IVINS CITY
PLANNING COMMISSION
MINUTES
September 2, 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 Doug Clifford, Commissioner Dave Robinson, Commissioner Perry Brown, and Commissioner Brandon Weight.

Staff Attending: Bryan Pack-City Attorney, Rob Dalley-Building and Zoning Administrator and Sharon Allen-Deputy City Recorder.
Audience Attending: Stacy Young, Benjamin Young, Logan Blake, Kaitlynn Kraus and Jared Taylor.

A. Acknowledgement of Quorum

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-None.

A. Discuss and consider approval of Chinle Cliffs Preliminary Plan, located at approximately 700 South Mojave Way, South of Kwavasa Drive. Quality Development, LLC Owner/Applicant.

Stacy Young stated that they are formalizing this project that is a long time in the making, almost 20 years ago. It was subject to a settlement agreement that put into place the preliminary plan that you see here. They are resuscitating that project. It averages about one lot per acre along that ridgeline. **Rob Dalley** stated that Chinle Cliffs has been approved by a settlement agreement in August 2006. The land use map that is shown on the website reflects what was changed in 2006. It should be RE-15 with a Planned Development overlay. **Commissioner Doug Clifford** stated that he thought that we did not have that zone anymore. **Rob Dalley** stated this is the zone from 20 years ago. It is part of the settlement agreement. **Bryan Pack** stated there are several areas in town still showing a Planned Development overlay. It is an available zone, but no one asks for it. **Chair Pam Gardiol** stated that this materially conforms to the Ivins City code. Can you explain what that means? **Rob Dalley** stated it materially fits our zone and works well. The settlement agreement also warrants an approval. **Bryan Pack** stated that in order to deny this, the Commission would have to identify a particular component that did not conform. Staff is not

aware of anything that is contrary to both the code or the settlement agreement. **Chair Pam Gardiol** stated the settlement agreement carries over from 2006. There is some aspect of our code that states after a year, a Preliminary Plan needs reviewed. **Bryan Pack** stated this was a settlement agreement about zoning and density, and the use and is not subject to that deadline. **Chair Pam Gardiol** stated that the staff report mentions the proposed preliminary plan aligns with City goals by its development potential and existing development rights under the current land use ordinance. It also states that the Ivins City General Plan supports neighborhoods that provide a variety of housing options designed to meet the financial and aesthetic needs of a broad range of residences. Is there a reason why you included that sentence? **Rob Dalley** stated that we are just trying to give you more information. Everything he wrote in that report, he had help gathering. This development aligns with that, but will not be attainable housing.

MOTION: Commissioner Perry Brown moved to approve Chinle Cliffs Preliminary Plan, located at approximately 700 South Mojave Way, South of Kwavasa Drive. Quality Development, LLC Owner/Applicant. Unanimous.
SECOND: Commissioner Dave Robinson

VOTE: The motion carried unanimously.

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

B. **Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for August 5, 2025.**

MOTION: Commissioner Dave Robinson moved to approve the Ivins City Planning Commission Meeting Minutes for August 5, 2025. Unanimous.
SECOND: Commissioner Perry Brown

VOTE: The motion carried unanimously.

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

Commissioner Brandon Weight	AYE

5) REPORTS

A. Planning Commission Members

Commissioner Dave Robinson stated that he has business license information almost together to present to the Commission.

B. Chair

Chair Pam Gardiol stated that we had a split vote recently but she wanted to share her voting rationale on the Best rezone property. The plan was discussed and there will be some edits to what that plan will look like at City Council. **Rob Dalley** stated it was a split vote with the Planning Commission and was tabled at City Council. It went back to TRC today and there were still concerns on how the development agreement looks, so we will get that resolved before it goes back to City Council. **Commissioner Dave Robinson** stated that we were getting down to brass tacks on affordable housing with their plan. Are we now putting guidelines and ridiculous restrictions that will raise the cost of housing? **Bryan Pack** stated we are straying away from the meeting agenda. **Chair Pam Gardiol** stated she brought it up for transparency because she was speaking as a citizen when she made her comments. The General Plan supports neighborhoods to provide for a variety of housing. She suggests we agendize this for next meeting as a discussion regarding the City's process of supporting attainable housing.

C. Building and Zoning Administrator, Rob Dalley

D. City Attorney, Bryan Pack

E. Items to be placed on future agendas.

6) ADJOURNMENT

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

VOTE: The motion carried unanimously.

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