IVINS CITY
PLANNING COMMISSION
MINUTES
March 17, 2026
435-628-0606

1) WELCOME AND CALL TO ORDER

CHAIR AND COMMISSIONERS: The meeting was called to order at 05:30 p.m. All present included Chair Pam Gardiol, Commissioner Brandon Weight, Commissioner Dave Robinson, and Commissioner Doug Clifford.

Staff Attending: Chuck Gillette-City Manager, Bryan Pack-City Attorney, Rob Dalley-Building and Zoning Administrator, Chief Dan Cazier and Sharon Allen-Deputy City Recorder.
Audience Attending: Wayne and Cheryl Sietz, Steve Fairbanks, Mike and Carol Stratton, Bonnie Kline, Richard Grow, Randon Lessing, Lance and Lynn Brady, Justin and Sandra Bennett, Robin Kirker, Matt and Kirra Dixon, Kaitlynn Kraus, Chase Hamblin, Cody and Nikki Mitchell, as well as others that did not sign in.

B. Flag Salute--Chair Pam Gardiol

A. Acknowledgement of Quorum

C. Invocation--Chair Pam Gardiol

D. Disclosures--None.

2) REPORTS, PRESENTATIONS AND APPOINTMENTS-None.

3) PUBLIC HEARING AND ACTION ITEMS-

A. Public Hearing Regarding a Concurrent Land Use Amendment from MDR (Medium-Density Residential) to HDR (High-Density Residential) and a Zone Amendment from R-1-10 (Residential Single Family Minimum Lot Size 10,000 Square Feet) to R-2-10 (Residential Two-Family District, Minimum Lot Size 10,000 Square Feet) on approximately .23 acres. Located at approximately 320 North Main Street. Justin Bennett-Owner/Applicant.

Justin Bennett stated that he is the petitioner and lives on 300 North, a block down from another High-Density parcel he rezoned in 2018 to R-2-10. He put a twin home on that parcel, and that is what he intends to do this one. Twin homes are an affordable option and

he has had great renters. These are moderate homes. Not everyone wants an apartment or a townhome. This is a good option and fits in well. We have taken good care of it. He bought the property with a mobile home on it and it was turning into a financial mess so he came to the City to look at his options and they suggested this. There are a couple of other twin homes down on 200 East in the neighborhood, but his is the only R-2-10. **Commissioner Dave Robinson** stated that the land use map shows the zone. What is across the street? **Rob Dalley** stated that is his other parcel. Wayne Seitz lives at 325 North Main for the last 20 years and across from the property. He opposes the change. This whole area used to be Old Ivins. About ten years ago former Mayor Chris Hart held a meeting at Vista School and he designated this area as Historic Ivins. He spent time researching the Ivins General Plan. Guiding Principles states that the goal is to foster growth that will improve the character of the community, and consider the long-term consequences of decision making. The current "Mayor Minutes" in Ivins March 2026 newsletter he said our feedback helps refine plans and identify priorities and ensure we are addressing the needs and concerns of residents. The proposed zoning change is not consistent with any applicable comprehensive plan for this area. Keep it Medium-Density Residential. The proposal for High-Density is not consistent with the orderly development of public services. He requests the application be denied. Cheryl Seitz also lives across the street and opposes the request. The City of Ivins has townhome and condo areas that are already designated High-Density. Mr. Bennett can build his income producing properties there. The Planning Commission on March 14, 2023 denied another petitioner to rezone this property from Medium-Density Residential to High-Density Residential. There is no transition to fit this part of the City. It is incompatible. Do the right thing for our neighborhood. Do not allow High-Density Residential to fit in this part of Ivins. Randon Lessing lives on 350 North and purchased his house from his Dad in 2019. He is representing his wife and kids. His oldest is age 13. His concerns are two other lots are also empty. If we do one, the other two will quickly apply for this as well. This is deja vu on this same piece of dirt. He would like them to consider the opposing comments at that meeting. It is the same lot under a different applicant. Us as neighbors having to rally the troops every time they apply is a bit of a disadvantage for us. Safety and security is his number one priority having three children. He doesn't know how many rentals this could result in, next to him. All landlords do different types of background checks. Some good. Some bad. We don't benefit from spot zone changes. He opposes this. Matthew Dixon lives on 350 North and his family lived there four years and they love the community. We are concerned about that this zone being mixed with single family homes and mobile homes. His concern is opening the floodgate to allow buying up 3-4 lots and do something larger. He encourages them to stick with single family areas. There are better areas in St George. He opposes this. Robin Kirker lives on 300 North and one house between this zone change. She has lived there 23 years. She loves her

