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

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: Chuck Gillette-City Manager, Bryan Pack-City Attorney, Rob Dalley-Building and Zoning Administrator and Sharon Allen-Deputy City Recorder.
Audience Attending: Koko Head, Graham Larson, Kory Jardine, Eric and Lynn Savage, Ronielle Howard, Kaitlynn Kraus, 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

2) REPORTS, PRESENTATIONS AND APPOINTMENTS-None.

3) PUBLIC HEARING AND ACTION ITEMS-

A. Public Hearing regarding an Amendment to Ordinance Regarding Commercial Site Plan Requirements to Include Bike Racks.

Rob Dalley stated that this is an item that we have been tasked with adding into our General Plan. We have been directed by our Council and City Manager to do some of our easy wins and this is a good one. **Commissioner Dave Robinson** stated that this says it will be for new and existing businesses. **Chuck Gillette** stated that this bullet point is referencing the General Plan. This is the code recommendation. We can't make someone add it after the fact. If they come in for a new permit, we make it clear that it needs to be modified and may apply to tenant improvements. **Bryan Pack** stated it would require a new application, or an expansion of the Conditional Use Permit. There is no trigger mechanism for enforcing this until a new application comes in. **Commissioner Dave Robertson** stated that should be addressed in the body of the requirements. If that can be imposed upon a renter into an existing building, that could make them have to pay for that. **Chuck Gillette** stated that the Commission can recommend to Council whether you think it should be for both new development sites and tenant improvements. This

text came right out of the General Plan. **Commissioner Dave Robinson** stated it appears confusing to stipulate new and existing but in the actual body there is nothing about that. It is in the General Plan but nothing in the body of the document that addresses it. **Commissioner Brandon Weight** stated that he would say "new and renovated commercial developments" and he doesn't see a problem requiring renovated commercial properties to be required to put in the bike racks. **Commissioner Dave Robinson** stated as long as it is up front. This doesn't specify that and leaves it open for interpretation. **Chair Pam Gardiol** opened the Public Hearing. Hearing no comments in the audience or via Zoom, she closed the Public Hearing.

B. Discuss and consider recommendation of an Amendment to Ordinance Regarding Commercial Site Plan Requirements to Include Bike Racks.

Commissioner Dave Robinson stated he would like to add that language in for new and existing properties to clarify that purpose. Other than that he has no other comments. **Commissioner Doug Clifford** stated he would take that line out completely. In the end it just causes confusion. **Chuck Gillette** stated that if you recommend to approve this, it stays in the General Plan. We are adding Paragraph 9. **Commissioner Dave Robinson** stated add "all new and renovated commercial developments." **Rob Dalley** stated any new and tenant improvements would cover it. What is the threshold? Electrical, mechanical, plumbing? What is the trigger to require it? If they need a bathroom added, do we make them do the bike rack now? **Chair Pam Gardiol** inquired what is the intent for the city? Are we saying that whenever there is an improvement that triggers this. That would seem consistent. What is the criteria? **Commissioner Brandon Weight** stated this is not that crazy expensive. It is seven bikes.

MOTION: Commissioner Perry Brown moved to approve recommendation of an Amendment to Ordinance Regarding Commercial Site Plan Requirements to Include Bike Racks, adding the language for all new construction and tenant improvements. Roll Call 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

4) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider approval of Arava Phase 2 Preliminary Plan, located at approximately 150 North and 500 East. Kamas-Outback-LLC-Owner. Ricardo Del Rio-Applicant

Ronielle Howard is here representing Rosenberg and Associates regarding the Arava Phase 2. This completes that neighborhood. **Chair Pam Gardiol** inquired if this development has any significant amounts of cement, or any flags or engineering outside of alignment of the ordinances or the General Plan? **Commissioner Dave Robinson** stated that he did not see anything that stands out against this. **Commissioner Brandon Weight** stated the minimum lot size is larger, so there is going to be open space and landscaping. **Chair Pam Gardiol** stated she is referring back to the work session with Council and Chuck Gillette's list of concerns and views, and one was the General Plan's use of clustering and open space. Those things will be respected and incorporated in this development? **Rob Dalley** stated yes.

