IVINS CITY
PLANNING COMMISSION
MINUTES
December 2, 2025
435-628-0606

1) WELCOME AND CALL TO ORDER

A. Acknowledgement of Quorum

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, Don Garder, Dillon Hurt, Al Tunbridge, Stu Hand, Mark and Jeannie McDermaid, Steven Tierney, Liz Fortney, Kathy Barth, Rich Bryant, Lance Anderson, Dave and Suzy Appel, Lisa Ganz, Kaitlynn Kraus, Brayden Loosle, as well as others that did not sign in.

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 on a proposed amendment to the Lighting Ordinance regarding Sports Facilities.

Chair Pam Gardiol stated that the Parks Department is updating their lighting standards across the City. **Rob Dalley** stated that the Commission went through this last meeting and we compared the old lighting to the new fixtures. The IES report from their engineers shows how these lights shine down and are shielded. There is very limited spill. The report from the engineer, the picture attached to this agenda, shows it would be less than .01 at the Unity Skate Park. The lights don't bleed out. That is less than a footcandle. As an example, when you are in a movie theater and the lights go out, that is about a footcandle. **Chair Pam Gardiol** opened the Public Hearing. **Bryan Pack** stated no one on Zoom. Hearing no comments, **Chair Pam Gardiol** closed the Public Hearing.

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B. Discuss and consider recommendation on a proposed amendment to the Lighting Ordinance regarding Sports Facilities.

Commissioner Perry Brown stated that this is what we discussed last time and covers all the points we were concerned with. **Commissioner Doug Clifford** stated in the photos and dialogue, it doesn't talk much about pathways to and from the facility. Safety on those pathways is also important. Is there transitional lighting along the trails going in and out of that facility? **Rob Dalley** stated we have a lighting ordinance standards for the pathways. This was just for the sports courts. **Chuck Gillette** stated our ordinance covers all types of lighting, for parking and for walkways. We are only making recommendation to change the sports lighting section. We changed the color of the sports court because yellow lighting hurts their visibility to participate in sports. He thinks the ordinance covers that. **Chair Pam Gardiol** stated in the ordinance it says "recreational lighting shall end at 11:00 pm except to conclude a specific sporting event that was anticipated to end before 11:00 pm." She suggests changing "may be still underway" to "is still underway." Item F states "The height of sports lighting poles shall be determined and recommended by a qualified lighting professional that adheres to the current IES standards." She doesn't know if it is the lighting professional or the pole that needs to adhere to current IES standards. It is not clear. **Commissioner Perry Brown** stated he would suggest we change it to "and adheres to current IES standards" and remove "that." **Commissioner Brandon Weight** inquired if this sports facility lighting ordinance is also for residential? **Rob Dalley** stated this doesn't address that here. **Bryan Pack** stated this is Section 18. The next Section 19 beyond this, is for residential. There is no problem and it is very clear in the ordinance to interpret.

MOTION: Commissioner Perry Brown moved to approve recommendation on a proposed amendment to the Lighting Ordinance regarding Sports Facilities, as amended. 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

C. Public Hearing on a proposed Class V Conditional Use Permit Application for Mojave Village. Located at approximately Fitness Way and Guy Lane. AnA Enterprises, LLC-Owner. Lance Adnerson-Applicant.

