IVINS CITY
PLANNING COMMISSION
MINUTES
August 5, 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 Doug Clifford, Commissioner Perry Brown, and Commissioner Brandon Weight.

Staff Attending: Bryan Pack-Ivins City Attorney, Rob Dalley-Building and Zoning Administrator and Sharon Allen-Deputy City Recorder.
Audience Attending: Lisa German, Lisa and Jeff Wiita, Tim and Gia Best, John and Michelle Cahill, Scott and Shannon Cottam, Marsha Wallace, Debbie Keller, Carl Wright, Bonnie Kline, Joe and Darlene Joerger, Charise Hunt, Terry Winsor, Cory Watkins, Julie Crum, Adam Allen, Kaitlynn Kraus, as well as others that did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Brandon Weight

C. Invocation--Commissioner Brandon Weight

D. Disclosures--None.

2) REPORTS, PRESENTATIONS AND APPOINTMENTS-None.

3) PUBLIC HEARING AND ACTION ITEMS-

A. Public Hearing Regarding a Concurrent Land Use Amendment from MDR (Medium-Density Residential) and Neighborhood Commercial to HDR (High-Density Residential) and a Zone Amendment from RA-1 (Residential Agriculture, minimum lot size 1 acre) to R-1-5 (Residential Single-Family, minimum lot size 5,000 square feet). Located at approximately 290 South 100 West. Carrol Winsor and Donald Alva Best Family Protective Trust. Sherrie Jean Best Jones-Successor Trustee-Owner. The Lofts Development, LLC-Applicant.

Adam Allen with American Consulting and Engineering stated that that applicant is proposing to modify the zoning and land use designation to bring in some small single family homes and he presented a rough layout to give them an idea. They are hoping for attainable housing in that area. **Rob Dalley** stated that there is currently a commercial zone in the corner showing on the land use map. **Bryan Pack** stated they would have to do a rezone because it is RA-1, but pursuant to the land use, they could propose commercial there. **Commissioner Dave Robinson** stated it is nice to have the rough layout provided, but it can't be used as part of our

decision today. **Chair Pam Gardiol** opened the Public Hearing. She stated she received some citizen letters about traffic congestion, speeding, possible two-story structures blocking views, backyard privacy, and asking the Commission to listen to the voices of the community. The Commission is bound by laws of the City and State and must be in alignment with ordinances and codes. Scott Cottam lives on Peaceful Lane and is opposed to the change. Traffic and parking is already a problem with the park if there are soccer or ball games. There are cars parked on both sides and it overflows into neighborhoods. People load and unload directly in traffic. It flows out onto the street. High Density will create more traffic as they always park in City streets. It is not contained within their own development and compounds the problem. Every house creates somewhere between 5-20 trips per day. 100 homes on 13 acres is 500 trips a day at least on City streets that are not built for it. Major arterial streets are made to handle that type of traffic, not these neighborhood streets that are already taxed. We come to Ivins looking for quiet and easy living. This is not an appropriate place for high density. He and his wife Shannon watched Jeff Foxworthy at Tuacahn and when he came on stage he noted the beauty of this place. He has been all over the world, and to every state in the nation. He stated that "you think you've seen it all, then you come to Ivins Utah. For heaven sakes don't ruin it." Lisa German lives on Peaceful Lane and asks that this application be denied. Her backyard faces Unity Park. She watches the ball games and watches her grandkids play from her yard. There are wall to wall cars that go into our subdivision. Some park in the dirt near the bamboo. She often sees children jet across the street. She sees children at the skateboard park sitting on the corner hanging out and spilling out onto the sidewalk. High density will be a detriment to that road. It is a safety issue to the kids that are playing. Cory Watkins lives on Legacy Trail and asked the Commission to deny the zone request and concurred with others. He added that there are a myriad of issues as high density becomes rentals. Those homes become a constant state of yard sales and the element that absentee landlords and homeowners bring. High density brings a higher level of crime and an extra load on police enforcement. Ivins is growing too fast. The housing development project on 200 West and Hwy 91 for Richmond Homes now has 24 single family homes there. They are move in ready. Not a single home is occupied. Unity Village has three homes vacant for the last six months. We have supply but not enough demand. Keep Ivins special. They retired here and want to keep it special. Jeff Weda and his wife Lisa live on Peaceful Lane. He asked to deny the application, and don't ruin Ivins. It is a wonderful place. Gia Best stated that she lives on at 100 West and has for forty years. The bamboo will be gone, but she is concerned about the rentals. They have ten rentals and appreciate the City letting them put those in. Renters are a different element. They have had the cops called. We always have to ask them move their cars out of the road. A hundred homes there is dangerous. We end up with empty homes in a subdivision that is very enclosed. There is no telling what could happen. She is curious if any other subdivisions in Ivins of this size has this size of lots. She is concerned about property values and the element it will bring in will be different. They have experienced that themselves. Help keep Ivins the great place that it is to live. Sherise Hunt lives on 135 South and if they made these homes a larger size, the homes surrounding it have two car garages and still have to park on the street. We

