IVINS CITY
PLANNING COMMISSION
MINUTES
December 3, 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 Chair Pam Gardiol, Commissioner Dave Robinson, Commissioner Perry Brown, Commissioner Doug Clifford, and Commissioner Brandon Weight.

Staff Attending: Bryan Pack-City Attorney, Mike Haycock-Building and Zoning Administrator and Sharon Allen-Deputy City Recorder.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Doug Clifford

C. Invocation--Commissioner Doug Clifford

D. Disclosures-None.

2) REPORTS, PRESENTATIONS AND APPOINTMENTS-None.

3) PUBLIC HEARING AND ACTION ITEMS-None.

4) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss the Hidden Springs RV Conditional Use Permit.

Chair Pam Gardiol stated that the purpose of this item is to review the draft amended Conditional Use Permit reflecting the City Council's last discussion. The measure of success is to look for a possible recommendation and understand that this is required of us by ordinance to review this. We are basically confirming what the Council has worked on. There will be no vote this evening. She attended that City Council meeting and the report includes Exhibit A, which is the list of conditions from 2021 and Exhibit B, which is the first amendment, along with the site plan. **Mike Haycock** stated that we are introducing this to the Commission, and will have a public hearing on this next meeting. Two days later, City Council will do the same. This document presented is what City Council has already worked out in their meeting two weeks ago. The conditions are listed and attached. The dates in Item F need to be changed to the Public Hearing dates that we will be holding. The governing ordinance has previously been reviewed with recommendation made from this body. Some of the conditions listed include timing of landscaping and RV pads, they allowed road base instead of cement and the bathrooms supplied comply with the governing ordinance as amended. Cabin site restrictions may allow them, but not be obligated to, construct cabins or tiny homes. They may allow a full-time manager to reside in an RV. The previous Conditional Use Permit stated they would live in the top of the

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clubhouse, but they want to make that a short-term rental and City Council was okay with that. This Conditional Use Permit runs with the land. **Commissioner Dave Robinson** stated that the Conditional Use Permit was only for Hidden Springs, but the RV ordinance itself is for anyone. This seems to be blending the two. The ordinance was supposed to be compact gravel but it just says concrete on Item 4. **Chair Pam Gardiol** stated at Council meeting they stated 6-8 inches of road base with a half-inch of rock underneath for a compactible surface. **Bryan Pack** stated that the ordinance only requires concrete on pull-through pads. All the required concrete pads must be done by that date. **Commissioner Dave Robinson** stated that Item 6 Cabin Site Restrictions says ten feet high is that based off of tiny homes on trailers? 13' 6" is the maximum height on the freeway. So ten feet might be too restrictive. **Mike Haycock** stated that this is specific to Panorama Point which is up higher to limit that visibility. **Bryan Pack** stated that is referring only to the recreational vehicles. Cabin and tiny homes have a one-story restriction in the ordinance. **Commissioner Dave Robinson** stated that is even worse. That would be extremely difficult to be under ten feet in a standard RV. **Bryan Pack** stated that is the point along that area and what the Council wanted. **Commissioner Dave Robinson** stated that we are making rules that don't fit what is sold on the market. Eleven feet is better and twelve feet is where it really needs to be. **Commissioner Brandon Weight** stated that Class A RVs are typically eleven to thirteen feet tall. Class B RVs are seven to nine feet. **Bryan Pack** stated he believes that is the Council's intent, but you are welcome to recommend that. It is only the RVs that are on the cabin or tiny home sites that are limited to that ten-foot height restriction. **Commissioner Brandon Weight** inquired about the landscape date. Why is it in the middle of winter? Did they plant the trees already? **Bryan Pack** stated that is a holdover from the original discussion and they had a year from construction. That is their deadline. The applicant is aware of all these conditions. **Chair Pam Gardiol** stated we want the trees to survive and not have the applicant waste money. **Commissioner Brandon Weight** stated he recommends giving them an extension on the original Conditional Use Permit for landscaping. **Chair Pam Gardiol** stated at the Council meeting they said the trees are to either be five feet in height, to be in a twenty-four inch box, or to have a one-inch diameter trunk. Is that in the ordinance already? **Mike Haycock** stated those options are in this new ordinance so they will have to comply with two of those three qualifiers. They are aware of that. **Bryan Pack** stated that the revised ordinance the City Council will be acting on and those three criteria are in there. **Commissioner Brandon Weight** inquired why are we not concerned with putting the additional bathrooms in or the cabin site restrictions? **Mike Haycock** stated in the new ordinance they adopted the building code which is one in ten units. They already have enough bathrooms. They are compliant with the building code. We will let the City Council know we want to extend the time on landscaping.

B. Discuss and consider approval of the Ivins City Planning Commission Meeting Schedule Dates for Calendar Year 2025.

MOTION: Commissioner Dave Robinson moved to approve the Ivins City Planning Commission Meeting Schedule Dates for Calendar Year 2025.
SECOND: Commissioner Perry Brown

VOTE: The motion carried unanimously.

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

C. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for November 19, 2024.

MOTION: Commissioner Perry Brown moved to approve the Ivins City Planning Commission Meeting Minutes for November 19, 2024.
SECOND: Commissioner Brandon Weight

VOTE: The motion carried unanimously.

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

5) REPORTS

A. Planning Commission Members

B. Chair

C. Building and Zoning Administrator, Mike Haycock

Mike Haycock stated that we will have Moderate-Income Housing on the next meeting and will try for all our Public Hearings then as well. Regarding annexation, the TRC is getting closer to submitting that, with maps, so that may be a discussion item.

D. City Attorney, Bryan Pack

E. Items to be placed on future agendas.

6) ADJOURNMENT

MOTION: Commissioner Dave Robinson moved to approve ADJOURNMENT
SECOND: Commissioner Doug Clifford

VOTE: The motion carried unanimously.

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

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