IVINS CITY
PLANNING COMMISSION
MINUTES
December 16, 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 Dave Robinson, Commissioner Doug Clifford, Commissioner Perry Brown, and Commissioner Brandon Weight.

Staff Attending: Mayor Chris Hart, Bryan Pack-City Attorney, Rob Dalley-Building and Zoning Administrator and Sharon Allen-Deputy City Recorder.
Audience Attending: Sharon Gillespie, Lisa Ganz, Eric and Lynn Savage, Jerry Nostadt, Dave Appel, Braden Loosle, Koko Head, Ronielle Howard, Steve Clausen, Lance Anderson, Nicole Briggs, Kaitlynn Kraus, as well as others who did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Dave Robinson

C. Invocation--Commissioner Dave Robinson

D. Disclosures--None.

2) REPORTS, PRESENTATIONS AND APPOINTMENTS—
Mayor Chris Hart gave his farewell. He stated that as he steps down from the office he has held for sixteen years, he has come to realize what he will miss most is the interactions he has with all of these wonderful people. Staff, Commission, Council and many more residents that he has gotten to know well and work with. He is here to say thank you for your service to our community and for your love for it and for our residents. Thank you for the consideration you have for them each time you deliberate on a project or an ordinance, and the many other things you are called upon to address as official planners for our City. He is personally grateful for that. As he looks at our City and what it has developed into, he feels a great sense of pride, not because of anything he has done, but the many things we have done together. For the Commission's part in that, he expresses his sincere and deep thanks. We have come to realize as a Council that we have sent you off on some wild goose chases over the years and so we looked at other cities to see how they manage these relationships between Staff, the Commission and City Council. There are some better practices out there that we as a

Council and Staff may be able to adopt to assist you in your efforts here. You essentially volunteer your time with a small stipend, that often requires homework and study to digest materials that influence the decisions that you make. What you will see the first of next year is a little more supporting material coming your way and sample ordinances. We are hoping to give you an easier starting point. It is timely because at our last work meeting we all realized you will have a lot on your plate. The State is breathing down our neck so we want to give you a target. You can paint the bullseye but this will give you a clearer picture of where the Council hopes to have you end up. We have given you a disadvantage on some of the major issues you have had to deliberate on so we hope this proves to be helpful. He wished the Commission a Merry Christmas and Happy New Year and he will still attend meetings here and there, now as an audience member. **Chair Pam Gardiol** thanked Mayor Hart for all he has done for our City.

3) PUBLIC HEARING AND ACTION ITEMS—

A. Public Hearing on a Proposed Class V Conditional Use Permit Application for Enbridge Energy Gas Regulator Station. Located at approximately 1650 E Snow Canyon Drive. Enlaw, LLC-Owner. Enbridge Energy-Applicant.

Chair Pam Gardiol stated this is to consider if this works well for the City and to determine any adverse impacts, such as lighting, use traffic, visibility and safety. The context is this has previously been before the Commission and has been rezoned to accommodate this proposed use. Steve Clausen with Enbridge Gas Utah stated they are petitioning to have this site off of Snow Canyon Parkway. We need to construct a natural gas station to service the people of Ivins. This facility will be connected to the main gas grid for Ivins, and a portion of Santa Clara and St George. We have a 100 foot by 75 foot parcel on a permanent easement and will sit back off the road about 35 feet. It will be surrounded by a security solid concrete pre-cast panel fence that will be stained and painted to blend into the surroundings. Inside is a masonry building holding the regulatory equipment. Outside in the yard we would also have some exterior piping. This is an unmanned facility and will be visited once a month by a maintenance technician with a service truck, 1-2 trips per month. It would not have sewer or water connections, but there will be some landscaping out front, provided by the adjacent land owner. There will be no exterior lighting at the facility. It is a secure area and a light inside the building. No security lighting. **Commissioner Dave Robinson** stated that it shows a steel panel. Is that the gate? Koko Head stated he is managing Counsel for Black Desert Resort. We came several months ago to identify the property where this station could be located, and specifically chose this area because it is recessed and hidden. We have been working with Enbridge

