IVINS CITY
PLANNING COMMISSION
MINUTES
April 14, 2026
435-628-0606

1) WELCOME AND CALL TO ORDER

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

Brandon Weight and **Doug Clifford** both attended via Zoom.
Staff Attending: Chuck Gillette-City Manager, Bryan Pack-City Attorney, Cade Visser-Director of Finance, and Sharon Allen-Deputy City Recorder.
Audience Attending: Kaitlynn Kraus

A. Acknowledgement of Quorum

B. Flag Salute--Chair Perry Brown

C. Invocation-Chair Perry Brown

D. Disclosures-None.

2) REPORTS, PRESENTATIONS AND APPOINTMENTS-None.

3) PUBLIC HEARING AND ACTION ITEMS-

A. Public Hearing on a Zoning Text Amendment regarding the Resort Commercial Zone.

Rob Dalley stated that this item was worked on last meeting and we have completed the draft ordinance. We have highlighted those changes for our Public Hearing. **Chair Perry Brown** opened the Public Hearing. **Cade Visser** stated that no one was on Zoom. Hearing no comments, **Chair Perry Brown** closed the Public Hearing.

B. Discussion and Recommendation on a Zoning Text Amendment regarding the Resort Commercial Zone.

Commissioner Pam Gardiol stated that punctuation on the second "Whereas" after regulating land use needs a comma and Planning Commission should be capitalized.

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MOTION: Commissioner Dave Robinson moved to approve Recommendation on a Zoning Text Amendment regarding the Resort Commercial Zone, as amended. Roll Call Unanimous.
SECOND: Commissioner Pam Gardiol

VOTE: The motion carried unanimously.

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

4) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss the CN Neighborhood Commercial Zone.

Rob Dalley stated this is a goal that we set at our work meeting that we are moving forward. We have small pockets of residential commercial zones. Other than that, is there a need for it? The Table of Uses makes it pretty restrictive for what they can and can't do. Animal hospitals are not allowed, and then it says veterinary clinics without outdoor housing facilities. Most vet clinics will house animals. Is there a problem with that? Should that be "X'd" out so it is not allowed? **Commissioner Dave Robinson** stated indoor/outdoor is the issue. Maybe it is a concern with dogs barking. Most animal hospitals house them inside. **Commissioner Pam Gardiol** stated that the reason for the two classes, one for the smaller animals, and one for the larger animals that would need an outdoor facility. **Rob Dalley** stated that as a farmer, there are noise and smells too to be aware of. This is residential commercial, so it could be a little pocket in your residential zone. **Commissioner Dave Robinson** inquired if the animal hospital period, or does it happen to be one of many types? We have boarding listed, is that a care facility we are talking about? **Rob Dalley** stated that it says Outdoor Holding Facility, like our animal shelter. What type of boarding it is up to the commission maintain a certain level of professionalism. In this particular case we are talking about something within rather than a large commercial zone. He thinks there are only maybe three zones on the map right now. The possibility that we have someone do this. Does anyone have any concern about this one? **Commissioner Doug Clifford** stated that listing just a holding facility could be confusing. With or without outdoor holding facility. This is not an animal hotel. He is okay with it. **Rob Dalley** stated that next is alcoholic beverage establishments. This could be a

