IVINS CITY
PLANNING COMMISSION
MINUTES
January 4, 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 Jeff Loris, Commissioner Bob Morris, Commissioner Doug Clifford, and Commissioner Dave Robinson.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Dave Robinson

C. Invocation--Commissioner Dave Robinson

D. Disclosures--None

2) REPORTS AND PRESENTATIONS –None

3) PUBLIC HEARING AND ACTION ITEMS—

A. Discuss & consider approval of Final Plat for Black Desert Resort, Phase 1

Dale Coulam stated that they met with TRC this morning and are proceeding on some work out there, but TRC wants to take its time with the final plat to see all the construction drawings because it is a pretty complex project, and make sure we have detailed plans and meets the recorder's needs. The hotel units on the condominiums have to line up and find the point in the air and needs to line up with all the other pages. So we have allowed them to start on some of the groundwork and getting started on the parking garage aspect. We are not yet issuing a building permit for the hotel. You can just make a motion to continue. **Commissioner Doug Clifford** stated that we received a letter from Sharon Barton about water issues. She mentioned the Mayor's statement that there may be no future development until we worked with the Washington County Water Conservancy District. **Dale Coulam** stated that this development is already vested. Anything we pass wouldn't affect them, but the District is still working on draft ordinance language for new construction that has not been approved. Black Desert Resort has been listening to what the Washington County Water Conservancy District and has voluntarily made significant changes to their project to conserve water. They have Preliminary Plan approval and Conditional Use Permit approval. That gave them vesting. This is the final plat to make sure it conforms to the Preliminary Plan and this is when we have the construction drawings to go to the recorder's office. **Commissioner Bob Morris** inquired if we would see the lazy river and pools on those plans? **Dale Coulam** stated as different phases come forward. There will be a pool in the first phase with the hotel but phase one is really the parking garage with the hotel and restaurants that are included in the hotel.

MOTION: Commissioner Doug Clifford moved to continue Discuss & consider approval of Final Plat for Black Desert Resort, Phase 1

SECOND: Commissioner Bob Morris

VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Bob Morris	AYE
Commissioner Doug Clifford	AYE

Commissioner Dave Robinson	AYE

B. Discuss and consider recommendation regarding revisions to the Ivins City Land Use Plan.

Dale Coulam stated that the history of this is going back to 2005 when Bruce Parker the planning consultant recommended the use of holding zones, forcing people to come in and file an application. That gave the Planning Commission and City Council a lot of discretion on what the zone or land use should be changed to. More recently, that has apparently led to confusion among some people that see the maps and see what it says. Some holding zones are very large, like RA-5 for example, and will likely never be built out as that. If RA-1 was determined to still be a holding zone, there needs to be an asterisk on the zoning map that says it is a holding zone and is subject to change as applications come in to minimize that confusion. We have both maps out because in order to work on land use you may need to look at what the current zone is. RA-5 and RA-1 are obviously low-density residential or agricultural-type uses. The land use plan likely will not change much in those large areas. To address specific properties, if we don't have the property owner at the table it will be a very difficult process. We will make a lot of citizens mad if we were to just change their zoning and it becomes a zone that is difficult to do anything with. There is a property on 200 East and Hwy 91 that was zoned C-1 for years with no buyers and no interest in the property. Planning Commission and City Council made part of it Residential and the triangular piece Commercial. Now it is generating some interest not having it all Commercial. It is right next to the Western Corridor so it is a difficult piece to develop. Professional and Research was a land use that the City thought should be on the maps. Residents west of Hwy 91 were upset because we imposed that zoning on their property. They wanted residential there and not a commercial-type zone. So the land use deals with a broader brush and uses bubbles and may involve looking at the zoning ordinance, and we may want to tweak that. You don't want to be too specific until we have property owners' input. Right now we are considering densities, commercial and land use. You will also have to look at the zone map to see what the zoning is. They don't always get changed together. We want to be mindful of that. It may not be the zone the applicant is asking for but you have discretion to choose which zone is best. **Mike Haycock** stated we need to take this process from ideas to public comment and input, refine it and take it to City Council. The Mayor thought it would be good to have a joint meeting. On the 18th we will have a meeting with City Council and better formulate an idea of what this will look like at the end and either keep the holding zones, to an extent, or completely go away from them. We will present that at an open house to the public. Then bring it back to refine it before sending it to the City Council. We can also take written comments. **Chairman Jeff Loris** stated so today is more of an introduction. **Dale Coulam** stated that the joint meeting will flesh it out and the neighborhood meetings next week is to alert people that this is occurring and to watch for the meetings and public hearings. The week following those neighborhood meetings will be the joint meeting and the Mayor may have some input to share from those neighborhood meetings, and then a plan will be developed in more detail and how to proceed. One option is to give Planning Commission further guidance and get input that way or another option is to dive in and look at some of the low hanging fruit you could deal with right away. We want the public's input and for them to be involved. **Commissioner Doug Clifford** stated we need to be careful not to let this go open in the beginning without knowing what questions we are trying to answer. It makes sense for us to carry on with what we have done and build the body of facts. Use the data we all know and agree on to get to an end result and find alternatives to the problem. Find the hot buttons and then take it from there to find a solution. We take input and we will be all