MOTION: Commissioner Dave Robinson moved to approve A. Discuss and consider approval of Arava Phase 2 Preliminary Plan, located at approximately 150 North and 500 East. Kamas-Outback-LLC-Owner. Ricardo Del Rio-Applicant as it meets General Plan and our City requirements. Roll Call Unanimous.
SECOND: Commissioner Brandon Weight

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 Lighting Ordinance regarding Sports Facilities.

Rob Dalley stated that this application is for the City and came about because Marc Christensen wants to put lights in for Unity Skate Park and Black Desert Resort has a similar need for their pickleball court. The redline version the Commission has been given is what we are hoping to discuss. **Commissioner Perry Brown** stated that Item C says lamps over 5000 kelvin should be used only for professional and/or TV broadcast tournaments. How far over 5000 kelvin? **Rob Dalley** stated that 5700 kelvin would be the maximum. With all the engineering we have looked at, none went over 5000 kelvin. Unity Park is even less than 5000 kelvin. IES reports state that if it is filmed or televised, it is too bright and reflects back. And the Park's design is even lower. **Commissioner Brandon Weight** stated most football stadiums are between 4-6000 kelvin and that are pro-level football fields. **Rob Dalley** stated this is what will be out there. It is

fully shielded and shines down. They have to give us an IES report and a design to see where every ounce of light ends up. Marc Christensen's design will be similar because it has neighbors all the way around. There is a maximum height they can't go over. **Chair Pam Gardiol** stated that shall not be visible from any residential property. How is that possible? **Rob Dalley** stated the beauty of these lights is they minimize bleed. **Commissioner Dave Robinson** stated but the wording is off. It will be visible. **Rob Dalley** stated Exhibit B is not the wording. That is not going in our code. This is just exhibits to show you how far the technology has come. It's amazing. **Chair Pam Gardiol** stated that on Exhibit A it says luminous elements. Is that the bulb? **Commissioner Brandon Weight** stated yes. The fixture is different. **Chair Pam Gardiol** stated 18C says "All sports lighting facilities shall utilize lamps with a correlated color temperature" then later it says "should." Which is it? Change to "shall" and fix the "height" spelling. 18D "shall be turned off within 30 minutes of completion of the last game, practice or event. In no case shall recreational lighting occur after 11:00 pm, except to include a specific sporting event." We need to be consistent. **Rob Dalley** stated if there is a game in progress, that statement means they are allowed to finish. **Chair Pam Gardiol** stated her bias is that if it says "in no case" then it should stay that way, otherwise the exception becomes the rule. **Commissioner Brandon Weight** stated that BYU games start at 10:15 pm so games get over well after midnight. No one agrees with just turning the lights off. **Chair Pam Gardiol** stated then take out "in no case" it should be removed. So residents have an expectation. You can see the incongruity there. **Rob Dalley** stated this is already in our Code. **Commissioner Doug Clifford** stated we could say no event scheduling past 9:30 or 10:00 pm. **Commissioner Dave Robinson** stated be careful with the language to allow those youth games. Each game goes over which makes that last game go late. That is just the way it plays out. **Commissioner Brandon Weight** stated take out "in no case" and no change to anything else. After a game there is cleanup to consider that goes over that timeframe. **Chair Pam Gardiol** stated we want to give residents some assurance of a time when these events end. We want the sports people to have a good time, but also allow people to sleep. **Commissioner Brandon Weight** recommended that recreational lighting shall not go after 11:00 pm except to conclude a sporting event that is underway. **Chuck Gillette** stated add "that is underway and has exceeded its normal duration."

