IVINS CITY
PLANNING COMMISSION
MINUTES
February 18, 2025
435-628-0606

1) WELCOME AND CALL TO ORDER

CHAIR AND COMMISSIONERS: The meeting was called to order at 5:30 p.m. All present included Chair Pam Gardiol, Commissioner Perry Brown, Commissioner Dave Robinson, Commissioner Brandon Weight, and Commissioner Doug Clifford.

Commissioner Doug Clifford attended via Zoom.
Staff Attending: Bryan Pack-City Attorney, Mike Haycock-Building and Zoning Administrator and Sharon Allen-Deputy City Recorder.
Audience Attending: Peggy Middleton, Gloria Elliott, Jerry Nostadt, Ron Stoops, John Hopkins, Bruce Stingle, James Barden, Alane Costanzo, Joan Townsend, Peter and Kathleen Underlin, Michael and Valerie Roche, Evelyn Kosidowski, Brandee Walker, David Hodges, as well as others that did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Perry Brown

C. Invocation--Commissioner Perry Brown

D. Disclosures

Commissioner Brandon Weight stated that he is not involved in this zone change and has no conflict, but he does work for Civil Science who has the item on the agenda. No other conflicts.

2) REPORTS, PRESENTATIONS AND APPOINTMENTS-None.

3) PUBLIC HEARING AND ACTION ITEMS-

A. Public Hearing on a Zone Amendment from RA-1 (Residential Agricultural 1 acre) to R-1-7.5 (Residential Single Family 7500 square feet) on approximately 9.21 acres. Located at approximately 400 South and 400 East. Hafen Farms, LLC-Owner. Clark College-Applicant.

Brandee Walker with Civil Science stated that this is a portion of an existing farm field that has been sold off from the Hafen family. Zoning Map. We are surrounded to the south by an area that is still being farmed by another brother. To the north and to the east of this is another R-1-7.5 and to the west is RM. This zone is harmonious with the areas surrounding it. **Mike Haycock** stated that 400 South and 400 East shows Medium Density Residential on the land use map. The three zones available in Medium Density are RE-12.5, R-1-10 and R-1-7.5. The surrounding land use is mostly Medium Density Residential, but to the south and northwest is High Density

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Residential. The surrounding zoning is RM, R-1-7.5, and some undeveloped Agricultural lots to the north and to the west. Zoning being requested is 7,500 square foot lots and most of the property developed in that area is the same or a higher density. **Chair Pam Gardiol** opened the Public Hearing. Your voice and opinion matters. We look at the city as a whole and in public hearings we often hear comments that help form our decisions. Joan Townsend lives on Xavier Circle and stated that many want to keep the view of nature and quiet, small-town atmosphere. We have experienced disruption and constant construction in other areas and desire to avoid that. If you choose to pass this zone request despite objections, please stipulate in writing that the buildings will be limited to one-story and preserve continuity and views. Most homes there are one-story. The backyards bordering this piece of property are quite small. Peggy Middleton stated she lives on 400 South, across the street. The impact to views and traffic is undesirable. Leave the zone as farming. Water is a concern as well. Alane Costanzo lives on on Xavier Circle and stated there are two parcels and there is one to the east of that. She inquired if those lots are connected and will they be developed as well? Going through Black Desert Resort construction has influenced us all that we don't want more traffic and that it takes away from the small-town community feel. We are also impacted by Vista School and the traffic that brings every single day. She feels like 400 South and 400 West will be a Black Desert Resort exit eventually. Can we see their plans and are they comparable to Padre Lakes? Will it have an HOA to help maintain it? We can't say we don't like it, if we don't know what is to come. Water and traffic is a concern and losing these big parcels of land. Consider going less dense. She would like to see the same scale of homes of what is across the street. What will they give back to the community since they are going to impact the city? That should always be considered. Peter Underlin lives on 400 South and 400 East and agrees we should restrict the height of the building. This is a pathway for the students going to school. This will bring increased traffic and safety for the kids that walk to school. **Bryan Pack** stated there were no hands raised on Zoom. Hearing no further comments, **Chair Pam Gardiol** closed the Public Hearing.

B. Discuss and consider recommendation of a Zone Amendment from RA-1 (Residential Agricultural 1 acre) to R-1-7.5 (Residential Single Family 7500 square feet) on approximately 9.21 acres. Located at approximately 400 South and 400 East. Hafen Farms, LLC-Owner. Clark College-Applicant.

Chair Pam Gardiol stated the actual development is not on the agenda. Only the rezone. Should this property be rezoned the petitioner comes back with plans for development at that time. There is a concern for traffic. She received a comment from Councilmember Barton that heavy construction traffic could possibly travel through two school zones. This is an important issue as we look at a possible rezone. **Commissioner Dave Robinson** stated that he lived on 400 East for almost a decade and that road has been considered a major thoroughfare through Ivins because it connects to Pioneer Parkway. We do understand the concerns of the schools being right there. As far as the location, the area that they are trying to rezone matches the exact same zoning and lot sizes and would be the same as some of the lots of the people who have spoken here. It is a good fit in that situation. We do have guidelines for height restrictions already. That will happen during development and planning. **Brandon Weight** stated he pulled up the Transportation Master Plan. There are major and minor and then arterial and residential collectors and local

