IVINS CITY
PLANNING COMMISSION
MINUTES
April 15, 2025
435-628-0606

1) WELCOME AND CALL TO ORDER

CHAIR AND COMMISSIONERS: The meeting was called to order at 05:30 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, Rob Dalley-Building and Zoning Administrator, and Sharon Allen-Deputy City Recorder.
Audience Attending: James Barden, Adam Allen, Tonya Dalley and Ari Papanikolas (via Zoom).

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-

A. Public Hearing regarding recommendation to approve a Zone Amendment from RA-1 (Residential Agricultural, 1 acre) to RE-15 (Residential Estates, 15,000 square feet), on approximately 9.52 acres. Located at approximately 755 West Center Street. Louis Carnesale-Owner. American Consulting and Engineering-Applicant.

Adam Allen with American Consulting and Engineering stated he represents the owner who wishes to change his zone to RE-15 and at a later date, propose a subdivision on that property. It is a pretty straightforward request. **Rob Dalley** stated that this is a low-density zone. The area zones surrounding it is RE-15 and RA-1, and to the east is RE-20 and to the south is R-1-10. This is consistent with some of the zoning adjacent to this property. **Chair Pam Gardiol** opened the Public Hearing. Ari Papanikolas read an email statement that is on file with the City Hall per request. **Bryan Pack** stated no others were on Zoom. Hearing no other 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 RE-15 (Residential Estates, 15,000 square feet), on

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approximately 9.52 acres. Located at approximately 755 West Center Street. Louis Carnesale-Owner. American Consulting and Engineering-Applicant.

Commissioner Perry Brown stated this is consistent with surrounding designations, but approximately half of this property has a lovely home and horse barns. Adam Allen stated that the first phase will be the south half of his property. In the future, the barn will be removed. He wants to move forward with the south end. The house itself will stay. **Commissioner Doug Clifford** stated that he is continuing what is already zoned there on his own parcel. We always continue to talk and find ways for higher density housing in our community. We still have a long road towards that goal.

MOTION: Commissioner Dave Robinson moved to approve recommendation of a Zone Amendment from RA-1 (Residential Agricultural, 1 acre) to RE-15 (Residential Estates, 15,000 square feet), on approximately 9.52 acres. Located at approximately 755 West Center Street. Louis Carnesale-Owner. American Consulting and Engineering-Applicant based on the surrounding areas being similar in zoning and it fits in that area consistently.
SECOND: Commissioner Doug Clifford

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

4) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for April 1, 2025.

MOTION: Commissioner Perry Brown moved to approve A. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for April 1, 2025.
SECOND: Commissioner Dave Robinson

VOTE: The motion carried unanimously.

Chair Pam Gardiol	AYE
Commissioner Dave Robinson	AYE
Commissioner Perry Brown	AYE

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Commissioner Doug Clifford	AYE
Commissioner Brandon Weight	AYE

5) REPORTS

A. Planning Commission Members

Commissioner Dave Robinson stated he recently drove through the 200 West Hwy 91 subdivision the Commission approved a year ago and it strikes him that this is what should have been set up for high-density. However, the way it was built, there is no turn around. He knows it has passed and had proper fire access, but it is tight and has potential drainage issues and it is hard to get cars in there. He was concerned it ended up that way. **Chair Pam Gardiol** stated we as a Commission may need to better clarify, and ask better questions for the future to learn from this. **Commissioner Dave Robinson** stated maybe it changed with some type of an agreement? It is Vista Estates. **Sharon Allen** stated that if anything amended, it would have to come back to the Planning Commission. **Commissioner Dave Robinson** stated those alleys just dead-end and then drain down into there and against the block wall. He remembers asking about fire access and that it passed TRC. **Rob Dalley** stated that those streets are doubling as driveways. **Commissioner Dave Robinson** stated that they have street addresses. They are roads that dead-end. There is a block wall all around it. Nothing can be done with this subdivision, but it just struck him that we want to bring this up. **Rob Dalley** stated in the future we want to work with developers and engineers and utilize the land a little better and look at all the options. **Bryan Pack** stated he believes this most likely complies with the code so if you want to do something different, you may want to look at code changes. **Commissioner Dave Robinson** stated that the zone is R-1-7.5. It was designed for high-density and has the condos right next to it. **Chair Pam Gardiol** maybe we can all go take a look and put that on the next agenda to discuss and become more informed.

B. Chair

C. Building and Zoning Administrator, Rob Dalley

Rob Dalley stated that the next meeting will be busy. We have some twinhomes at Crossings at Red Desert to allow them to sell those individually, Kwavasa has a new phase, and a zone change.

D. City Attorney, Bryan Pack

Bryan Pack stated that he will be out on vacation on April 29th to attend his son's graduation.

E. Items to be placed on future agendas.

6) ADJOURNMENT

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MOTION: Commissioner Doug Clifford moved to approve ADJOURNMENT

SECOND: Commissioner Perry Brown

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

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