DRAFT

community more than anything and this is a single family community and not High-Density Residential. Last year when we were here the State was looking for areas for affordable housing. That is why she lives there is because she could afford it 23 years ago. In the historic district, we do not need High-Density housing. We are a community with children and they play on the street and play on their bikes and we want to keep it that way. We don't know what type of renters we would get in there and if they would disrupt our community. She opposes this. Kirra Dixon lives on 350 North and her opposition is just regarding the precedent it sets. This opens the door to similar requests in the future and changes the development over time. These past few years they have seen positive improvements in our neighborhood and older modulars being replaced by single family homes. That trend improves the area while maintaining the character of the neighborhood. If this zone change is approved, what is to stop other investors when homes or lots come up from sale? Our water line servicing our block on 350 North is a 6" line and affects pressure in the area. Increasing residential without the corresponding infrastructure upgrades could cause an additional strain on the system. Increasing number of units increases vehicle traffic and parking demand and potential safety concerns for both pedestrians and residents. She supports development that fits the existing neighborhood pattern. Allowing a High-Density Residential zone change in this area doesn't align with the long-term vision outlined in the General Plan. In the 2022 Ivins General Plan survey report page 127 shows a 69% negative rating against high-density residential development and only 11% expressing support. Maintain the current zoning and preserve the character of this neighborhood. Sandy Bennett included a picture of their place and showed it to the audience. She thinks there is a misunderstanding. It is a twin home. They make it sound like we are putting 5-6 on this lot. This is exactly what we would be building. It does improve the area and looks nice. Richard Grow owns the property next door. He is concerned about High-Density Residential and the lifestyle he is used to with single family homes everywhere around him. When he first purchased the property from his mother, he first put it on the market to sell it and instead kept it for himself. It has been that way for 15 years. His understanding is if the zone changes, the other two parcels to the north could then come in and ask for the same zone change. That puts a big damper on our nice quiet neighborhood. He opposes the zone change. Steve Fairbanks lives on 998 North Talasi in Kayenta and has an offer pending right next door that is still under due diligence. This gives him serious pause on the sale. A High-Density Residential designation is concerning. This does not seem terrible, but that zone designation would make him reconsider his offer on that property. There are other options like building a casita that the applicants could pursue to allow them to get more money for their property. If rezoned, he would back out of this purchase. Chayse Hamblin lives on 300 North and was present for the last meeting as well. He agrees with everyone here. This takes down the value of his home which he is not okay with. He has been here 14 years and

his property had a double wide on it. He improved it six years ago. He has his boys who are constantly running and riding their bikes. He doesn't want strange people he doesn't know who may be bringing in drugs. We don't know who comes in whether they pass a background check or not. He doesn't agree with it. He has been in St George 25 years and does not agree with the growth. This is not okay. Cody Mitchell has property on 300 North and remembers that prior to this proposal there was a home there and an illegal secondary use already. That is what was removed. The structures there were unsightly and the illegal use was much different than what is now being proposed. It is an upgrade. As far as a rental, everyone needs a start. What he has done is a tasteful product. He doesn't oppose this as all. It helps the neighborhood from what was there previously. He would not deny this proposal. Mike Stratton lives on 300 North. He stated this property has already been denied and that owner still owns the other two lots. The new developer is not from this community and the parcel he built down the street is only a form of income. He has no stake in this community. This is the future slum. He paid a lot of money for the home he lives in and he plans to live there the rest of his life. He disagrees totally with this. He guarantees this will open up the whole neighborhood if we don' stop it now. It has already been denied. No one was on Zoom. Hearing no other comments, **Chair Pam Gardiol** closed the Public Hearing.