Gas and this is needed for Ivins for growth to supply gas. During the rezoning we spoke about what this would look like. We would incorporate this facility into the rock wall design we have started there. We are going to use a solid panel to hide the utilities rather than a chain link. We want this to blend in both from a color standpoint and hidden from view to aesthetically fit in with the desert motif. This is just a representation. The gate will be consistent with all other gates at Black Desert Resort. There will be extensive planting materials and hide this from view but accessible from Snow Canyon. Right down the median is where they need to pull from. **Commissioner Perry Brown** inquired if you get into construction and disrupt Snow Canyon Parkway, how long and what is involved there? Steve Clausen stated that the gas main is in the median and we will need to excavate over that gas line and install some valves and those will be flush to the ground and under panels and drivable. Construction on the site will be about 35 feet off the road. There will be traffic cones while they excavate in the street. The ballpark is probably about 4-6 weeks. It is a significant amount of work to access this pipeline. **Rob Dalley** stated that Black Desert Resort rezoned this piece of ground to CLM. This is a need from Enbridge and for residents of Ivins City to continue to grow. There would be an encroachment permit issued to Enbridge for the construction of that cut in the road. Public Works would issue that permit and they will mitigate traffic during that encroachment permit. This is a low impact development down in that swell to keep it hidden. **Chair Pam Gardiol** opened the Public Hearing. **Bryan Pack** stated there is no one on Zoom. Hearing no comments, **Chair Pam Gardiol** closed the Public Hearing.

B. **Discuss and consider recommendation of a Proposed Class V Conditional Use Permit Application for Enbridge Energy Gas Regulator Station. Located at approximately 1650 E Snow Canyon Drive. Enlaw, LLC-Owner. Enbridge Energy-Applicant.**

Commissioner Doug Clifford stated that this is a station that has been replicated all over. **Commissioner Dave Robinson** stated there is actually one in Santa Clara and on Bluff Street. You don't even notice it. **Commissioner Doug Clifford** stated so there is no impact.

MOTION: Commissioner Dave Robinson moved to approve recommendation of a Proposed Class V Conditional Use Permit Application for Enbridge Energy Gas Regulator Station. Located at approximately 1650 E Snow Canyon Drive. Enlaw, LLC-Owner. Enbridge Energy-Applicant. Roll Call Unanimous.
SECOND: Commissioner Perry Brown

VOTE: The motion carried unanimously.

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

C. Public Hearing regarding an amendment to the noxious weed ordinance.

Chair Pam Gardiol stated the Commission needs to review and provide a public forum for approval the edits to Exhibit A that were made the last Planning Commission meeting. We are looking only at Title 7 Chapter 4 Weed Control. There were other items discussed at the last Planning Commission meeting but they are not relevant at this time. **Rob Dalley** stated that the State has defined this list of items as noxious weeds and we also added a section about grading dirt and mitigation of any erosion. **Chair Pam Gardiol** opened the Public Hearing. Lisa Ganz stated that she lives on Bickmore Circle and our neighborhood has been trying to eradicate this weed problem. There was a heightened alarm last April when a fire took place. We were very fortunate that day was not windy. She wants to thank the City Staff for their diligence of following up with the neighbors and herself. When weeds were first brought up in October there were a lot more ordinances within that document to be reviewed. She assumes that will happen with nuisances. She is wondering about abatement and how the weeds will definitively get removed from that property? The terminology in there that says "cut" she would like to see that word changed to "eradicate". She would like to hear discussion on the timing of the process and how long a violator has to comply. She suggests the City put more meat behind that so residents don't have any loopholes they can jump through. **Bryan Pack** stated there was no one on Zoom. Hearing no further comments, **Chair Pam Gardiol** closed the Public Hearing.

D. Discuss and consider recommendation of an amendment to the noxious weed ordinance.

Kaitlynn Kraus is Ivins City Code Enforcement. She stated that usually they give violators a call before any letters. Then we send out a courtesy notice, and give them 15 or more days to come into compliance. Then we send out a violation notice. People at that point will come in to talk to us and if we can't get a resolution we head over to the attorney's office. It can take several months. **Commissioner Brandon Weight** inquired if that process is required by law? **Bryan Pack** stated yes our Code outlines the due process. Our outline goes beyond that with the courtesy notice. Once it reaches him, it goes to an Administrative

Law Judge to confirm it is in fact a violation. Then we impose a fine, and in certain circumstances allows us to abate, go onto their property to take care of the issue. We obviously try to avoid that. **Commissioner Brandon Weight** inquired if we wanted to change those timelines then, we would have to change the ordinance? **Bryan Pack** stated yes City Council would have to do that. **Rob Dalley** stated that some of that direction is from him in trying to do the courtesy call. We get quicker action by doing that. **Kaitlynn Kraus** stated that we close the majority of our cases after the courtesy notice. Commissioner Perry Brown inquired if we can change the word "cute" to "eradicate"? **Bryan Pack** stated he would not recommend that. We have Code that gives the City the ability to go in and abate. If someone wants to cut it is not prohibited. They can do that. We also require compliance with the Noxious Weed Act. The County is the enforcement arm under that Act. **Chair Pam Gardiol** stated that the title for Commissioner of Agriculture needs to be capitalized.