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Chair Pam Gardiol stated that the purpose of this discussion item is to determine if the development aligns with the City's plan, has any adverse conditions, and if it is in compliance with the Conditional Use standards. This is currently zoned Resort Commercial which does not have necessary requirements for such a development. The application is for 160 units that have overnight tenants and design elements to integrate with the surrounding area. Lance Anderson stated that we will talk about the Conditional Use Permit and then the Preliminary Plan. About three years ago he brought in a preliminary plan for 95 condo units and bigger pads. That totals about 285 units at about 35 feet tall. Since then, D.R. Horton has put forth an offer, and they like 25 feet townhome units. So on the outer edge there are 68 units that are 25 feet high and 35 feet high on the inside. The last plan they were all 35 feet. He took advice to make it open to the street, and since then we have discussed the eight acre Park on the east side of the facility. Someone thought Chinle Park might be a good name. Council will decide that. It may be 25 feet throughout, but can be up to 35 feet. We are trying to create lower massing and less traffic. He zoned this all before Mojave Flats and Mesa Mesa so people would know what type of community was going in there. The houses that border Guy Lane will be within 1-3 feet difference as these units and Sage Villas will be about 2-3 feet higher than Fitness Way will be. The Resort Commercial zone has not been clarified as a zone very well. There will be four dumpster bins dumped twice a week. Fire would not be able to get in with trash cans up and down the street. The way the roads are designed and with the type of soils we have up there, drainage is an important issue. The roads will have four foot sidewalks on both sides, 9.6 foot lanes and a two foot valley gutter in the middle and every lot will have roof drains that go to that drainage pipe. That is important with the issues we have had with the lots up there to keep water off those properties. He showed the proposed D.R. Horton six-plex design and their floorplan. They are a flat roof design and will be a darker color than what is in Long Valley to match the design guidelines. This is in Resort Commercial, so these may be around $425k and will be in a rental pool but they can be lived in full-time. It gives people options. There is a buy-down on the interest rate right now at 3.5%. This will be good for Ivins and for the market. It ebbs and flows. With the Resort Commercial there is no park impact fees. In the Conditional Use Permit it states they would allocate the same rate as the park impact fee, which is $5224 to put towards the park. That's about $835k towards the park. We could have a really nice park there. That would be the amenities. If the Commission didn't agree with that, then we would have to take out a few units and put amenities inside the development but that would be doing ourselves a disservice. By agreement, he will finish Fitness Way and help withe the park road. Resort Commercial doesn't define a way to book houses, but Resort Mixed Use does. There are two options for onsite or off-site property management to book those rentals and within twenty minutes they need to be present if there is an issue on-site. Brayden Loosle stated that D.R. Horton is the largest builder in the nation and they like to keep costs low and attainable for home buyers. Their market is first time buyers and snow birders. They keep costs low by having multiple property management companies. The homebuyer has to pick one of three pre-approved property management companies. This stops the monopoly of one property management company raising costs. We

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prefer not to have an on-site management company. This community design does not have amenities on-site. The check in process is on their phones. We don't know exactly how many people would rent thee out or live in them. It is unwise to put on property management on site and would raise costs for all homeowners. Lance Anderson stated in a motel you check in and get your room. Today you get a code and log in or scan and they don't even see you. He is trying to keep costs reasonable to encourage long-term living. We will see ebb and flows, but hopefully more individuals than renters buying these homes. When a homeowner has that option they can rent a room out and not break any rules from the City. **Commissioner Perry Brown** inquired if every unit will be individually owned? Lance Anderson stated yes. But if someone wanted to buy them all, they could. **Bryan Pack** inquired if pads and units are interchangeable here? Lance Anderson stated yes. These will be owned just like a regular townhome. **Chair Pam Gardiol** stated she has been to the Long Valley development and was impressed with that area, but one thing that concerns her is the intensity of this development. She wants to mitigate only seeing cement, the feeling of living on concrete. Brayden Loosle stated that this will be very similar to Long Valley. Lance Anderson stated in-between units is a green space of 20 feet and backyards are 7 feet to 10 feet. We tried to accomplish that open space, and the lower height is a big deal. **Chair Pam Gardiol** opened the Public Hearing. Lynn Savage stated she lives on Fitness Way, can see this development from her driveway and will be directly affected by this proposed nightly rental property. Her concern is parking. When renters arrive with trailers, RVs and boats. The streets are not wide enough to park. In Arcadia they faced a similar issue and the property owner had to create a separate lot for parking for safety and accessibility. There is no overflow parking and we are concerned they will park on Fitness Way. How do you prevent that and how will parking rules be enforced? The elevation on this acreage has been built up so drainage will be an issue. Nicole Briggs stated she lives in Palo Verde Way, directly adjacent to this proposed development and it will severely impact several of us homeowners that already face severe drainage issues. We see water underground at our development. Her property is in litigation for settling. Her biggest concern is the soil and stability and the risks. This Conditional Use Permit states that the project must mitigate upstream drainage impacts and may require improvements to adjacent landowners. The drainage failures and structural defect issues are a huge cause of damage down the road. What will another 160 units do to the drainage system? It may worsen those issues by not updating the geological technical reports. Clearly those reports didn't work or we wouldn't all have structural failures. This increased density in our infrastructure also creates an increase in the load and strain, from 96 to 160 units, to our stormwater drains and traffic flow, to our utilities an surrounding soils. She is concerned with the removal of on-site property management company. It is dark and quiet after 9 pm here to keep the noise down. Throw in 160 units that have capability of nightly rentals into the mix. Height, privacy and light impact. She is always worried about light pollution. 35 feet high is quite high. That is no longer going to be downlit lighting. This will cause a lot of light pollution in our area. The Conditional Use Permit acknowledges a potential shortage of culinary and secondary water. A high occupancy resort project consumes significantly more water than residential use. She