B. **Discussion and Possible Recommendation Regarding a Concurrent Land Use Amendment from MDR (Medium-Density Residential) to HDR (High-Density Residential) and a Zone Amendment from R-1-10 (Residential Single Family Minimum Lot Size 10,000 Square Feet) to R-2-10 (Residential Two-Family District, Minimum Lot Size 10,000 Square Feet) on approximately .23 acres. Located at approximately 320 North Main Street. Justin Bennett-Owner/Applicant.**

Rob Dalley stated that our height is 35 feet in commercial. This is residential. Four stories won't happen. **Chair Pam Gardiol** inquired about infrastructure such as water lines and parking and if it meets capacity? **Chuck Gillette** stated when they subdivided from one lot to three lots we did not update water system. He presumes the 12" line on 300 North wouldn't require any improvements to the water system. **Chair Pam Gardiol** stated that on a different application for High-Density Residential recently we heard comments from the public about not knowing who is going to move in and becoming a slum and bringing in drugs. In single family homes we also don't know who moves in next to us. We respect your concerns and we are here to look at all factors and yes many of us were on the Commission on the previous application submittal. The concept of community is important and the City has a responsibility to create affordability on housing. It is an element that has to be considered in the decisions we are making. **Rob Dalley** stated on the State side they are looking for attainable housing for people to get into. The State didn't specify rentals but are

looking for home ownership. Would the applicant sell and divide to have ownership, he doesn't know. This is a good concept for what the State has asked of us. They have asked us not to segregate zones but blend them together and make more of a community. We are trying to make things work for everyone. NIMBY is mentioned at every meeting. We are very aware of that feeling, but homes have to go somewhere. This is a twin home and it is not a four-story condo or apartment complex. This is being sold as a rental and no one can guarantee who moves in next to us. Single family would be the same. We don't do background checks on homeowners. This is what the State is looking for. It looks good and the curb appeal is there. It would fit well into the community. **Commissioner Brandon Weight** stated that the way he understand how appraisals work, home values are based on comparables on single family homes in other locations. This would not drive down their values. **Rob Dalley** stated his home was built 1915. They can't use a house comparable from 2026. Like for like is the basis of valuation. **Chuck Gillette** stated that the market also has its own mind in what a property is with. **Commissioner Doug Clifford** stated that is a fair statement but a piece of the valuation of the home is the neighborhood. The general feeling is that this home could lead to multiple homes that would change the value of their land. **Commissioner Brandon Weight** stated that is a slippery slope. We can't segregate zones anymore. **Commissioner Doug Clifford** stated they have the ability to put an accessory dwelling unit in. What is the impact of that? That is already on the books and doesn't transfer ownership. **Rob Dalley** stated it is the same. It still needs the same parking. It still can't be a short-term rental. **Bryan Pack** stated that the difference is that one unit has to be owner-occupied. A straight rental would not work. **Rob Dalley** stated the owner doesn't live there. **Commissioner Dave Robinson** stated we can't choose your neighbors. Your neighbor is whoever is going to move in there. Renters have more chance of a background check than a single family homeowner. That is not an argument or a discussion. Land value is worth more than the homes that sit on it. That is absolutely true. People are buying lots and bulldozing the home to build a brand new home. Mobile home areas are a spot for that to occur. Passing this means we may be kicking a door open and we set a precedent so we need to take that into consideration. Infrastructure and accessory dwelling units got answered. They did this same application a year ago but laws change so fast to stay up with the State mandates us to do. Being here a year ago doesn't mean anything because laws force us to do different things all the time. He would need to see proof that this diminishes property values. He used to be a General Contractor and the biggest factor with rentals homes was how they are maintained. The owner does have a stake in this because he doesn't want that property to be destroyed. That is his investment, his retirement, his income. He does not see it being a property value issue at all. **Commissioner Brandon Weight** stated for the record, it is a rental property. Sometimes those are maintained better than someone who has purchased it