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weave in and out of parked cars all the way to Center Street. Maybe they need to make a deal with the City for some parking on that City Park portion and make things safer. She is happy to see the bamboo go and happy to get new neighbors. Debbie Callor lives at 300 South and stated that we are in a drought. Where does the water come from? **Bryan Pack** stated that no one was on Zoom. Michelle Kayhill lives on Peaceful Lane and stated this is about the community and being respectful of the neighbors. Adam Allen didn't even know the street number. Where are the owners and why aren't they participating? Keep it Medium Density Residential. We still have four homes in Unity Village that she has not even seen anyone look at that have been built for over six months. High density brings a whole host of problems. Think this through. We show compassion for lower cost homes but Ivins has protected us from the ugliness of what high density does. Reach out to other communities. Speak with Gia Best that has lived here for forty years that has rentals. These will become rentals either on or off the books. A community can get crazy with crime when they are off the books. Approve either medium density residential or similar to Richmond American Homes. Lisa Weda lives on Peaceful Lane and asked the Commission to put this application aside and not accept an approval for a period of time. Where are the people coming from to buy these homes? There are a lot of homes being built. Deny it now and bring it back when the housing situation gets better. Hearing no further comments, Chair Pam Gardiol closed the Public Hearing.

B. Discuss and consider recommendation of a Concurrent Land Use Amendment from MDR (Medium-Density Residential) and Neighborhood Commercial to HDR (High-Density Residential) and a Zone Amendment from RA-1 (Residential Agriculture, minimum lot size 1 acre) to R-1-5 (Residential Single-Family, minimum lot size 5,000 square feet). Located at approximately 290 South 100 West. Carrol Winsor and Donald Alva Best Family Protective Trust. Sherrie Jean Best Jones-Successor Trustee-Owner. The Lofts Development, LLC-Applicant.

Chair Pam Gardiol stated that the Commission read the letters and she cited listening to the citizens. If you recall, we recently had a concerted effort regarding the General Plan to give the community a voice. The General Plan was with the Commission for two years of review before going to City Council and it was a significant investment. It is the guide for how we develop as a City. She reviewed the General Plan and in it, we need to be aware of the following seven items as we make our decision: Whatever the growth patterns, they need to benefit the City. Protect the vistas that compliment our community culture. Be good stewards of the land. Provide opportunities for future generations to live here. We are visitors on this land, and one day we will be gone and others will take our place. Ensure the distribution of densities across Ivins to foster balanced growth and promote a system of open spaces within neighborhoods and help connect residents with each other and with the natural environment. Encourage a cross section of economic and family situations for community inclusivity. Design a community that encourages organic connection, cluster developments to create opportunities for residents to interact within and outside of the neighborhood. In 1900 the State of Utah began marketing Washington County.

We have been discovered. They are coming. Utah is a private property rights State which means each of us have the right to put on our land what they want within the laws and ordinances of the City, the County and the State. To reject that is a taking, and illegal. **Commissioner Doug Clifford** stated that we have an affordable housing crisis and it is a tremendous challenge for communities. We do need to address the fact that we have zero affordable housing in the community and there is tremendous pressure to create it within our community. It is great that you are all here, but your families can't live here. They can't live in Washington County. It is a tremendous problem. We need to look at how we are going to grow over time. There are people that work here in our community that can't afford to live here. People that have family in the veteran's home can't afford to live here. The Governor is pushing hard for cities to find ways to be inclusive and find a broader mix of housing. We need to find ways of developing higher density that doesn't look high density and are attractive, but in a smaller footprint of space. He is torn. It is a problem. What we try to find is situations when we have a large enough block of property that could have a higher density and not impact everything around it. As a larger area this could have a higher density and be self-contained in some way. **Chair Pam Gardiol** stated that the State has mandated that populations over 5,000 residents show substantive proof of how we are providing attainable housing within that community. We are trying to balance that. We need to invest in future generations that do not have the opportunity for real estate investments to create wealth as we all have. **Commissioner Perry Brown** stated that on this particular plan, with the exception of a couple small areas nearby it is all medium density housing on the land use, which was done with a lot of forethought to keep it compatible with other neighbors and the park itself. To the south and east, there are much larger areas that are on the land use plan as high density. The City has carefully plotted the land use plan map various parts of the City that could be high density and this is not one of those. In a development just west of Black Desert Resort, their proposed design has a considerable number of very small lots on the SITLA land. Those areas are places we can consider. **Commissioner Dave Robinson** stated we have high density property catercorner, and Unity Park is a PUD which is not medium density because of what a PUD allows. It is higher-density itself. We have spent hours upon hours to meet the State's mandate and he would much rather see homes than condos. There is a comment that triggers him, when people say they moved here because they wanted this area and now they don't want anyone else here. He has been here thirty years which was all small land. It was farmland and a trailer park. This City has grown from that with developments that have been done well allowing us all to live here. He lived in a starter home 900 ft and has grown into bigger homes. He lives a few blocks from this development. He is also affected. He understands the parking but if the land gets developed, the road gets developed with sidewalk, curb and gutter, paved roads and designated areas on two sides of that property, which makes a lot more sense that what is there right now. He has grandchildren and his kids can't afford to live here. We need to do something for our community, for our kids. **Commissioner Brandon Weight** stated that this body is required to recommend or deny based on facts. We have to separate feelings from the facts. The hard part of public hearings is there is a lot of feelings. Crime will go up, there is no proof of