C. Discuss and consider Ivins City Planning Commission Meeting Dates-- https://ivins.granicus.com/player/clip/2267?view_id=2&meta_id=204386&redirect=true

Chair Pam Gardiol transcribed the Council minutes from the attached link and read them to the Commission. Some Councilmembers found value in changing meeting days, others did not. Ultimately, Council left their meetings at the same time on Thursdays. **Rob Dalley** stated his board meeting is the second Thursday of every month. He made an eight year commitment to attend those. He is their Vice-President beginning the first of the year. **Commissioner Perry Brown** stated if we match the same day but alternate weeks, what Councilmember Sharon Gillespie likes about the current schedule, we lose that. Our Chair then has to go to a meeting every week. Councilmember Sharon Gillespie enjoys having a week off between meetings so she

can do other things. We would probably appreciate that as well. Stay where we are right now to keep Rob Dalley able to attend all our meetings. **Chuck Gillette** stated that he and Bryan Pack made the proposal because they were interested in the idea to have a meeting every Tuesday. They didn't prefer every Thursday. His personal preference now is that we not change it. Council resoundingly did not like the idea of Tuesday meetings for their meeting day. They chose to let the Planning Commission address their own preference. **Commissioner Dave Robinson** stated he would like to leave it alone. **Commissioner Brandon Weight** stated leave it alone. **Commissioner Perry Brown** agreed with that. **Chair Pam Gardiol** stated that she has profound respect for Staff. We are all here to do the peoples' business. She inquired if we are respecting processes for why each of us are here? Having a long weekend is not doing the people's business. That concerns her a great deal.

D. Discuss and consider approval of Ivins City Planning Commission Meeting Schedule FY2026.

Chair Pam Gardiol stated that Option 1 is Tuesday meeting dates and Option 2 is for Thursdays.

MOTION: Commissioner Doug Clifford moved to approve Ivins City Planning Commission Meeting Schedule FY2026. Roll Call 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

E. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for October 14, 2025.

MOTION: Commissioner Doug Clifford moved to approve the Ivins City Planning Commission Meeting Minutes for October 14, 2025.
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

B. Chair

Chair Pam Gardiol stated there is article she read in the November 14th Washington Post article about a plan to kill single family zoning in Alexandria Virginia and trying to address affordable housing which is happening across the country and the petition by citizens was denied by a Judge. Our Governor is also thinking about overriding citizens' abilities to zone their property? **Rob Dalley** stated that the Governor's intent is not to override every City but to make attainable housing for those trying to get into a home. He has an aggressive goal and he has moved the date up to 2028. We have a big work meeting coming up and there are a lot of moving parts right now and his vision is to be able to afford that first starter homes. He raised his family in 1000 square foot home. It starts with us to be flexible and cities need to be able to work with developers. He is preparing some stuff for our work meeting because we don't have anything in our Code for this. This is the time and opportunity to make things work for us. He and the Mayor have been discussing some ideas. Chair Pam Gardiol stated we need to also be flexible with our citizens and whatever we do, we create community. **Rob Dalley** stated we attended the HAC Housing Action Coalition and Washington City was recognized because their City and Cole West cut profits and rezoned an area and went through the developer and the City to make those homes attainable. It took the whole community. This is a problem nationally. He has grandkids he would love to live here. **Commissioner Brandon Weight** stated he is passionate about this because he has kids and wants them to live here and there is no way they can afford to Utah. **Bryan Pack** stated we are straying off a report towards an agenda item. This is the very topic at our work meeting that has been placed on the agenda. **Chair Pam Gardiol** inquired about the nuisance ordinance? **Rob Dalley** stated that we have a goal in nuisance that there is currently Code everywhere and we want to start cleaning this Code up for the public and make it easy to find. **Chuck Gillette** stated this will be on our next agenda and we provided you some text. Shoot us back your ideas.

C. Building and Zoning Administrator, Rob Dalley

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 Brandon Weight

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