DRAFT

outright. **Chair Pam Gardiol** stated she voted against this last application because of spot zoning. Has the State changed that definition? **Rob Dalley** stated it is spot zoning in a sense. We would take Medium-Density Residential and make it High-Density Residential. **Bryan Pack** stated it is not a prohibition. It is not a preferred land use method. City Council has discretion on where to put a zone. **Commissioner Doug Clifford** stated that legislature has been pushing for a mixture of zones within subdivisions and it can be a very positive thing to get varied people who live there. This could be an accessory dwelling unit as long as an owner lived there. That is a path to open up an ability to put these types of homes in. **Commissioner Brandon Weight** inquired if we know how well it fits with the Governor's mandate? **Rob Dalley** stated that the State's goal is to make things attainable for young families. Kaitlynn Kraus and her husband are going to have a baby soon. Next door could be another young couple. Kids in their mid-20s need somewhere they can make a start. If we make the lots smaller, we can make the homes smaller and get the cost down. **Commissioner Brandon Weight** stated that the crux of spot zoning is that we could be meeting the Governor's requirements. **Chair Pam Gardiol** stated she is not a fan of spot zoning because of the impact they have on the general use in a neighborhood, but she thinks this usage integrates well. It seems that the failure of zoning is how it segregates society. We don't default to what the Governor mandates, but it must be a factor that we look at. Where are the other empty lots where this kind of zoning could happen in this neighborhood? **Rob Dalley** stated there is one more just down the street from here. They took down the building because it was ran down. **Chair Pam Gardiol** stated we are not approving this photograph of what was presented. What else besides a duplex could be built in this zone? **Rob Dalley** stated only a single family home. **Chair Pam Gardiol** stated those are there only options. People are concerned about the term High-Density Residential and concerned about seeing four stories. What are the parameters? **Rob Dalley** stated that a High-Density Residential use can go down to R-2-10. **Commissioner Dave Robinson** stated it could potentially be a duplex. If they split it half and sold it, it doesn't meet the zone anymore. **Bryan Pack** stated in the recent R-1-3 that passed, split ownership of an R-2-10 is allowed, and becomes an R-1-5 with a common wall and can split ownership. **Chair Pam Gardiol** stated how many structures can be built on this property as High-Density Residential? **Commissioner Dave Robinson** stated R-2-10 meaning only two residences in one structure. **Chair Pam Gardiol** inquired what is the possibility that we could have a higher density on those other two lots? The concern is that the usage would be totally incongruent. **Rob Dalley** stated that the uses could be similar. **Chair Pam Gardiol** stated there could be a precedence to do this same thing, but not a more intense use. **Commissioner Dave Robinson** stated he is split with this because we have denied people before for spot zoning, but the circumstances were much different. This does kick the door open. Is that a bad thing? We cannot say that is the house they are