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strongly urges the Commission to consider their geotechnical report requirements. This will be a huge issue moving forward. Lisa Ganz stated she lives on Bickmore. There is confusion in the documents provided in what we are calling this. The staff reports identifies at a motel and the narrative written by the applicant termed it as a Resort Commercial townhome development and the list of conditions on the Conditional Use Permit refers to this as resort hotel units with the expectation of overnight rentals, and built as townhomes. It feels like they thought let's throw in the term townhomes to soften the short-term rentals. It's a little bait and switch. Are we talking about one hundred percent short-term rentals? Townhomes are a different animal. She would like it clarified if it is a townhome development acting as a hotel/motel or a hotel/motel development acting as a townhome? Reviewing the Table of Uses is pretty explicit in what Resort Commercial allows for referring to a hotel/motel. They don't allow for long-term accommodations, only temporary or overnight. She is confused to how they can be sold as rental units if they are only temporary or overnight accommodations? If it is being labeled as a dwelling unit, or a townhome, that requires a Mixed-Use overlay, which is not allowed either. She needs them to clarify that. The Resort Commercial zone was previously approved so we have to deal with that, but what is questionable is the increase in the number of units and going from 96 units to 160. Why would we want that? She listened to the 2/16/23 minutes when this was approved and Mayor Hart says in that meting that short-term rentals have exceeded the demand here. We are moving in the wrong direction. We don't need more short-term rental units. Payment for the park-in-lieu of amenities makes no sense to me. How does that benefit the City or its residents? Why bend the rules to provide their amenities? Since we are stuck with Resort Commercial we should minimize impact, follow the code and provide their amenities on their own and discuss them providing more open space. Conditional Use Permit is a legislative issue that would next go to the City Council. The Preliminary Plan is an administrative issue. The Conditional Use Permit is contingent on the Preliminary Plan, but what happens if the Commission approves the Preliminary Plan and the the Council decides against the Conditional Use Permit? It doesn't make sense doing it in this order. The Preliminary Plan approval is very contingent on what gets decided by City Council. We don't need more part-time homeowners, and she is opposed to no on-site property management. Mark McDermaid lives on Fitness Way and this development will be shoved right down our throats twenty feet away. This is way high density. Up to 160 and Guy and Fitness are two very narrow small streets and at night time, Guy Lane fills up with existing parking and would be a fire truck and ambulance hazard. There is no place for ATVs, boats or trailers. It is not a good fit for the neighborhood. It is a residential area and it was quiet. When you gave Conditional Use Permit to Hidden Springs he understood that, because it exits off Hwy 91 and didn't go through existing neighborhoods. We won't even get into the soils issues. Stu Handy stated he lives on Ocotillo Way and his biggest concern is where is the water? 160 units need water. We have poor water pressure in our houses already. There is no Lake Powell pipeline. It is an issue. Richard Bryant stated he lives on Wisteria Court and his biggest concern is the lack of on-site amenities and the park-in-lieu of payment. This shifts the burden to the City to maintain amenities and increases visitation to the park if this density is approved. That is not