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that. Homes will be dirty rentals. We don't know that. It is hard to absorb the information and produce a decision based on those comments. The City has ordinances that provides safety, curb gutter, sidewalks. Those are facts. He has a hard time not recommending approval because the fact is we should be in favor of the change. There is no proof to the contrary. **Chair Pam Gardiol** stated regarding the investment for future generations, we have a responsibility as we were fortunate enough to have the advantage of gaining property and growing in our income and lifestyle. Society has become more and more polarized and unable to listen to those that think differently than we do. For half a century, she lived in a home from 1910 and all homes on that street had giant front porches and there was a sense of a connection. Now we live behind walls and have lost the ability to interact with those who are not like us. A system is a collection of interdependent parts. Nobody does it alone. We are mandated by the State to create attainable housing and we want more connection within the community. This property is across the street from a park and catercorner from other high density and aligns with the elements of the General Plan as part of the findings and it makes sense. This is a place to put a high density use in the City. **Commissioner Dave Robinson** stated regarding water it is one hundred percent out of our hands. if the District tells them they have the water, we cannot deny that for them. The District has told them they can have that water. The other question was regarding traffic and movement. 200 West is a minor collection and 400 South is a major collector and they won't front either of those streets. There are larger traffic flows. **Commissioner Brandon Weight** stated those collector designations also have design guidelines associated with them as far as capacity. They have requirements to meet associated with that. They can't front these buildings to these roads. **Rob Dalley** stated high density can vary depending on what size zone the Commission recommends. HB 462 started in 2022 about attainable housing. We are mandated by the State to implement these types of units. **Commissioner Doug Clifford** stated that the Governor is trying to help us. We need variation for the community. We need to be more than just older, wealthy people. We can do an average density number and this screams as a planned development. Every exterior road is a collector. **Chair Pam Gardiol** stated it can't be part of the discussion. **Commissioner Doug Clifford** stated that this community will not have front yards anywhere on those streets. It will be an enclosed area for them to have some ingenuity building inside. We can't as a Planning Commission force them to solve the problems of the Park. Those need to be solved with the Park. That would be a total taking of the property. **Rob Dalley** stated he would have to speak with the Parks Department. We have an ordinance in place for 25 feet maximum building height, and it is pretty tough to do a two-story home. That alleviates that concern. **Bryan Pack** stated as the Commission makes their motion, please state your reasoning.

MOTION: Commissioner Dave Robinson moved to approve recommendation of a Concurrent Land Use Amendment from MDR (Medium-Density Residential) and Neighborhood Commercial to HDR (High-Density Residential) and a Zone Amendment from RA-1 (Residential Agriculture, minimum lot size 1 acre) to R-1-5 (Residential Single-Family, minimum lot size 5,000 square feet). Located at approximately 290 South 100 West. Carrol Winsor and Donald Alva Best Family Protective Trust. Sherrie Jean Best Jones-

Successor Trustee-Owner. The Lofts Development, LLC-Applicant, based on State requirements and the adjacent properties, the need and community growth. Motion passed by split vote.
SECOND: Commissioner Brandon Weight

VOTE: The motion carried.

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

4) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider Home Occupation Regulations.

Chair Pam Gardiol stated that the Commissioners were to bring feedback for this Ordinance. She learned that there is consideration to table this until the new City Manager is hired. **Commissioner Dave Robinson** stated that he has made his comments and will send them to Sharon Allen. **Commissioner Perry Brown** stated this will go through several iterations and will not be the finished product. **Commissioner Doug Clifford** stated they need to get best practices from other communities as well. **Rob Dalley** stated that Councilmember Sharon Barton has done a lot of research and used other cities to create this draft. **Commissioner Dave Robinson** stated that some of the research may be biased because she wants this passed. **Chair Pam Gardiol** stated all research is biased so that is why it is important for the masses to research as well.