building. That is just a rendering. We are only looking at the zoning. He is conflicted. **Commissioner Brandon Weight** stated he is as well. We have been given direction and are trying to do great things for attainable housing. It would be great to meet that goal. There is a lot of passion here and he understands but he would be more for this if he knew it met the guidelines for attainable housing as directed by the State. **Chair Pam Gardiol** inquired you don't think this does? **Commissioner Brandon Weight** stated that the cost per square foot seems higher. **Commissioner Dave Robinson** stated he doesn't think that is something we need to consider to make this decision. **Commissioner Brandon Weight** stated he does not agree with spot zoning this unless we are trying to achieve a goal. **Commissioner Doug Clifford** inquired if this lot is conducive to flag lots? **Rob Dalley** stated there wouldn't be room. We wouldn't meet setbacks. Flag lots are generally 120 foot wide and deep, a half acre or larger. **Commissioner Doug Clifford** inquired how big an accessory dwelling unit could they build? **Rob Dalley** stated we just approved the accessory dwelling unit ordinance six months ago. **Commissioner Dave Robinson** stated this doesn't factor into that. They aren't living there. **Commissioner Doug Clifford** stated that may not fit this particular property. **Chair Pam Gardiol** inquired if we could stipulate to require that there is ownership living there? **Bryan Pack** stated that is already an requirement so we can't impose that. That would apply to the land as it is now. **Commissioner Dave Robinson** stated the size of the land wouldn't allow for that. If we did the zone change they couldn't do a duplex and also do an accessory dwelling unit. **Bryan Pack** stated they could have an internal accessory dwelling unit. **Commissioner Dave Robinson** stated that is an option but shouldn't be our basis for our decision. **Bryan Pack** stated that an accessory dwelling unit on an R-1-10 could likely be built and have two residences on it as long as one is the primary residents. The impact is exactly the same as an R-1-10 or an R-2-10 but the owner doesn't need to be there on that zone. That is the only difference on the impact of that use. **Commissioner Doug Clifford** stated if we deny this they could come back to do an accessory dwelling unit but it could be a rental. **Commissioner Dave Robinson** stated that is not what they are after. We can't zone this based on what they want. We need to zone this however we decide because of needs and laws and statute. This is their application. **Rob Dalley** stated this motion will move forward to City Council on 4/2/26. **Commissioner Dave Robinson** stated that he wants citizens to attend that meeting. Some of the questions we posed here, note those and use them at City Council. He is not against doing this but he sees conflict with it. **Chair Pam Gardiol** stated that City makes decisions based off the laws and ordinances of the City and not the number of people in favor or against something. We take the responsibility seriously and all the facts. These Commissioners and Councilmembers are all your neighbors. We volunteer to sit up here and may often not vote the way in which we are constrained by laws and ordinances to vote. We have been where you are and can get

DRAFT

frustrated by the discussion that goes on. We want what you want, which is to protect and preserve the quality of life in our community. It is changing and one thing to know is just because the community has always been something does not mean it will remain that way and sometimes it is better for our community. Thank you for being part of what democracy is all about and it can be messy but we all want the same thing.

MOTION: Commissioner Brandon Weight moved to deny Recommendation Regarding a Concurrent Land Use Amendment from MDR (Medium-Density Residential) to HDR (High-Density Residential) and a Zone Amendment from R-1-10 (Residential Single Family Minimum Lot Size 10,000 Square Feet) to R-2-10 (Residential Two-Family District, Minimum Lot Size 10,000 Square Feet) on approximately .23 acres. Located at approximately 320 North Main Street. Justin Bennett-Owner/Applicant based on spot zoning and that it doesn't meet the goals of the City as the time.
SECOND: Commissioner Dave Robinson

VOTE: The motion carried.

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

C. **Public Hearing on a Zoning Text Adopting the 2006 Utah Wildland Urban Interface Code and the Wildland Urban Interface Areas Map.**

Rob Dalley stated that he is hoping the Commission has all had a chance to look at the map. This has been a process. We have to adopt this and should have done so the first of the year. This map works very well for us. Chief Dan Cazier was present to answer questions. The State map is hard to navigate so this is the map we would adopt for Ivins City. **Chair Pam Gardiol** opened the Public Hearing. There was no one on Zoom. Hearing no comments, **Chair Pam Gardiol** closed the Public Hearing.