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roads. 400 South is defined as a major collector which is a 66-foot right of way and higher traffic laws. He uses that road daily to get to groceries, work and school. 400 East is defined as a minor collector. If this were to be rezoned, they would have to respect the code and ordinances in our Transportation Master Plan, with improvements the developer would have to do to our infrastructure like curb, gutter and sidewalks and would provide safer routes to school with that designation. That could be a benefit since there are not sidewalks currently. **Commissioner Perry Brown** stated that the adjacent property to the North and to the West we don't know the future of that land, other than a lot of the land in Ivins will eventually be developed. **Commissioner Dave Robinson** stated that the comment about Black Desert Resort using 400 South won't actually be directly connected but the Retreat will. The Western Corridor will bisect Black Desert and SITLA so that will divert some of that traffic. **Chair Pam Gardiol** stated that our state legislation is requiring that every community with more than 5k residents provide specific plans for how they will add housing to their area, so our charge is to do what is best for our community, but also to comply with that state legislature so we are trying to balance that as we make these decisions. **Commissioner Dave Robinson** encouraged everyone to follow along in the process as developments come forward so your voices can be heard.

MOTION: Commissioner Perry Brown moved to approve recommendation of a Zone Amendment from RA-1 (Residential Agricultural 1 acre) to R-1-7.5 (Residential Single Family 7500 square feet) on approximately 9.21 acres. Located at approximately 400 South and 400 East. Hafen Farms, LLC-Owner. Clark College-Applicant based on the fact that the zone is compatible with adjacent properties and encourages the applicant to follow the General Plan carefully to protect the community. Roll Call Unanimous.
SECOND: Commissioner Dave Robinson

VOTE: The motion carried unanimously.

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

4) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss Amendments to the Subdivision Ordinance Removing Irrigation Requirements.

Chair Pam Gardiol stated that the Washington County Water Conservancy District master plan is no longer requiring secondary water systems for outside landscaping so we have an edited ordinance to discuss. **Mike Haycock** stated that we currently require developers to have primary and secondary systems, one for culinary and one for irrigation. With changes from the Washington County Water Conservancy District they don't believe the secondary system is required anymore and so we have gone through and deleted that requirement. **Commissioner**

Dave Robinson stated that the reservoir in Kayenta has been put on a back burner. Will that still go in, in the future? **Mike Haycock** stated that it has been pulled from the master plan but they are holding onto the property and that could change in the future based off of needs. If they ever built the reservoir it would be a culinary system. That plan has been pushed to the side so they can proceed with more important projects. **Chair Pam Gardiol** stated she attended the presentation on purple pipe sewer water and the author of the book on that subject spoke. There are a number of communities in the country that are significantly using recycled sewer water that is so pure and clean that it takes all the minerals out and then has to be put back in. It was very informative. His key point was that more and more communities will move in this direction. We are removing secondary water systems but we are not out of the woods and this may be in our future. **Commissioner Brandon Weight** stated that he pendulum swings because in the 90s it was a big deal to reclaim that water and issue it back to the public. Now it is swinging back the other way. **Chair Pam Gardiol** stated he spoke about some community on the west coast using 90% of their water as recycled. He gave history of the pushback and that communities blatantly misled citizens on how clean the water is. Many areas across the country are using this system. **Commissioner Dave Robinson** stated prior to that, it was clean to a degree and then dumped in the river, which flowed downstream and another community picked it up, cleaned to a degree and drink it. We don't like to think of it that way. **Commissioner Doug Clifford** stated the whole concept of recycled water in the 90's the communities up north had to comply and we put a lot of effort into secondary water. People were irrigating big lawns and orchards and outside activities. There has been a change in attitude and lot sizes and the push now is conservation. **Commissioner Perry Brown** stated that what does a secondary system cost? **Mike Haycock** stated only a couple percent. **Commissioner Dave Robinson** stated isn't this cost saving also based on the city infrastructure? The secondary system near mine ends a several blocks away. The city would have to pay to tear up that road, extend the system down to connect and that is where the cost comes in and doesn't make a lot of sense. **Commissioner Perry Brown** stated this will lower the cost a little bit for developers and make it more affordable. **Bryan Pack** stated we will have a public hearing on this and rather than the way you see this ordinance now, it left a section in that references secondary water and renumbered the items below it and made it a much larger ordinance, so we will bring it back cleaner. **Commissioner Dave Robinson** inquired what happens to the places with secondary water? There is some land that uses those systems. **Bryan Pack** stated this doesn't prohibit that if they can figure out a way to get water into those systems. This is simply eliminating the requirement in new developments.

B. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for February 4, 2025.

MOTION: Commissioner Perry Brown moved to approve the Ivins City Planning Commission Meeting Minutes for February 4, 2025.
SECOND: Commissioner Dave Robinson

VOTE: The motion carried unanimously.

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

5) REPORTS

A. Planning Commission Members

B. Chair

Chair Pam Gardiol stated that the Utah Land Institute Spring Conference is here in St George on Bluff on March 27th. The topics include: what the 2025 Legislature did for Housing and Development. That section alone last year was extremely helpful in finding out how it impacts our community. Next is Common Home Ownership-the Pros and Condos. Building a Consensus for New Housing-Engaging with the Neighbors. Southern Utah Economic Review--The Gardener Institute. Housing Costs-Factors and Forecasts; and Politics, Policy and Planning-the Big Picture. She hopes the Commission will attend.

C. Building and Zoning Administrator, Mike Haycock

Mike Haycock stated we will bring back the amendment to the Subdivision Ordinance for a public hearing.

D. City Attorney, Bryan Pack

E. Items to be placed on future agendas.

6) ADJOURNMENT

MOTION: Commissioner Dave Robinson moved to approve 6) ADJOURNMENT
SECOND: Commissioner Perry Brown

VOTE: The motion carried unanimously.

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

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