MOTION: Commissioner Perry Brown moved to approve recommendation of an amendment to the noxious weed ordinance, with recommended changes. Roll Call Unanimous.
SECOND: Commissioner Brandon Weight

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

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.

Bryan Pack stated if you make a motion to approve, it should be contingent upon the Conditional Use Permit approval by City Council. **Chair Pam Gardiol** stated that she needs clarification why there are 95 units and also 160 units. Lance Anderson stated this is a brand new application that has 160 units. **Commissioner Dave Robinson** stated that first application was for 95 pads, structures which could have been 285 units. It was considerably more dense than this application. **Commissioner Brandon Weight** stated

that with this density and open space, you could add benches and do more of what the Chair was describing without sacrificing the number of lots. The Commission can't require it, but we invite you to do that.

MOTION: Commissioner Perry Brown moved to approve Mojave Village Preliminary Plan, located at approximately Fitness Way and Guy Lane. AnA Enterprises, LLC-Owner. Lance Anderson-Applicant, subject to City Council approval of the Conditional Use Permit. Roll Call Unanimous.
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

B. 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

Chair Pam Gardiol stated that the Commission is to determine if this development conforms to the General Plan and if there are any adverse impacts to the City. This is a second review. Lance Anderson stated that this report states 33 parking lots, but there are 68. We combined the Conditional Use Permit with the Development Agreement. Item F states that this project will adopt all city development standards and ordinances. We have more control over the colors in this type of development. It will meet all master planning and transportation corridors, secondary water, storm drains, parks and public safety and standard construction procedures. All those issues are in this document saying we will meet them. There will be no on-street parking and there will be signage. Because it is an overnight rental the building code added that it has to meet fire standard, with either sprinkler or thicker fire-rated walls. The exterior colors are reinforced, being in a Resort Commercial area. We have taken the funky island out of there and made longer stalls for recreation vehicles. We did a study on the garbage and now there are five dumpsters, so the street is not lined up with trash cans. He would like to put a no parking sign on the west side of Guy Lane. We also have driveways and the garages on these units. Most of you went out and saw Long Valley as an example. There is about 69 feet from one building to the

other. There is a curb and then street. We will have driveway and then sidewalk. There is a profile showing the driveway, then a four foot sidewalk and then travel lanes and the inverse waterway down the middle. Sage Villas are about 49 feet apart to compare. There is a temporary drainage swell to mitigate off-site drainage. That will help with any flooding or drainage. This property is actually absorbing a lot of water. Guy Lane has a french drain we pump water out of every day. Guy Lane and Fitness Way had a retention basin in the other plan when there were no units there. Our agreement with Chinle Cliffs he is doing improvements to Fitness Way, move the retention basin down to the regional detention basin to the east and is part of the Park. It actually relieves all those properties in Mojave from having to maintain that. That is a positive. HOAs don't maintain drainage because they are a layperson. One issue to solve is the park-in-lieu. There are no impact fees listed in the Resort Commercial. When we wrote this up, we agreed the park impact fee goes towards that Park. If you don't want that Park, we are okay with that, and we can talk more. He has included the phasing plan. We will start on Fitness Way to get the drainage in and move to Guy Lane then move over to Chinle Park. The other item is to we suggest having the manager be to the development within 20 minutes. Even an on-site manager could possibly be 20 minutes. Fire response is between 4-6 minutes. Water line breaks tend to be between 15-45 minutes. 20 minutes is a good response time. If the HOA fails on enforcing parking on inside streets, the Conditional Use Permit has the authority to enforce. **Commissioner Perry Brown** stated if you add open space it takes some units out. You could add some modest open space without taking a lot of units out. Plots 77 and 84 if you removed those, you could open up the interior of the development more. Lance Anderson stated this is a very common design. When he did Indigo Trails they staggered the setbacks all the way up to the Resort Commercial. That happened long before any of the houses came in that are built around this. We have the sewer pump station, antennas and high density over here. If we want to put amenities on this property, we will take out some lots. He does have ideas for that. **Commissioner Brandon Weight** stated if the money doesn't go to the Park, the amenities only go to this privatized development. No one else can access them. If we repurpose this money to the Park and it gets developed for all residents to enjoy, it is an enhancement and benefit to the community overall. Lance Anderson stated yes. He would love to put a pool there because Doug Bennett with the Washington County Water Conservancy District recently discussed putting in more public pools rather than HOA pools so more people can enjoy them. This is so close to the park, he thought let's build a beautiful park. They are okay with it either way. Put houses where houses go and parks where parks belong. This is a Resort Commercial zone and not attainable housing. This will be around $4-425k range. **Commissioner Perry Brown** stated that he is not asking to substitute, but rather open up a little more internal space and put in some benches and landscaping. Lance Anderson stated every green spot is 20 feet wide. There are a lot of