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spot in a residential zone. **Commissioner Pam Gardiol** stated this one lists its definition then says "as allowed and provided for in the Alcoholic Beverage Control ordinance as amended." What does that mean? She has extensive experience with spot zoning of an alcoholic beverage establishment in a neighborhood. **Rob Dalley** stated this is asking if you want it to be allowed in that zone and if the State would allow it in that zone. **Bryan Pack** stated if you look in the Alcoholic Beverage Control ordinance, Title 5 Chapter 4 in the Neighborhood Commercial zone we can have a full service restaurant license, a limited service restaurant license and a beer only restaurant license. Those are the only three allowed in a Neighborhood Commercial zone. They are all tied to restaurants. **Commissioner Pam Gardiol** stated she would like us to look into this further. She is concerned about hours of operation, noise levels, and the influence of chemically influenced people leaving a restaurant; the impact to neighborhoods and sleeping children. Those things make a difference on how it effects a neighborhood. **Chuck Gillette** stated the Alcoholic Beverage Control section has all kinds of complicated in terms of allowed uses. We would need to look at that section of the Code. **Bryan Pack** stated if we are concerned about the conditions placed upon this use. **Chair Perry Brown** stated we would need staff to take a look and come back and help us understand those concerns. **Chuck Gillette** stated the types allowed are a full service restaurant license, and beer only restaurant license and off-premises beer retailer license. **Commissioner Dave Robinson** stated in Utah Code there are generally only two codes, a restaurant or a full bar establishment. Places like Chili's and Applebee's are a full service restaurant versus a full bar which doesn't require food. That is the State level. We shouldn't regulate that outside of our area. **Chuck Gillette** stated Commercial Light Manufacturing zone is the only area where a bar establishment is allowed. **Commissioner Dave Robinson** stated so it would be a restaurant that serves alcohol. **Commissioner Pam Gardiol** stated she lived 40 years next to an establishment and having police come to her door, she wants to allow people to do as they wish and also not infringe on the culture of the community and traditional nighttime activities like children sleeping. If these are restaurants fine. Close at 10 pm. **Rob Dalley** stated we can bring it back. Sharon Allen will send out changes and we can discuss this more at our next meeting. Bar establishments are not allowed, so it would definitely be a restaurant. Billboards are not allowed. **Commissioner Dave Robinson** stated bed and breakfast needs to have owner-occupied living on site. **Chuck Gillette** stated this is the commercial table. He thinks we allow bed and breakfasts in some of our residential zones as well. **Commissioner Dave Robinson** stated he would like to open it up to be an Airbnb type situation. Some concerns are valid with why Ivins doesn't want that. If you start selling homes to investors, you take away from affordable housing. **Commissioner Pam Gardiol** stated bed and breakfasts are wonderful. In Rockville she has enjoyed them. We had an issue on this agenda recently to

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put a twin home in an existing neighborhood and the concern was how the character of the neighborhood would change. The concerns of a bed and breakfast in residential needs to accommodate for parking and the residential feel is mitigated. **Rob Dalley** stated the Neighborhood Commercial zone area is small, and they would have to give us a parking study. **Commissioner Dave Robinson** stated when we travel, we stay in Airbnbs and in a community, in a regular home. Someone took this house and revitalized this cottage. The four of us stayed there. Trying to fit into a nightly rental that has someone else residing in it is difficult. If you rent two rooms in a single hotel you spend a lot of money with no congregating. His daughter and son in law went on walks and bike rides. Along with that he has to sign an agreement with a whole list of rules of what he can and can't do. If there is a complaint he can get kicked off Airbnb and not be allowed to rent again. We do have a list of laws and rules and regulations, no matter where we rent. **Bryan Pack** stated that 16.12.116 about bed and breakfasts requires at least one hard surface area off-street for parking for each guest room. That is different than an Airbnb because you are just getting a guest room. Not a whole house. It is owner-occupied. Billboards and carwashes are not allowed. Churches are allowed in any zone. Special Events are a Class I. Daycare and Pre-school-the State of Utah has done a lot for micro-schools. Is this something to consider instead of a residential home? Would it be better to have a daycare with adequate parking, drop-off and pick-up area and containment for children? Right now it is not allowed at all. **Commissioner Dave Robinson** stated commercial daycare sounds massive, as opposed to in-home daycare and allows neighbors and others use as a daycare. They are limited by the number of children they can have by State law. That he would be okay seeing. **Chuck Gillette** stated that this is only for the Neighborhood Commercial zone. It would be adjacent, like a small store, like Red Mountain Market is, even though that is not zoned Neighborhood Commercial. Let's allow some of these services to be provided closer to residences. **Commissioner Dave Robinson** stated then he believes it should be allowed. We have a hard time drawing in larger businesses. Who do we pull into commercial areas? **Rob Dalley** stated little Mom-and-Pop areas like Frei's food stand. **Commissioner Pam Gardiol** stated that we have talked about our desire to have gathering places for spontaneous connection adjacent to neighborhoods around the city. This feels like it is going for that type of interaction around the City. **Chair Perry Brown** stated let's take a look at it in a limited set of parameters. **Rob Dalley** stated that commercial kennels and commercial recreational indoor is not allowed. **Commissioner Dave Robinson** stated could we not have pickleball ball indoor or a workout center? Something like Picklr or 24-Hour Fitness. **Bryan Pack** stated in any other commercial zone that is allowed. **Commissioner Dave Robinson** stated we need to find things to go into these zones to support our community. We can't draw enough people to support people paying the rent. If we broaden what we put into these, hopefully it will help make it