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an in-kind compensation. It is a phased development and if the phases aren't completed they will only be paid as the units are developed. There should be on-site amenities. Al Tunbridge lives on Wild Indigo Way and his concern is about Ivins City Code. He was told Ivins was the best place to live because it cared about what the City looked like. In the last month he has seen two different developments that look like trailer parks they are so tight and so dense. He wouldn't have moved here. All he has seen is cramming so much density in so little space, not to mention the water issues. Planning Commission and City Council need to stick with Ivins City codes and responsibilities and not have developers negotiate those codes. Suzy Appel lives off 200 West and Hwy 91 She read the Conditional Use Permit overview for Ivins which allows certain land uses not automatically permitted in the zoning district provided they meet specific performance standards and conditions to minimize negative impacts on surrounding properties like public health, safety and welfare. This is Ivins City Code Title 16. Chapter 6. The Conditional Use Permit process involves an application reviewed by City staff, a public hearing before the Planning Commission, and final approval by the City Council, focusing on facts like traffic, noise, parking and compatibility with the General Plan. Ivins clarifies Conditional Use Permits into five levels based on scale, potential impact, and complexity of the proposed use and streamlines review. Higher impacts require more scrutiny. This is Ivins City Code Title 16 Chapter 21. Class V is the most intensive category and are for large scale, higher impact developments that could significantly affect infrastructure, traffic or environment of community character and requires full review by City Council after Planning Commission recommendation, and often include traffic studies and public input regarding any adverse effects. Ivins City General Plan Page 4 Item #2 talks about water being in limited supply. Most of our water to support us all beyond today will come from the Washington County Water Conservation District and reuse system. Page 6 of the General Plan talks about the Ivins City vision. One of our goals is to retain the cherished attributes for future generations by protecting our red mountain vistas, expansive lava beds and other sensitive lands and the night sky, to maintain a general sense of peacefulness, security and belonging that fosters neighborliness and community involvement by providing effective public safety services. Preserve our rural flavor by the conservation of open space and agricultural pockets. Effective conservation policies and programs. Values outlined in the vision statement are not to be overlooked even when market forces or other development pressures are applied. Staying true to these values is the only way to preserve the City's natural environment and desirable lifestyle and preserving the character of the community and residents quality of life is greater than the value of any future development that would attempt to ignore them. That is Page 7 of the General Plan. If he gets the Conditional Use Permit tonight and D.R. Horton does not purchase the property, then what? This is premature and could look totally different that what is approved, and we need to consider that. She is all about finding affordable housing in our community, but someone could purchase every unit and make them vacation rentals and not be bought by homeowners. Nicole Briggs stated that her husband is a police officer and he was a Sergeant here for Ivins City. Ask him what the increased crime level is like after they did high-density in Washington City. Don Horter lives on Fitness Way and stated that

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Mojave Mesa has developed a bad reputation of defects, because of soils and settling problems. It is difficult to sell a home there. We are talking about expanding from this particular developer and expecting a good outcome. We have problems with realtors even wanting to take on these homes. This will not be a favorable outcome and it doesn't look like you care about the people who have invested here. Dave Appel lives off 200 West and Hwy 91 and he is home a lot and he notices about what happens on the Highway. He has two driveways on five acres and there are days he can't get out onto 200 West. Going through Azalea there are times he can't get through because of the parking. He had to stop at Fitness Way to allow another truck to come through because the streets are too small. He had to do extra work on his property for firetruck access. Boats, trucks, and trailers will cause a real mess if there is a fire in there. The traffic on that corner is getting really busy. There is just not enough room. He has no problem with people making money on their property. He has a problem with the overburden on infrastructure. When the soccer players come down and the fields fill up and they throw out all their garbage and he gets to clean that up, he realized this is all too much. He is concerned. **Bryan Pack** stated no one on Zoom. Hearing no other comments, **Chair Pam Gardiol** closed the Public Hearing.

D. Discuss and consider recommendation on a proposed Class V Conditional Use Permit Application for Mojave Village. Located at approximately Fitness Way and Guy Lane. AnA Enterprises, LLC-Owner. Lance Adnerson-Applicant