parking stalls, and they don't need them all, but it was available space, so he put them in there. That is probably 30 feet there. Let's take out some parking to put benches. Those are big spaces and it is 10 acres. If necessary, he can take some lots out. **Chair Pam Gardiol** inquired if there were any adverse impacts to this Conditional Use Permit? **Commissioner Dave Robinson** stated that on the park we have talked about the amenities inside a development that no one else can use. Actually this is the way it used to be done. It goes to a park near your house instead of a little tiny swingset in the corner. It costs them more to donate that money than it would be to lose a couple of houses. He really likes that about this project. We have finally been able to do this and now people want to backtrack that desire. He really appreciates them adding the extra parking spots and longer spaces for recreational vehicles. As you are driving that road it is a tunnel that can barely fit in the road. There was no room for visitors. He has doubled that parking. **Chair Pam Gardiol** stated that in Long Valley she has been impressed with some of the things they put out there. She looked specifically for ways for people to interact with each other and the way the houses were built. She is thinking of our General Plan and sensitivity to the natural environment, which this does not have. Preserving open space is also not a part of what is being built, and clustering and buffering to preserve scenic and natural resources. She realizes it is Resort Commercial and the possibility exists that maybe some of these could be attainable housing, who knows if that will happen. The adverse effect to this is feeling like a sardine can, there is so much filled-in space. He likes that the applicant has driveways and sidewalks for and then the street for an opportunity to connect. This sets a precedence for when SITLA bring their application in and undermines the very thing in what we are trying to create which is community, organic and spontaneous connection. Even though she loves the idea of the Park, what precedence are we creating by not doing open space here? **Bryan Pack** stated this is Resort Commercial and there is not many other spots in the City that still need to be developed in that zone. This is not zoned Single-Family Residential and from a precedential standpoint there isn't one. You need to take every piece of land as it comes forward to you. There is no concern on his end of that. **Chair Pam Gardiol** stated that community means connection and people are concerned on the impact of their neighborhood by design. How does it integrate with adjacent area and integrate with other areas? Whatever we build needs an organic flow through the City. She believes there are adverse effects with its intensity. **Commissioner Perry Brown** stated that what surrounds this development is townhomes to the north. To the west are single family homes on modest sized lots, and on the south there is no proposal yet, it is undeveloped. To the east is a park. **Commissioner Brandon Weight** inquired why this doesn't mean community to Chair Pam Gardiol? Are you equating a park or a picnic area as community? This appears to him to be a community of like-minded individuals. **Chair Pam Gardiol** stated that she lived in Bellevue Washington in a