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financially feasible for others to do. **Commissioner Pam Gardiol** stated she owned a small gym. We had five parking spaces and closed by 9 pm and it drew the neighbors. We were very aware of how we blended into the neighborhood. Rob Dalley stated that contractor's office is not allowed. Convenience store is not allowed. **Commissioner Dave Robinson** stated it would depend on the size. He would consider another Red Mountain Market. **Commissioner Pam Gardiol** stated there was an old home in Ogden that was turned into a convenience store with fresh donuts and coffee. It integrated well into the neighborhood and used the architecture of the house. It did not require any off-street parking. **Chair Perry Brown** stated we are dealing with a very limited zone here. There are only a few small parcels. In C-1 these things can occur. Do we need to accommodate these in that zone? **Rob Dalley** stated show the map of the few areas we have. **Commissioner Dave Robinson** stated he wants to add them options that will fit the community to choose. **Commissioner Dave Robinson** stated we are not trying to pack these in this zone. That is not his intent. He wants to give people as many options as possible to fit in the community. **Rob Dalley** stated we allow adult daycare for five or more persons over 14 years of age. **Commissioner Doug Clifford** stated it would be like an assisted living facility. **Commission Dave Robinson** stated it is not 24-hour care. **Commissioner Pam Gardiol** stated it could be an Alzheimer's center for stimulation and then they go home. Low impact but high value for a community. **Commissioner Doug Clifford** stated an aftercare facility from surgery for sponsored supervision during the day and care, and then the family members can come and bring them home. **Rob Dalley** stated next is dwellings-neighborhood commercial with a mix of two dwelling units are allowed on second story above. Live/work units, but with our height limits they are tough to do. **Commissioner Pam Gardiol** stated is this realistic to have this in here? It is not doable for our community and we are not drawing this in Commercial zones. **Chuck Gillette** stated it could work in Crescent Moon Village, but with our height limitations, it makes it hard to work out. **Commissioner Pam Gardiol** stated then she suggests striking it. **Commissioner Dave Robinson** stated that we could leave it in and if it works for someone, great. **Rob Dalley** stated he can bring all this back and the Commission will review the changes. In this one it is a Class IV. **Bryan Pack** stated Resort Commercial has a mixed-use option and it can be done. **Chuck Gillette** stated even though it doesn't work, there is no problem with it being an option in there. This type of mixed use makes sense to me. If you have Neighborhood Commercial at Canyon Crossing for example, they could have added a second story and that wouldn't have been bad if that was the zone. He wonders why it is only allowed in Neighborhood Commercial? **Bryan Pack** stated it says Neighborhood Commercial is a maximum of two dwelling units allowed only on the second story. In a bigger commercial area, you would be looking at other dwelling options like condos allowed with a mixed-use overlay and requires a plan to come in. It would be a Class IV use

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in that process. **Rob Dalley** stated Instacare is not allowed. Home-based businesses we need to bring this ordinance section back to you. **Chuck Gillette** stated we have talked about revising this and have asked Cade Visser, our Director of Finance to come up with those home-based businesses. He has to get through budget season first. **Commissioner Dave Robinson** stated it says separated from the residence? How can it be a home-based business? Why wouldn't allow it? **Chuck Gillette** stated we eliminated that code years ago and we need to bring it back. It kind of opened the door to allow any kind of business. **Rob Dalley** stated household pets is a Class II. He doesn't get this one. It is listed in all zones. **Commissioner Pam Gardiol** stated a HOA is dealing with a homeowner that had four support animals and one bit a neighbor and needed surgery. How many animals do we allow or are appropriate? There is a leash law and the owner of the dog is suing because she needs all four animals. She wonder if this could relate to something like that? What are parameters? **Chuck Gillette** stated Chapter 33 states they are exempt if household pets are kept in the manner required by this section. That is an odd way to say you can have a pet. **Commissioner Dave Robinson** stated the bottom excludes exotic animals. Can we go to light manufacturing and what could fall under that? Sewing? Making earrings? There are a lot of things that could fall under that. **Rob Dalley** stated no noise, smoke, fumes, odors or glare or health or safety hazards outside of the building. **Commissioner Pam Gardiol** stated this is for hobbies that don't make a huge impact. **Commissioner Doug Clifford** stated that we have some of these already in our residential zones, like the quilters. **Chair Perry Brown** stated we could clarify and define this better so those things can happen without restrictions. **Rob Dalley** stated medical and dental clinics is a Class IV, but we don't allow an InstaCare. That one is okay. Minor facility would be a little pump station. Model homes and mortuaries are restricted. **Commissioner Doug Clifford** stated those would probably be pretty quiet. **Rob Dalley** stated Neighborhood Commercial retail goods and services is a Class IV and we are okay with that one. Nursing homes is an allowed Class V and there is a need. Outdoor theater he would love to see another one come in. Personal services like dry cleaner, beauty salon, fitness center, tan salon and photo shop are all a Class IV. **Chuck Gillette** stated these are the types of services we want. **Rob Dalley** stated professional offices is a Class IV. This one would allow the contractor's office. Public utility offices. **Chuck Gillette** stated it could include equipment like a Public Works yard in this use. **Rob Dalley** stated reception hall for weddings, meetings and gathering are not allowed. Recycling is a Class II but an actual center is not allowed. Group home is a Class V. Resort Hotels are not allowed. Restaurants-fastfood over-the-counter is not allowed and it should be. **Chuck Gillette** stated that eliminates potential alcohol uses in that zone. **Commissioner Dave Robinson** stated this is exactly what we are looking for in his opinion, along with retail. **Rob Dalley** stated that restaurants for sales is a Class IV. Sale and distribution of alcohol we will go through. Sexually-Oriented