Commissioner Brandon Weight stated on the payment for the park is that consistent with the Impact Fees Act of Utah? **Bryan Pack** stated it is not an impact fee. It is in lieu of a project amenity. Impact fees address system wide facilities. This would replace what would otherwise be required as a project improvement. Those are not considered impact fees in the code. Now there is an argument to be made that this type of project could potentially have some impact fees, but as drafted-this is not an impact fee. **Commissioner Brandon Weight** stated that it sounds like this money is voluntary. He thinks the verbiage should be changed to state that it is voluntary. **Bryan Pack** stated it is negotiated. There is language in there describing this as payment-in-lieu of an impact fee. You may be looking at the narrative by the applicant, but that is not the governing document. That would be the list of conditions that was also provided. **Chuck Gillette** stated they are proposing a project that lacks amenities and are offering this as a way to make the project more palatable to the Planning Commission and City Council. It is entirely up to you if you feel this is a satisfactory way to make this a reasonable condition. Rather than do $800k to do the park, we could ask them to do the amenities. **Commissioner Brandon Weight** inquired why not just do a zone change for short-term rentals? Lance Anderson stated that it says condo-unit-style. That is the narrative. It is still a condominium-style motel space. Resort Commercial zone is not really defined. Amenities in that zone have been left open and has never been applied yet. The Washington County Water Conservancy District has stated that HOA's need to quit building pools and build them for the community. If no one wants the park, he is fine with it. He is not trying to hide anything. Every person who stood before the Commission didn't have a home until he built their subdivision. **Chair Pam Gardiol** stated she

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respects his opinion, as well as the citizens and we all only know what we know. She assumes good intent by everyone in this room tonight. **Commissioner Brandon Weight** stated he poked the bear to make it fully transparent on the allocation of that money, because there was insinuation from public comment that it was a bribe. He personally did not like that and wanted to ask the question and filter that out. Now it is fully transparent what that money is intended for, or how we can make adjustments to it, as Chuck Gillette described. Why did you stick with Resort Commercial rather than change to do short-term rentals? This is a mixed-use idea. Lance Anderson stated that the intent ten years ago is that everyone can be part of a rental pool but that did not mean they had to rent it out. In the Resort Commercial zone you don't need to do short-term rentals. It is already there and applicable in the code. We have done drainage and traffic studies. Two people have tested the dirt. There is a perception that the dirt work was bad. There is a problem with walls and drainage out there and has nothing to do with anything he has done. The wash is plenty big based on all the studies that have been done. **Commissioner Dave Robinson** stated that is on the geotech testing people. It is a sad situation. They certified it. You do it to the geotech certification and rely on those professionals. He is not taking sides, but just explaining the situation. **Chuck Gillette** stated we don't have a full geotech report, just a letter. Lance Anderson stated he has a preliminary study, and when he does the project, so far he has four final reports. They test as we go along and then the other company checks it. **Commissioner Dave Robinson** stated that the original 95 were dual units so that is really 190 units. Lance Anderson stated no that is not correct. It was three-story high condos, so 285 units. We are actually reducing the number of units, in his opinion. **Commissioner Perry Brown** inquired if there is any way to restrict this from being all rental units being bought by one company? Lance Anderson stated this is the intent of a commercial site. It was zoned this way before any of these people came here. It has been zoned this way for seven years now. He has five other acres to do condos or attainable housing. He chose this area because there is a sewer pump station, big antennas, Ryders automotive, and we started filling in the blanks with townhomes. The "Lanceportation Plan" on Hwy 91 as the Mayor called it, is defined as a five-lane road. **Commissioner Perry Brown** stated the cars parking on external roads has a width problem. What is the engineering standpoint on that? **Chuck Gillette** stated the proposed width of the roadway is really narrow. We are very concerned about meeting fire code. The only way it meets code is to deny all parking on the roadway. The driveways will provide parking for most of the streets. We would require "no-parking" signs and post those everywhere. That is listed in the Conditional Use Permit. As long as no one parks on the roadway, it meets fire code. That is 26 feet of width, which includes the sidewalk in that width. The fire truck can come in and set up their equipment. **Commissioner Perry Brown** stated what about the external roads, Fitness Way and Guy Lane? **Chuck Gillette** stated there is potential for people trying to park there, and we don't have a way to prevent that, but we could also put up "no-parking" signs, but that is not really appropriate if there is width to park. There is width on Guy Lane and it meets fire codes. **Commissioner Perry Brown** stated what is the status of the City Park? **Chuck Gillette** stated last week we just acquired the property so we are in design mode now. We want to