over the map. What are the key questions we want to ask? **Commissioner Dave Robinson** stated that he wonders if there is an annexation plan and if we are looking at gaining more ground? **Dale Coulam** stated yes. Graveyard Wash was in both Ivins and Santa Clara's annexation plan, but St. George is in negotiations with the BLM to acquire that property and build a reservoir there. **Commissioner Dave Robinson** stated if we know what future land we might acquire we can tailor our land use. The Corridor will be there eventually whether we like it or not. Maybe it would bring in some additional nice-looking Commercial that would bring us a tax base along the Corridor. **Mike Haycock** stated he will bring the Annexation plan and the Road Master Plan to the discussion. We will bring multiple copies and put it on glass so we can write on it. **Commissioner Dave Robinson** stated there might be areas like commercial that seem to be in a hole and why would we want to keep it commercial if we know we have the potential to move commercial somewhere else down the road? It would give us the ability to adjust those things and be able to formulate ideas. **Commissioner Bob Morris** stated that the way it is now, they come in and ask. We control it that way. The community is upset because they think this plan is poured in concrete. It was never intended to be. Put asterisks all over those places in question and we are done. The method we have now is very good. We just need to educate people that this map doesn't mean its going to stay this way. This is what was decided in 2005 and it can evolve. **Mike Haycock** stated one thought would be to leave those areas but buffer them a bit with an area that surrounding areas are comfortable with. **Commissioner Bob Morris** stated that a property owner that knows his zone is RA-5 dreams of the day that they can sell it to a developer and have it built out as a tract. He thinks we would be opening a can of worms. **Commissioner Dave Robinson** stated if it is still zoned RA-5 asterisk or not, and a land use overlay on the top of it, we can show the intent that it can be changed. **Commissioner Bob Morris** stated that is how it is now. **Commissioner Dave Robinson** stated so we are just trying to redefine the land use map to match closer to where we are at and to make them both flow. **Dale Coulam** stated both where we are at, and what is the vision of the General plan and where are we going. We can change the land use and still leave the zoningmap intact and require applicants to come in for a zone change. They used to have to file separate zone change and land use applications and that process would take themat least two months. We now offer a concurrent land use and zone change so they happen at the same time and reduces the process to a month, unless Planning Commission or City Council has further discussion. **Chairman Jeff Loris** stated the information we have gotten since 2005 that applies to our land use and our zoning, like the reservoir that is not in Ivins but still affects us, and the Washington County Water Conservancy District has the reservoir off of the bluff on mostly Terry Marten's land, if we could show what is around it and what the uses could be in those areas. We just need to find out what everybody wants to do. It could change, or it could stay the same. **Dale Coulam** stated it is going to be a timely process amending and updating the General Plan and of course the land use plan is an element of the general plan. A lot of thought should be given to it. **Commissioner Doug Clifford** stated what is the expectation on the timeline? **Mike Haycock** stated it is good to have the joint meeting at the beginning to see what City Council's intentions are and what they are going to approve. He likes the simplicity of asterisks, but what is the vision, the problem and where are we going with this? Put everyone's minds together to say this is what we expect and if City Council says asterisks isn't going to work we know we have a different job to do. We may need to decide where housing is going and multi-family. It is good to look at our plan every 4-5 years. **Commissioner Bob Morris** stated he will be out of town on the night of the joint meeting.

MOTION: Commissioner Doug Clifford moved to continue Discuss and consider recommendation regarding revisions to the Ivins City Land Use Plan.
SECOND: Commissioner Bob Morris
VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Bob Morris	AYE
Commissioner Doug Clifford	AYE
Commissioner Dave Robinson	AYE

C. Discuss and consider recommendation defining Ivins City Solar, Ground-Mounted Solar and Wind Power and Allowable Uses.