D. **Discussion and Possible Recommendation on a Zoning Text Adopting the 2006 Utah Wildland Urban Interface Code and the Wildland Urban Interface Areas Map.**

Commissioner Doug Clifford stated what is the impact on this? **Chief Dan Cazier** stated there are two maps. The City map shows the fire risk area and is non-punitive so anything built in the past will stay. The map identifies areas that are high risk and areas that will have fire rated walls and roofs. Construction is the major impact. The 2006 Code covers a lot, but the majority of what is covered there, the City of Ivins has already adopted and already

requires. It is mostly water and access and infrastructure. **Commissioner Dave Robinson** stated there was also some venting. It raises the cost of construction in some of those areas. **Rob Dalley** stated fire walls are close to 1k to 5k per wall. We have different ratings so the whole structure is a one-hour assembly. The biggest impact is an increased cost to a home built within that area. **Commissioner Brandon Weight** inquired if it affects insurance companies and how they charge rates? **Chief Dan Cazier** stated the goal of the WUI Code is to help bring some stability to insurance. The worry of citizens is if they are in the high-risk insurance zone that insurance companies will justify a rate increase or be dropped. We are trying to bring in fire rating and providing defensible space to help stabilize insurance premiums and even the playing field. **Chuck Gillette** stated this map could be a two-edged sword if they are showing in the zone, but if you have a structure properly addressing they can see you are protected. **Chair Pam Gardiol** inquired if I border this map and I don't have a new structure, I don't have to change anything? **Chief Dan Cazier** stated insurance companies are in the business of making money. They will raise rates to offset their losses. He sat through Commissioner Pike's presentation a few times now and they are creating a pathway to hold insurance companies accountable for dropping or for steep insurance rate increases. Those things may still possibly happen. We want to show the zone so that people have to show why they dropped or increased them. **Commissioner Dave Robinson** inquired if the State will use this map? **Chief Dan Cazier** stated no they will have their own map. They won't go to these independent cities. They could but he believes they will use the State map. **Chair Pam Gardiol** inquired why the two maps? **Chief Dan Cazier** stated that we are required to have our own map for the City. Our map is strictly for our Building Department to say which areas are high-risk and need a firewall and roof. It allows us to go to individual homeowners for educational purposes to talk about clearing and having defensible space on their property. Another thing is that anyone on the State map in a high-risk area will have one of three ratings. The goal is to get everyone to the lowest rating and risk. **Chair Pam Gardiol** stated it shows the 2006 code and a 2024 addition. **Chief Dan Cazier** stated we believe the 2006 code will be replaced by the 2024 WUI Code. HB 41 is on the doorstep of getting implemented and it may replace everything we have here. We will know soon. The importance of this is if we had a wildfire in our City, the State of Utah will come out at our request and we would not get a bill because we are doing everything they asked. If we don't pass it and a fire comes in our City, we could be financially responsible for any State resources that come with that fire. **Rob Dalley** stated this motion will go to City Council on Thursday.

MOTION: Commissioner Dave Robinson moved to approve Recommendation on a Zoning Text Adopting the 2006 Utah Wildland Urban Interface Code and the Wildland

DRAFT

Urban Interface Areas Map. Roll Call Unanimous.
SECOND: Commissioner Doug Clifford

VOTE: The motion carried unanimously.

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

E. **Public Hearing regarding termination of an easement by release between Ivins City and Enclave Red Mountain Row, LLC a Utah Limited Liability Company regarding easements originally granted by Document #0376429 and #0376421 Recorded with the Office of County Recorder for Washington County, Utah.**

Chuck Gillette stated that this map shows where the sewer line was. They are asking us to abandon this easement. He thinks they want to develop this area. We need to vacate it and then they will be providing us with the new location. It is his recommendation to approve abandoning this easement. **Chair Pam Gardiol** opened the public hearing. Hearing no one on Zoom, **Chair Pam Gardiol** closed the Public Hearing. This motion will go through to City Council in April.

F. **Discuss and Possible Recommendation on terminating an easement by release between Ivins City and Enclave Red Mountain Row, LLC a Utah Limited Liability Company regarding easements originally granted by Document #0376429 and #0376421 Recorded with the Office of County Recorder for Washington County, Utah.**

MOTION: Commissioner Dave Robinson moved to approve Recommendation on terminating an easement by release between Ivins City and Enclave Red Mountain Row, LLC a Utah Limited Liability Company regarding easements originally granted by Document #0376429 and #0376421 Recorded with the Office of County Recorder for Washington County, Utah. Roll Call Unanimous.
SECOND: Commissioner Brandon Weight

VOTE: The motion carried unanimously.