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proceed in a collaborative method and involve the community to help design the Park. That may slow us down a bit. **Commissioner Doug Clifford** stated that he is in a conundrum because he is an advocate for attainable housing. This does not feel like that is exactly the focus. He spent time in American Fork with family for Thanksgiving and in a similar area like this and it was pretty dreary, and it was packed. The individual unit sizes are about the same. It is a stretch and is so uniform. We need to aim at that attainable housing as the primary objective. **Chair Pam Gardiol** stated she is reminded of the survey we did a few years ago and the importance of the comment that we had enough short-term rentals and to turn away from those. The narrative says "Mojave Village has the potential to support the City's attainable housing objective by increasing the overall supply of residential units that may be used for long-term occupancy." It is a great goal, but is not credible to her. We held a work session recently with a similar layout and they look like lockers. Going back to the General Plan if we are in alignment, we need to see "sensitivity to the natural environment, preserving open space, clustering and buffering to preserve scenic and natural resources." We are coming up with more short-term rentals, and if the zoning is such that it can be long-term versus nightly, do we even have the zoning to allow attainable housing and doing a Class V Conditional Use Permit, how can it be both long-term residential and short-term rentals? **Chuck Gillette** stated that one of the problems with Resort Commercial is the only thing we can go off of is the Table of Uses. We are stuck with motel, hotel or resort hotel? It is one of those three things. We have settled on it being a resort hotel to all have separate entrances. We struggled with that. Black Desert Resort is Resort Commercial and across is Red Mountain Spa and Encanto which ended up being single-family homes and the residents live there and have lock-out units they rent out. We have precedence that we can't tell people they can't live there. **Commissioner Dave Robinson** stated that Black Desert Resort is set up as residential living but can put your home in the pool? **Chuck Gillette** stated they are not prohibited from living there. North Village are large single-family homes in Resort Commercial and are in the pool as well. Precedence says yes they can live there, and we have a use for dwelling that requires a mixed-use overlay. We have allowed that in the past without the mixed-use overlay. That is where we stand. From Staff's perspective, it is a resort hotel, not a mixed-use overlay district. The applicant is comfortable with people buying and living in the units. He doesn't know if we should restrict people from living in a hotel unit. **Chair Pam Gardiol** stated if we are doing attainable housing, this needs to be built in a way that is conducive to allow that to happen. That should be part of either the overlay or the Conditional Use Permit to build to that intent. **Commissioner Dave Robinson** stated that the intent is not all nightly rentals but they are trying to make them individually sold. There is nothing preventing people from buying it out, but it is not attainable housing either. The intent is to pack in what they can because they have the property and because of where it is located they can get nightly rentals in there to make it inexpensive to get some attainable housing. **Chair Pam Gardiol** stated our directive is does it align with the General Plan? **Bryan Pack** stated standards of review is a use that is otherwise allowed to the extent that there are no other adverse impacts that need to be mitigated. If you identify adverse impacts, and they can be reasonably mitigated then it is a use that is allowed.