Mike Haycock stated that in the definitions we have two different systems. The house or the business that wants a solar array that reduces someone's power bill and then sells back extra power to the utility company, and then there are solar farms. In the table of uses he added the definition of solar farm as a possible use. Solar Photovoltaic Systems and Solar Farms. You may approve Conditional Use Permit in particular zones for a solar farm. We discussed at last meeting that if approved, we might as well allow them to be as big as possible. So he didn't put a restriction on area covered or setbacks other than a buffer and screened fence. If you want to add other requirements in there, now is the time. If we ever had a solar farm, we'd want those two items. **Commissioner Dave Robinson** inquired on the 20' landscape buffer would that be street side and would there be a 2 ft offset? **Mike Haycock** stated we can define it as you want it. **Commissioner Doug Clifford** stated that a solar farm is basically commercial. Minimum size was one acre or bigger. **Mike Haycock** stated he went away from size and densities to just zones. We put an exception in that if it is one acre or larger they don't have to screen the whole acre on the residential side. Ground mount solar screening is not required on residential lots one acre or bigger. **Commissioner Dave Robinson** stated basically fencing would cover 8 ft. tall which would cover, but not be obstructive. **Chairman Jeff Loris** stated that is taller than the standard 6 ft in all areas of residential. Why the 2 ft difference? **Mike Haycock** stated you can limit the height. **Commissioner Bob Morris** stated that it says ground mounts can only be 8 ft tall. The chance of a solar farm is pretty small. Whatever dirt is going for right now, the payback wouldn't be worth it. **Mike Haycock** stated we could maybe say no solar farms as well. **Commissioner Bob Morris** inquired can we? Because if we are pro-active and pre-emptive about how we regulate it then if it is mandated by a federal statute we already have something in our code. If we can say no to a solar farm in our City, that would be great. **Mike Haycock** stated there may be something Federal that doesn't allow us to say no, but there is a standard here to make them look like what you want it to look like. **Chairman Jeff Loris** stated that the majority of solar is on rooftops. This is for the use of ground-mounted units. **Commissioner Bob Morris** stated he believes we should limit the solar farms to a very precise zoning. **Mike Haycock** stated it is not allowed anywhere but Commercial Light Manufacturing. It would be a class IV Conditional Use Permit. We don't have Commercial, Professional Research zoning at all. It would be by the Storage units next to Fire Lake Park. We still have holding zones and potential for them to go elsewhere. **Commissioner Dave Robinson** stated he is personally for solar when we can do it. It is not a replacement for power but it is a great supplement. Chairman Jeff Loris inquired if anyone has any changes on the red section on item #4? **Commissioner Dave Robinson** stated he is good with it. **Commissioner Bob Morris** stated the ground mount is residential and has already been done on Puerto. **Chairman Jeff Loris** stated that we will recommend this for Public Hearing in February.

MOTION: Commissioner Doug Clifford moved to continue Discuss and consider recommendation defining Ivins City Solar, Ground-Mounted Solar and Allowable Uses for a Public Hearing to be held in February.
SECOND: Commissioner Bob Morris
VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Bob Morris	AYE
Commissioner Doug Clifford	AYE
Commissioner Dave Robinson	AYE