Chair Pam Gardiol	AYE
Commissioner Brandon Weight	AYE

DRAFT

Commissioner Dave Robinson	AYE
Commissioner Doug Clifford	AYE

4) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discussion regarding a Mixed Use Overlay.

Rob Dalley stated that this is an agenda item that our former Mayor wanted us to look at. He had proposed formed-based zoning. We have a zone that is coming up that this could be really good for. We need to address anything you see or don't see in this ordinance. **Commissioner Dave Robinson** stated he can't think of a time that we have used this zone that we had any concerns with the ordinance. **Chuck Gillette** stated that the way we have applied this in the past we picked a commercial and residential zone and made it a mixed-use. The result should be commercial below and residential above. He doesn't even know if that is a good idea for Ivins City. It feels like it has been improperly applied for years. We have Terry Marten's property around Fire Lake Park. He sees a pretty good mix of uses there. It has also been applied at Azalea because they wanted to mix short-term rentals with High-Density Residential and it could have been done with a short-term rental overlay. The idea of Mixed-Use is to combine commercial with residential. That didn't achieve it. **Commissioner Doug Clifford** stated that Mixed-Use could be different areas of residential in an area. What is the difference of doing an overlay or doing an actual zone? **Rob Dalley** stated we can identify what we can and can't do with a Mixed-Use. Terry Marten is probably the best use. They have short-term rentals with housing and storage. **Commissioner Dave Robinson** stated a long time ago we thought of the property of commercial on Center Street with shops on the bottom and residential on top. It sounds near, but enticing businesses to come out here and we have height restrictions that limit doing it that way. Neighborhood or Community Commercial wrapping around residential rather than being stacked. It has to be a developer that takes the risk to build that. **Chuck Gillette** stated if they get the zone, it is almost an albatross. If no one comes, what is the point of having this commercial zone? **Commissioner Brandon Weight** stated Salt Lake City has done that around Gateway and is a popular idea but he doesn't know if it applies here. **Chair Pam Gardiol** stated that Ogden's shops on the bottom floor and homes up top took a decade in a metropolitan area for that to finally take off and it is very popular now. We don't have that dynamic here. **Chuck Gillette** stated we need a more urban downtown to make something like that fly. We did have a proposed development on Center Street but Council didn't like the height next to that street. **Chair Pam Gardiol** stated the people that want to live above commercial also want that vibrant community to exist. We don't have the synergy. **Commissioner Dave Robinson** stated we almost need to eliminate that zone? We denied a zone a couple years ago. **Chuck Gillette** stated that Movara is more resort.