MOTION: Commissioner Dave Robinson moved to table Discuss and consider Home Occupation Regulations.
SECOND: Commissioner Doug Clifford

VOTE: The motion carried unanimously.

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

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B. Discuss and consider Planning Commission Site Visits to be added to Subdivision Applications.

Chair Pam Gardiol stated that she talked to cities across the State and some had them until covid and there is still an expectation that Commissioner's go to the site individually. Every city she spoke with said the quality of the discussion at the Commission is hampered without a site visit, and in making decisions. The catalyst for this discussion was the Commission and Council did a site visit for a petitioner recently. Either we consistently do or do not do site visits for developers, so that there is not the appearance of bias. **Sharon Allen** stated they are by request, by the petitioner. **Chair Pam Gardiol** stated that she is posing that our due diligence is that we do them for all and be more informed. She spent years doing site visits in another city, so she knows the value of them. **Commissioner Brandon Weight** stated that he likes data to drive his decision and there is never a lot of information. There is just a map. He thinks site visits are perfect to collect data. He doesn't want to dictate that we need to do them together, but if they are required we need to remember that we are voluntarily doing this job and make accommodations for that. **Bryan Pack** stated a subdivision application is a mandate to approve if it meets code and would have less information, rather than a Conditional Use Permit where they give you a detailed description and idea of what they are putting in. A zone change would be a lot of discussion based on the map, and what the land use and adjoining property is and a site visit would be less impactful. On home occupation businesses, maybe you could see their use as an example. **Chair Pam Gardiol** stated that maybe a site visit is not a standard, but depends on what is on the agenda. **Bryan Pack** stated to consider they have different values. **Commissioner Dave Robinson** stated that he gets nervous about the appearance of all of us being together and not in a meeting and not talking about what is on the agenda. **Bryan Pack** stated we meet here, open the meeting and travel in open meeting forum to the site. It doesn't have to be recorded by State Code but you can't make any decisions while there. Now perception may be different. **Commissioner Perry Brown** stated that he likes the idea of a group site visit, but our meeting at 5:30 pm prohibits that. We are stuck because of our structure. **Chair Pam Gardiol** stated we have the ability to change the time that the Commission meeting begins. **Bryan Pack** stated that he needs to look if the time of the meeting is in Ordinance. **Commissioner Doug Clifford** stated to formalize it is overkill. The concept of site visits could be a check box rather than make it a general rule. **Commissioner Brandon Weight** stated how long does an application take to come to us? **Rob Dalley** stated it depends on TRC visits. **Commissioner Brandon Weight** stated he would like two weeks notice to go visit a site. **Sharon Allen** stated that we can post an agenda up to 24 hours before the meeting. We have due process that we have to abide by to send applications through. **Bryan Pack** stated that you want to move things through as quickly as you can, but you do have the flexibility to table an item to look at an application fully. **Commissioner Doug Clifford** stated that more data gives us better decisions. The question is which issues require more information? **Chair Pam Gardiol** stated that her concern is not to create more work for Staff or prolong an application for a month or more. **Sharon Allen** explained the publication and posting process to the Commission. **Bryan**

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Pack stated the start time is not mandated by Ordinance and could be changed. **Chair Pam Gardiol** stated we could change the meeting to six pm. **Bryan Pack** stated leave it at 5:30 pm but do any site visits first. **Commissioner Brandon Weight** stated he agrees with that or not changing it at all. He appreciates Staff and everything they do. He was just looking for more context. **Commissioner Dave Robinson** inquired could they show a concept map of what applicants may be proposing at the zone change stage? **Commissioner Pam Gardiol** stated leave the time at 5:30 pm and do a site visit first. **Bryan Pack** stated we can't force the applicant to show a concept, but we can request it. It also adds confusion to the public if the applicant doesn't later come back with what their original concept was. If he was in the shoes of the Commission, he would make the applicant decide on a site visit. If they don't request it, then we don't do them.

C. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for July 15, 2025.

MOTION: Commissioner Doug Clifford moved to approve the Ivins City Planning Commission Meeting Minutes for July 15, 2025.
SECOND: Commissioner Perry Brown

VOTE: The motion carried unanimously.

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

5) REPORTS

A. Planning Commission Members

B. Chair

Chair Pam Gardiol made the Commission aware of the ULCT annual meeting in Salt Lake City October 1st and 2nd. It is valuable information to attend. The City pays for their registration.

C. Building and Zoning Administrator, Rob Dalley

D. City Attorney, Bryan Pack

E. Items to be placed on future agendas.

6) ADJOURNMENT

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MOTION: Commissioner Perry Brown moved to approve ADJOURNMENT

SECOND: Commissioner Dave Robinson

VOTE: The motion carried unanimously.

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

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