D. Discuss and consider recommendation regarding LRV accents and trim.

Mike Haycock stated that contractors always want to try to expand their limits when given loose language like small amounts or subdued accents. He is proposing the easiest to enforce on his end, which is basically saying 25% of the frontage of the building does not have to meet the Light Reflective Value requirements. That is a number that is just thrown out there and can be changed. **Commissioner Bob Morris** stated but even if it doesn't conform to Light Reflective Value it still has to be muted and earth tones. **Mike Haycock** stated a white chimney would be defined as an accent or a trim. **Chairman Jeff Loris** stated that Light Reflective Value over 38 and strong chroma may be allowed only for small accents and trim around windows and doors. Chimneys, flues, vents, gutters, downspout, mechanical and electrical equipment, railings, window shading and other exterior devices shall be similar in Light Reflective Value and chroma to the surrounding surfaces of the building unless they are a specially built-in design feature. In such cases a subdued accent color may be acceptable. Bright, glossy, fluorescent and corporate signature schemes are strongly discouraged. Then what has been added is defining what is small accents and trims, so frontage but also chimneys, flues, vents and other items that have a third dimension to them. A 45 degree to parallel. The architecture in Entrada and Kayenta have chimneys and areas of mass that protrude through the roof and run the entire length of the building. Even though their frontage may only be 4 ft wide and 12 ft tall, the massing as it comes through the building through the side is much more prevalent than just on the face. He can understand how the frontage would be effective, but is there a limitation on the sides? **Mike Haycock** stated that the way he wrote it was 25% is for the entire building. Total exterior of the building. **Chairman Jeff Loris** stated he did not read it that way. **Commissioner Dave Robinson** stated that if you go 25% of the entirety of the building, that is the whole front of the house. We don't want that. That is the way it is written here. You always have wraparound of the rock that goes down the side of the garage. Two-four feet down the side of the house. So that would eat the total up. Fake or real rock chimney sticking up in the center of the house would eat up 25% of the entire total pretty fast. A couple rock accents and they will be over. **Commissioner Bob Morris** stated that Light Reflective Value is being applied, but it is just not where we are trying to get to which is muted earth tones. Light Reflective Value is just not the way to do it. John Deer Green is the perfect example. He argued for CRI Color Rendering Index and he failed. **Commissioner Doug Clifford** stated we never got a good definition for it. **Commissioner Bob Morris** stated it is the ability to see color with light. **Commissioner Dave Robinson** stated that the frontage may have the color that you are wanting but the chimney takes the 25%. Not allowing that to pass is a problem to him in that situation. **Commissioner Doug Clifford** stated he thinks it should say 25% and it can all be on the front. That's fine. 25% total. From any elevation, it can't be more than 25%. **Chairman Jeff Loris** stated you want to limit 25% to each panel? He doesn't think we want to restrict the area of each panel. Do we like

25% or would we like more? **Commissioner Dave Robinson** stated maybe we can make an additional allowance for anything above the soffit or fascia line. The way it is written they could make the whole front of a house a different Light Reflective Value. **Commissioner Bob Morris** stated this doesn't apply to residential. **Commissioner Dave Robinson** stated that saying 25% overall he doesn't agree with because his back yard is his business. If he has a bright white fireplace back there that's fine. He thinks it should stay with the front street view. Commissioner Doug Clifford stated we are not a flat place, we have ups and downs here and you run the risk of seeing a beacon sitting in the middle of a nice residential area. **Mike Haycock** stated that in the end, we were trying to make it easier to enforce rather than add complexity to it. **Commissioner Dave Robinson** stated then how it is written is probably our best bet. 25% of the area of the frontage of the building. **Chairman Jeff Loris** stated that this says 25% of the total of the building. **Commissioner Bob Morris** stated should we make it 33%? This doesn't apply to residential. If you have a development agreement, this applies. Otherwise it is Multi-Family. **Commissioner Dave Robinson** stated all new development will have a development agreement. **Commissioner Bob Morris** stated that is unfortunate. **Commissioner Dave Robinson** stated that 25% is fairly easy to measure. He would prefer it not pertain to the backyard. **Commissioner Doug Clifford** stated he can see sides and rears of the majority of the houses if we had one that stood out it would be because of the nature of our landscape. **Chairman Jeff Loris** stated that 25% on the face of each panel seems excessive. **Commissioner Dave Robinson** stated that the backyard has bbq pits, outdoor kitchens, etc. **Chairman Jeff Loris** stated that those would not be considered trims on the building. 25% is easy to measure. **Commissioner Bob Morris** stated that he would like to go to 33%. Commissioner Dave Robinson stated that even pop-outs colors would only be done on the front of the house.

MOTION: Commissioner Dave Robinson moved to approve recommendation regarding LRV accents and trim as written.
SECOND: Commissioner Doug Clifford
VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Doug Clifford	AYE
Commissioner Dave Robinson	AYE
Commissioner Bob Morris	NAY

E. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for December 14, 2021.

MOTION: Commissioner Bob Morris moved to approve the Ivins City Planning Commission Meeting Minutes for December 14, 2021 as corrected from High Density to Medium Density Residential Page 2 line 7 and 8.
SECOND: Commissioner Doug Clifford
VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Bob Morris	AYE
Commissioner Doug Clifford	AYE
Commissioner Dave Robinson	AYE

4) REPORTS
A. Planning Commission
B. Chairman

C. Building and Zoning Administrator, Mike Haycock

Mike Haycock stated that we have the joint meeting coming up on January 18th.

D. City Attorney, Dale Coulam

E. Items to be placed on future agendas--None

5) ADJOURNMENT

MOTION: Commissioner Doug Clifford moved to approve ADJOURNMENT
SECOND: Commissioner Bob Morris
VOTE: The motion carried.

Chairman Jeff Loris	AYE
Commissioner Bob Morris	AYE
Commissioner Doug Clifford	AYE
Commissioner Dave Robinson	AYE