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What are the adverse impacts and can they can be reasonably mitigated? If they can't then the Commission says they can't see a way forward and recommends denial. **Commissioner Dave Robinson** stated he likes what they are doing with the Park. We have had so many subdivision's parks within their walls in the past, and it is only their amenities to use. He personally loves the idea that they are using that money for the whole community. The negative side is that they need parking. He uses nightly rentals when he travels and he has his boat and needs a place to park it. This is a huge issue on this development. They do have some external parking. He doesn't see where they can park boats or ATVs. **Chair Pam Gardiol** stated so we want the Conditional Use Permit to address parking and congestion mitigation. **Commissioner Doug Clifford** stated that leads to safety issues. He doesn't feel that use of the Park to make it part of their development is not a great solution to that problem. Parking will be a nightmare. Garages become storage units and people still park their cars outside. It is too uniform. This needs to be broken up. **Chair Pam Gardiol** stated another concern that is important is the soil stability. She knows they are addressing that but during development of other properties, it has created an impact to adjacent properties. Soil stability for the buildings should be included in a Conditional Use Permit. **Commissioner Brandon Weight** stated in this list of conditions they stipulated an exemption for LID and there is a twenty-one foot wide roadway and a two-foot waterway to distribute water down to the street and not saturate into the ground as stated in the geotech letter we got. It shows that they are trying to mitigate against that. **Commissioner Dave Robinson** stated he likes that road design and draining to the middle. **Commissioner Brandon Weight** stated the inverted crown is good to not to do a storm drain system and keep costs down by not having to provide an inlet. It is moving that water to the public streets and then the City has to take care of it. It distributes all the water to the public streets. **Chuck Gillette** stated there is a storm drain under that street. **Commissioner Brandon Weight** stated that they are trying. He doesn't know if it works according to the geotech recommendations, but it shows they are trying. Lance Anderson stated that houses in Mojave are fifteen feet apart and requires a robust drainage system and that didn't happen. So in this system, we will have drainpipe and down to the master drainpipe to the new retention basin and down to the Santa Clara River. They are building a regional detention drainage system. **Chair Pam Gardiol** stated so far the adverse impacts we have listed are parking mitigation, soil stability, water drainage and clustering or gathering in the development so it is not so sterile that we may want to include in a motion. The other is light pollution. **Bryan Pack** stated that a lot of those are covered by our ordinances, such as light and drainage. There are standards in our code requiring all of that to be addressed. He would be more concerned with identifying site-specific issues. Are we comfortable that the payment-in-lieu covers the lack of amenities in the project? No "on-street parking" in the interior of the project. **Commissioner Perry Brown** stated recreational parking is not listed in the current draft. **Chuck Gillette** stated if we are going to require recreational parking, that won't work with this plan. He doesn't know how best to handle this, he would recommend maybe to deny this to the City Council, or the developer takes the plan and revises it and brings it back. **Commissioner Doug Clifford** stated this design does not cover enough parking. He doesn't see how it is going

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to work. You need some islands of parking to take off the pressure in this development. He saw this in living color in American Fork last week. It was a disaster, with cars everywhere. Lance Anderson stated if you go to Sage Villas or Azalea, they don't have driveways. These garages are 412 square feet and the driveways are for parking in the front. There is more parking than any other townhome area. We can disallow overnight vehicle parking, or add 3-4 spots that will be for extended vehicles. As far as parking for cars this has a full driveway and a full size garage and 38 other parking spots. **Commissioner Brandon Weight** inquired is it overnight rentals, or can people actually live here? 90% might be overnight and 10% may live there. Is this a resort or is it not? He struggles with this. If this is only a resort, his only issue is parking, but if people live here, this would work for low-income communities. What are we calling this? **Bryan Pack** stated that you are identifying the same issues Staff struggled with. Lance Anderson stated he has met the parking, and all the codes. They are all in the Conditional Use Permit, these issues we are discussing. We meet those City requirements and design guidelines. We do a traffic count to see if we need a study and it doesn't even touch it. He did not need to do a study. He is okay with putting "no parking" on Guy Lane. **Commissioner Brandon Weight** inquired how did we get from 95 units? Lance Anderson stated the original intent for that Preliminary Plan that was approved was 95 condo units pads for a total of 285 units. His Preliminary Plan explained that by the buildings that were drawn. **Bryan Pack** stated it is irrelevant. That Plan has expired. **Commissioner Brandon Weight** stated water usage is ultimately out of our hands. **Commissioner Dave Robinson** stated so much so, that we can't deny on that basis. **Chair Pam Gardiol** stated it is out of our hands, but the Washington County Water Conservancy District is deliberately working on ensuring there is water. Ivins City are some of the most water-conscience users in the State. **Chuck Gillette** stated if anyone has a water pressure problem check in with our Public Works Department. **Commissioner Doug Clifford** stated he would not feel comfortable. With that much on-site parking you could get away with banning or putting out "no parking" signs. **Commissioner Brandon Weight** stated he is good with approving this if they eliminated all on-street parking, especially Guy Lane and Fitness Way, or reduce the number of lots and provide more parking. **Bryan Pack** stated the off-site area, we the City would have to take care of that. It is not the developer that has control over that. **Chuck Gillette** stated this has two parking spaces in their garages and two parking spaces in front, so this does meet our parking code and we don't have a provision that they are required to provide RV parking. **Bryan Pack** stated if you see the concern it is defensible to add a condition to mitigate an adverse impact for RV parking. **Commissioner Doug Clifford** stated if the overnight rental is done through a service they can limit the number of vehicles people can bring. **Commissioner Dave Robinson** stated that there are three different agencies that could be dealing with the rentals. **Bryan Pack** stated only if you opt for that. We drafted it as a single property manager. The developer proposes they use three different agencies. There is no obligation to pass this on tonight. There are a lot of moving parts. **Chair Pam Gardiol** stated are we the Commission ready to move this forward or do you want to think about this document and be sure this addresses our concerns? **Commissioner Doug Clifford** stated he would be more comfortable

