan. It is important to address the General Plan, so we  
6 can look at that more in two weeks. There are other items coming up on our agenda also. We  
7 have been spending a lot of time on this, and we don't want to overload our meetings or it will be  
8 too much to process at one time. It is important and we will get that on the  
9 agenda. **Commissioner Pam Gardiol** stated that the Mayor stated this could take months to do,  
10 so rather than putting it on our regular meetings, we have an additional meeting once a month to  
11 brainstorm. Let's look at that so we are consistently and deliberately moving  
12 forward. **Commissioner Bob Morris** stated he would hope to do it in these regular meetings, but  
13 just in bites. So we are aware that we are covering a certain section and read it and come  
14 prepared. He is against additional meetings. Limit how long we spend on it on the agendas, and  
15 read the information beforehand.

E. [Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for March 15, 2022](#)

16 **MOTION: Commissioner Pam Gardiol moved to approve the Ivins City Planning**  
17 **Commission Meeting Minutes for March 15, 2022**

18 **SECOND: Commissioner Bob Morris**

19 **VOTE: The motion carried.**

|                            |     |
|----------------------------|-----|
| Chairman Dave Robinson     | AYE |
| Commissioner Derek Larsen  | AYE |
| Commissioner Bob Morris    | AYE |
| Commissioner Pam Gardiol   | AYE |
| Commissioner Doug Clifford | AYE |

**4) REPORTS**

**A. Planning Commission**

20 **Commissioner Doug Clifford** stated that he attended the online Utah League of Cities and  
21 Towns training and they are continuing on this week. There is a lot of stuff in there that came  
22 through the legislature this year that he thinks will sneak up on us. Accessory Dwelling Units are  
23 a hot topic. He encouraged the Planning Commission to pick up those trainings this week. A lot  
24 of stuff going through the legislature for the individual rights of homeowners so we need to keep  
25 abreast of it.

**B. Chairman**

**C. [Building and Zoning Administrator, Mike Haycock](#)**

27 **Mike Haycock** stated he has had a citizen ask about home occupations, so we will be working  
28 on that and also to clarify our fencing and retaining wall guidelines, along with distinguishing  
29 between patio covers and accessory structures. We have held off on those three items while we  
30 worked on the Light Reflective Value and land use amendments. Look for those next meeting.

**D. City Attorney, Dale Coulam**

**E. Items to be placed on future agendas**

**5) [ADJOURNMENT](#)**

32 **MOTION: Commissioner Bob Morris moved to approve ADJOURNMENT**

33 **SECOND: Commissioner Doug Clifford**

34 **VOTE: The motion carried.**

|                            |     |
|----------------------------|-----|
| Chairman Dave Robinson     | AYE |
| Commissioner Derek Larsen  | AYE |
| Commissioner Bob Morris    | AYE |
| Commissioner Pam Gardiol   | AYE |
| Commissioner Doug Clifford | AYE |

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