IVINS CITY
PLANNING COMMISSION
MINUTES
March 4, 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 Dave Robinson, Commissioner Brandon Weight, Commissioner Doug Clifford, and Commissioner Perry Brown.

Staff Attending: Bryan Pack-City Attorney, Mike Haycock-Building and Zoning Administrator and Sharon Allen-Deputy City Recorder.
Audience Attending: Wayne Pennington, and Lisa Ganz (via Zoom)

A. Acknowledgement of Quorum

Commissioner Brandon Weight attended via Zoom.

B. Flag Salute--Chair Pam Gardiol

C. Invocation--Chair Pam Gardiol

D. Disclosures--None.

2) REPORTS, PRESENTATIONS AND APPOINTMENTS-None.

3) PUBLIC HEARING AND ACTION ITEMS-

A. Public Hearing regarding Amending the Subdivision Ordinance to Remove Requirements for Installation of Secondary Water Systems on New Development.

Chair Pam Gardiol stated this change comes about because the Washington County Water Conservancy District's strategy has changed and no longer requires secondary water for outside landscaping. This is the public's opportunity to provide their opinion. She opened the Public Hearing. Wayne Pennington lives on Two Moons Circle and stated he has been looking into secondary water systems the last few years and fully supports this move. He thinks secondary water systems require far more plumbing than needed, it is expensive to put in, and the potential for maintenance is more likely. The move to have fully recycled water is the way we should be going and the way that the District is going. He fully supports this amendment. Lisa Ganz inquired what it cost a developer to install these systems

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initially on the homes that already have a secondary water system, and what has the cost been to the buyer? She is sure that developers pass those costs on to the buyer. She wonders about the unintended consequence if we sometime down the road decide we want to install secondary water systems, what will that installation cost be after-the-fact? If the cost is minimal, it may be prudent to continue to install them. **Bryan Pack** stated that no one else was on Zoom. Hearing no other comments, **Chair Pam Gardiol** closed the Public Hearing.

B. Discuss and consider recommendation regarding Amending the Subdivision Ordinance to Remove Requirements for Installation of Secondary Water Systems on New Development.

Mike Haycock stated we need to decide whether to keep developers installing those systems, doing that cost, or not. We are respecting the Washington County Water Conservancy's wishes. There is a cost, but he doesn't know what it is. We don't feel like this system will ever be used. **Bryan Pack** stated there is savings to a builder, not a huge amount, but that savings could potentially be passed on to buyers. While a lot of subdivisions have lines for the secondary system, there is no delivery system. That potential cost is in the tens of millions of dollars, a huge amount to implement. With the Washington County Water Conservancy's change in strategy, it saves the city tens of millions of dollars in delivery. **Commissioner Doug Clifford** stated that when he was the Mayor in Pleasantville, most of the older communities that had streams or long existing water sources had a secondary water system planned. Most areas there were like old Ivins with large backyards for gardens, orchards, animals and having water for that capability was really important. That delivery system was used for all the outside irrigation for sprinklers around homes and property and they started that years ago. Why that didn't happen down here, he doesn't know. It would be really expensive and tearing up streets to put in piping is no small thing. We have no good source of secondary water here. The mentality has changed from providing cheaper water to not having a need for irrigation and conserving. There was a time when it was needed, and that time has passed. **Commissioner Dave Robinson** stated that the subdivision was required to put it in, but the trunk lines are not in all places and that is where the cost is, tearing up the streets to get those trunk lines in. Not all subdivisions have them. Many of the more recent ones do. We have a friend that has secondary water and turns it off for the winter and when he turns it back on, it needs a flushed line and the sprinkler system clogs with sediment. It is a problematic system, and it's like lake water. It does not make sense to keep forcing people to do it, in caring for the system in the amount of money it costs, and make it usable and we would need a whole other billing system. **Commissioner Perry Brown** stated he has nothing to add. **Chair Pam Gardiol** inquired how do we manage the water? The

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Conservancy District is working diligently to address the needs for water throughout the County and Ivins is notably one of the most water conscious cities in the state. There is a dual approach to making this secondary system obsolete. **Commissioner Brandon Weight** stated that it is redundant to have a dual system. There is inherent loss and waste in a secondary system. There will not be a source and it would be unwise to continue to put these systems in. **Commissioner Perry Brown** stated we are in consensus. The Washington County Water Conservancy District is not proposing to even have secondary water available to us. They are converting to culinary water with new processing plants. We should not require developers to prepare for something that is not going to happen.

MOTION: Commissioner Perry Brown moved to approve recommendation regarding Amending the Subdivision Ordinance to Remove Requirements for Installation of Secondary Water Systems on New Development, as the findings in the ordinance as drafted fit our decision. Roll Call Unanimous.
SECOND: Commissioner Dave Robinson

VOTE: The motion carried unanimously.

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

4) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss the Annexation Policy Plan

Chair Pam Gardiol stated that the city has met with Santa Clara. **Mike Haycock** stated that after the last Public Hearing, there was a ten-day curing period for comment from affected entities. Santa Clara did make their comments, and we recommend leaving our Plan as-is. **Bryan Pack** stated there is an agreement from 1996 that was presented to the Mayor Hart and Dale Coulam and this agreement shows south of Hwy 91 if Santa Clara tries to annex, that Ivins would not object. There were some surrounding areas that Santa Clara said they would not object to. It is a thirty-year old agreement and he won't speak to its overall enforceability, but it does not impact what the Planning Commission is doing now with the Annexation Policy Plan. It states that to the area south of Hwy 91 Ivins City may have a reason not to object. There is not a discussion to annex that area at this point. There is no application to annex. **Commissioner Dave Robinson** inquired if we made the

change to the crook in the map from last meeting? **Mike Haycock** stated yes. There will be a second Public Hearing on March 18.

B. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for February 18, 2025.

MOTION: Commissioner Dave Robinson moved to approve the Ivins City Planning Commission Meeting Minutes for February 18, 2025.
SECOND: Commissioner Doug Clifford

VOTE: The motion carried unanimously.

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

5) REPORTS

A. Planning Commission Members

B. Chair

C. Building and Zoning Administrator, Mike Haycock

Mike Haycock stated we have received an application for a C-1 zone for allowing moving vans, trucks and trailers. It is currently not allowed in the Table of Uses. Previous City Councils have not approved that use. This is in the area of 800 South and Main at the storage units. There is also a zone request for R-1-7.5 at 200 West and 200 South.

D. City Attorney, Bryan Pack

E. Items to be placed on future agendas.

6) ADJOURNMENT

MOTION: Commissioner Perry Brown 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 Brandon Weight	AYE
Commissioner Doug Clifford	AYE
Commissioner Perry Brown	AYE

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