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tabling it. He would like to see progressive projects like this. We are pushing the limits on several pieces of this. **Commissioner Brandon Weight** stated what would change in two weeks? My issues won't change in two weeks. It is meeting everything that the City and our current ordinances show. **Commissioner Dave Robinson** stated there is not much landscaping. **Commissioner Perry Brown** stated he has parking issues but at Long Valley he stated we may have a different feel and he would like to take a look at that project. All the spaces on this plat will be landscaped. He would like to see what that kind of design looks like. **Chair Pam Gardiol** stated the one thing that impresses her at Long Valley that she does not see on this design is that the parking is behind on the back of the street. Lance Anderson stated the difference in the feel of those properties are the number of acres. They have ten acres of amenities. The catch is the design guidelines. It will look similar to Guy Lane now. **Chair Pam Gardiol** stated what we need to do is to go out to this development. **Commissioner Doug Clifford** stated we can schedule something for us to go out before our next Planning Commission meeting. **Commissioner Brandon Weight** stated coordinate a field trip and post the address so citizens can also go out. Lance Anderson offered to take them out individually. **Chair Pam Gardiol** suggested they each take that responsibility to go and coordinate with Lance Anderson if they want to. We do this before the next meeting. **Bryan Pack** stated it would be helpful for Staff if you mark up the Conditional Use Permit portion with your issues and what you want to see changed and any other issues that maybe aren't addressed. It will help focus the next discussion. Lance Anderson stated this design was based off of precedence of other designs here in the City. Keep in mind others people may not like it, but those people won't buy in there. The old part of town is important to a lot of people. That is why we made it historic. People in our trailer park community are very good people in the community. Look at the parking of other places that don't have driveways and full size garages. This has been applied in other areas. We have different demographics throughout our community.

MOTION: Commissioner Doug Clifford moved to table Discuss and consider recommendation on a proposed Class V Conditional Use Permit Application for Mojave Village. Located at approximately Fitness Way and Guy Lane. AnA Enterprises, LLC-Owner. Lance Anderson-Applicant to take a field trip out to Long Valley.
SECOND: Commissioner Perry Brown

VOTE: The motion carried.

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

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Commissioner Dave Robinson	ABSTAIN

4) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider approval of Mojave Village Preliminary Plan, located at approximately Fitness Way and Guy Lane. AnA Enterprises, LLC-Owner. Lance Anderson-Applicant.

MOTION: Commissioner Dave Robinson moved to table approval of Mojave Village Preliminary Plan, located at approximately Fitness Way and Guy Lane. AnA Enterprises, LLC-Owner. Lance Anderson-Applicant.
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 amendment to the noxious weed ordinance.

Rob Dalley stated this is to take the noxious weeds out of our Code and make this ordinance in place to help the County. **Chuck Gillette** stated we added language about removing weeds because there was a disconnect between weed control and erosion control. **Commissioner Doug Clifford** stated that there is a smaller version of the same weed. He thinks we may want to add that. **Bryan Pack** stated that we allow people to use this product to screen their property, but it is considered a noxious weed by the State. We are making this change to be consistent with State Code. **Chair Pam Gardiol** stated in line 12 Agriculture is capitalized. Another on line 30. **Commissioner Brandon Weight** inquired if we need to define erosion control or dust control? Do we need to reference that? **Chuck Gillette** stated we can reference that and clarify what that means. We will put this on for Public Hearing.

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

MOTION: Commissioner Perry Brown moved to approve the Ivins City Planning Commission Meeting Minutes for November 18, 2025.
SECOND: Commissioner Doug Clifford

VOTE: The motion carried unanimously.

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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

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 Doug Clifford

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

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