DRAFT

Azalea had the option to use Mixed-Use but they built the clubhouse and otherwise didn't exercise it. If you got rid of Mixed-Use you could turn this into Resort Commercial and RM without causing any issues. We could allow a residential use in C-1 in order to encourage Mixed-Use. It has always bothered him about that zone. It not a traditional definition of Mixed-Use. **Chair Pam Gardiol** inquired if we need to redefine what it is or should it go away? Chuck Gillette stated maybe we keep it because this project out by Fire Lake includes residential, short-term rentals, storage and workshop usages. These are just more horizontal than vertical. Terry Marten is coming in with a zone change for that area. Their Commercial Light Manufacturing to Resort Commercial and Mixed-Use. **Commissioner Doug Clifford** stated we have almost always substituted it. **Commissioner Dave Robinson** stated that the term Resort Commercial got land blasted. That got shied away from because of that. **Chuck Gillette** stated Black Desert Resort has mixed uses. They are all complimentary uses to a resort. It also allows people to live there permanently and have that option. We have allowed that in Encanto as well. Maybe we could codify it better to allow permanent residences in the Resort Commercial zone. That would cover Terry Marten's project. **Commissioner Brandon Weight** stated Black Desert Resort is the closest thing we have to a Mixed-Use. **Chuck Gillette** stated it fits in Resort Commercial. Maybe we don't need the Mixed-Use zone. **Rob Dalley** stated if we work on Resort Commercial and narrow that down and what we will and won't allow and then delete the overlay. If we critique the zones the overlay could go away. **Commissioner Dave Robinson** stated as a General Contractor, so many options makes it hard. If we had less overlapping choices it would entice more developers in. **Rob Dalley** stated he would like to build a flow chart so that when they look at that zone it shows this is what we have. Here are the uses. This is what you can apply for. **Commissioner Brandon Weight** stated Mixed-Use is being used to dilute our zone, which was never our intention. **Chuck Gillette** stated we should also clean up the idea of residential in the Resort Commercial regarding when that kicks in commercial code requirements versus residential requirements. Maybe that is the reason to not allow it unless they are in the Resort Commercial zone. **Rob Dalley** stated we would have to be very specific. They'd have to move to a commercial standard. Developers would balk at that. **Commercial Dave Robinson** stated that North Village is building single family homes but they can put it in their rental pool which is the reason they are in Resort Commercial. Dan Cazier and Con Fulde are concerned about whether short-term rental overlay requires units to be sprinklered or not. **Rob Dalley** stated that was Aventura and our last short-term overlay property. **Chuck Gillette** stated if you have a unit you want to build out for short-term rentals it needs to be built to the commercial code. We can look to see how best to use the Mixed-Use. Resort Commercial we can define better. **Commissioner Dave Robinson** stated clean up the Resort Commercial zone. **Rob**

DRAFT

Dalley stated we will leave Mixed-Use along and bring back more information next meeting regarding Resort Commercial.

B. Discussion regarding code amendment to Section 15.05.204 of the Ivins City Code regarding flaglots.

Rob Dalley stated we have an application at TRC for a flag lot. In our ordinance it does not allow them to share the single driveway. We are asking that it be possible to share that driveway. It still has to meet and maintain fire code. **Commissioner Brandon Weight** stated that firetrucks require a hammerhead. **Chuck Gillette** stated unless it is less than 150 feet. **Commissioner Dave Robinson** stated aren't we sidestepping a subdivision process? **Chuck Gillette** stated they still follow the subdivision process. **Rob Dalley** they will mark addresses with a monument out front. They have to meet fire and drainage and LID requirements. We have a few of these types of lots. **Commissioner Brandon Weight** stated stipulate how they maintain the road access through ownership. **Bryan Pack** stated that originally it stated that access can't be shared across properties. We did require a cross access easement recently that they share the responsibility equally. A cross access easement or a maintenance easement is what it is called. There are some administrative things we have to ensure but it can be done. It is just now allowed in our ordinance. **Rob Dalley** stated they are required to have an all-weather road. Zoning would still require that any other projects asking for this would have to meet our ordinances. We talked about all of this at TRC. **Commissioner Dave Robinson** stated no parking in the easement for fire. **Commissioner Brandon Weight** stated also utilities, sewer, storm drain, garbage cans. **Commissioner Dave Robinson** stated it is a good idea to combine driveways and takes up less land. **Rob Dalley** stated this will be on the March 31st meeting for a Public Hearing.

C. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for March 3, 2026.

MOTION: Commissioner Doug Clifford moved to approve the Ivins City Planning Commission Meeting Minutes for March 3, 2026. Unanimous.
SECOND: Commissioner Dave Robinson

VOTE: The motion carried unanimously.

Chair Pam Gardiol	AYE
Commissioner Brandon Weight	AYE
Commissioner Dave Robinson	AYE

DRAFT

Commissioner Doug Clifford	AYE

5) REPORTS

A. Planning Commission Members

B. Chair

Chair Pam Gardiol thanked Commissioner Brandon Weight for chairing the last meeting.

C. Building and Zoning Administrator, Rob Dalley

D. City Attorney, Bryan Pack

E. Items to be placed on future agendas.

6) ADJOURNMENT

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

VOTE: The motion carried unanimously.

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

DRAFT