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businesses are not allowed. **Chuck Gillette** stated we have to allow them in a zone, so we only allow them in the Commercial Light Manufacturing zone. **Rob Dalley** stated that signs go through our ordinance with the building department. Recreational vehicles is a Class II. **Chair Perry Brown** inquired why we would want to have a parking lot like this? **Commissioner Dave Robinson** stated we do need parking for our nightly rentals and to expand parking for campers and boats. Could this be beneficial? **Rob Dalley** stated it has a time limit exceeding 48 hours and it is a Class II. **Chuck Gillette** stated not more than two seems like an odd use. We need to remove it or find out why it was there. **Bryan Pack** stated we need to look at 16.12.111 to stay consistent. **Rob Dalley** stated storage space-Kayenta allows 16k square feet. It is not allowed anywhere else. Tattoo parlors are listed. **Commissioner Dave Robinson** stated permanent makeup is a tattoo. Are we going to allow those under beauty shops? **Commissioner Pam Gardiol** inquired does the use create an impact on the surrounding area? They are a small business with light traffic. It is fine to have it. **Bryan Pack** stated you could move it up to personal services and list it. We just passed wireless facilities allowing towers on top of buildings. **Commissioner Dave Robinson** stated that we were concerned with small towers popping up all over for 5G and his question to the former Mayor was why don't we do a public/private co-op? Why not work with schools and businesses to put those antennas on top of those buildings? It says it is not allowed here. **Bryan Pack** stated that use has not been incorporated into this table yet. **Chuck Gillette** stated look for any issues in the other columns too. **Rob Dalley** stated we have our marching orders to make these changes. Keep in mind we will be seeing more on the home-based occupation ordinance. There is a need to bring that back. **Chuck Gillette** stated to also look at the map as part of this process.

B. **Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for March 31, 2026.**

MOTION: Commissioner Pam Gardiol moved to approve the Ivins City Planning Commission Meeting Minutes for March 31, 2026.
SECOND: Commissioner Dave Robinson

VOTE: The motion carried unanimously.

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

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Commissioner Brandon Weight	AYE

5) REPORTS

A. Planning Commission Members

Commissioner Pam Gardiol stated at Canyon Crossing she recently backed out of a parking spot and it was congested. She was headed to the driveway and stopped at the pumps because of a family of people on bikes. Someone began backing into her so she honked the horn and scared the family. Can we look at some kind of traffic calming in that area? Something needs to be done at that intersection. **Chuck Gillette** stated the roundabout itself? He can't commit to any sort of action. We have been monitoring the speed bumps at the roundabout. We are planning on making those permanent. They could raise the crosswalk or flashing lights to make it more noticeable. **Chuck Gillette** stated that there are fender benders but it is much safer. **Commissioner Pam Gardiol** stated she looks forward to that day.

B. Chair

C. Building and Zoning Administrator, Rob Dalley

D. City Attorney, Bryan Pack

E. Items to be placed on future agendas.

Chuck Gillette stated that the City is working on a zone change for the fire station.

6) ADJOURNMENT

MOTION: Commissioner Pam Gardiol moved to approve ADJOURNMENT
SECOND: Commissioner Dave Robinson

VOTE: The motion carried unanimously.

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

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