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large development and in the two years she lived there, she met one person that entire time. The only common place she saw was the mailbox bank and behind it was grass. Put a bench and an awning there and pick up our mail and meet others and have an organic connection. Learn about our neighbors rather than continue to perpetuate what we are doing in society, which is isolation. She wants to help create a connection to run into someone we don't know. **Commissioner Dave Robinson** stated he respectfully disagrees. You didn't see community in that. It is not about the space rather than what we find like-minded. The dog park, the Park, the church you go to, the people you do meet. If you aren't meeting people, that is on you. You are able to go to your neighbors and say you just moved in, how are you doing? Community is about people having like-minded things to do together. In his video there was a gentleman prepping his bbq and a lady across the street came and talked to him. Because they were friends. They made a connection. Community is much broader things than closeness of houses and if there is a bench at the end of the street. Community is where you find it if you want to look for it. He is friends with everyone on his street and communicates with them on a regular basis. That is how community is created. **Chair Pam Gardiol** stated community is like-minded yes, but cities are systems and systems need to find ways to connect. **Commissioner Dave Robinson** stated the park next door sounds like a great place for that. **Commissioner Doug Clifford** stated he disagrees a bit that a few scattered park benches is going to get interaction for people. Historically those small spots under a tree don't draw people but the larger attractive areas where people can go do. In Long Valley he was impressed with the recreational facility there. It is more about the quality and the size and uniqueness where we are asking them to recreate. The Park will be someplace they will walk to. He did not think that initially. He saw community there more than he has seen in a long time. He did not think the Park on an adjacent property was a good idea and he has changed his mind. Visually he thought it would be more crowded than when he went out and looked. The units themselves, the parking and the sidewalks he thinks will look good. He thinks this could be an attractive area for people who are looking for something for families to go. The idea that this is designed for overnight rentals he thinks is wrong. He thinks that will flip and this may actually be more family ownership. The units are nice compact homes that are attractive to young families. It didn't seem nearly as crowded or confining as he thought. If the Park looks anything like what they built there, that is a much better idea than a tree or bench here or there. **Commissioner Brandon Weight** stated that he went out there and he wants to politely challenge an appeal to the Chair, her perspective is correct but the philosophy is off. He came to St George and rented to see where he wanted to live. He rented a townhome in Santa Clara next to Gubler Park and it had a playground and amenities and we never used those facilities. We went to other parks because there were more people. The diversity here may not be conducive to the community you are expecting to develop.

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We took our kids to adjacent parks finding other young families rather than our amenity on-site. We fell in love with the area because of those parks and the warmth we found there and decided to settle in Ivins. It is unfair to say the only way to get community is by amenities alone. He agrees with the other Commissioners that this feels right to him. The parking is good and the dumpsters are good and he doesn't think it will be overnight rentals but more long-term residents. Our community needs to invite people here and this makes that possible. **Commissioner Perry Brown** stated that several months ago we talked about that Park but now the City has that land, this will accelerate development of that. This is a relatively dense but small area to build a community. The townhomes to the north will use this Park as well and pull these communities together. He has been a proponent of the Park because it has advantages. The second comment is that no parking on the streets seems to work. He thinks that can be controlled with rules and signage. This is less than ten acres and dense so he was looking for a little more elbow room but not as a substitute for the Park. There are a couple places for openings with some landscaping for visual space. That is not to be a substitute for the Park. **Chair Pam Gardiol** stated in Bellevue Washington there were a pergola and benches and wondered why anyone in the rain would sit on these benches on to arterial streets, and she was humbled by how many people gathered there. Build the gathering place and people would come. It is not exclusive that they have the Park but think of the community as a system to create organic opportunities for people to connect who wouldn't normally for all members of the community.

MOTION: Commissioner Perry Brown moved to suspend rules for Items 4A and 4B to reverse the order and look first at the Class V Conditional Use Permit. Unanimous.
B. 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
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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MOTION: Commissioner Dave Robinson moved to approve 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 based upon their discussion, application and findings by the Staff. Roll Call Unanimous.
SECOND: Commissioner Brandon Weight

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

C. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for December 2, 2025.

MOTION: Commissioner Doug Clifford moved to approve Planning Commission Meeting Minutes for December 2, 2025.
SECOND: Commissioner Brandon Weight

5) REPORTS

A. Planning Commission Members

B. Chair

Pam Chair Gardiol stated we had joint meeting with City Council about ordinances we would be looking at. When will that come forward? **Rob Dalley** stated this was what he was reporting on next. We have a plan because of the complexity of what we have coming forward, we have an aggressive calendar to keep us all on track. We are suggesting a PUD-R and taking a chapter from another city and municipality. The outline is to keep us on task because we have a hill to climb rapidly with SITLA. We don't yet have an R-3 zone. We have an outline with goals to be met. The next two meetings is to determine requirements. **Chair Pam Gardiol** stated we will be provided substantive information to be prepared for this meeting. **Rob Dalley** stated yes the first of many coming your way.

C. Building and Zoning Administrator, Rob Dalley

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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 Dave Robinson	AYE
Commissioner Doug Clifford	AYE
Commissioner Perry Brown	AYE
Commissioner Brandon Weight	AYE

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