IVINS CITY
PLANNING COMMISSION
MINUTES
May 5, 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 Dave Robinson, Commissioner Doug Clifford, and Commissioner Brandon Weight.

Staff Attending: Chuck Gillette-City Manager, Bryan Pack-City Attorney, Rob Dalley-Building and Zoning Administrator, Cade Visser-Director of Finance, Con Fulde-Fire, Marc Christensen-Parks Director and Sharon Allen-Deputy City Recorder.
Audience Attending: Val and Carrie Perry, Kathy Barth, Daniel Thurgood, Craig and Shelyce Maxwell, Tiffany Wynn, Kristine Albrecht, Chad Timms, Alan Timms, Dillon and Daisy Hurt, Quinn and Candice Fowler, Gordon and Julie Heaton, Stephanie Jaeger, Jessica Hyde, AJ Hyde, Karen Duncan, Keith and Linda Gubler, Chris Hart, Kyle and Dawna White, Brenda Wilson, Rick and Colleen Ruesch, Cheyne and Susan McDonald, Sandra Bodrero, Fred and Laurie Murray, Ryan Cain, Ethan and Trina Acevedo, Phillip Gubler, Jenny Christiansen, as well as others who did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Brandon Weight

C. Invocation-Commissioner Brandon Weight

D. Disclosures--None

2) REPORTS, PRESENTATIONS AND APPOINTMENTS-None.

3) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing on a Concurrent Land Use from MDR (Medium Density Residential) to Community Commercial and a Zone Amendment from RE-12.5 (Residential Estates, minimum lot size 12, 500 square feet) to C-1 (Commercial) with the Historic Township Overlay.

Chuck Gillette stated it is okay to get feedback on more than the zone change, because a lot of the people here are less concerned about the zone change as they are about the future status of the City Park. We will discuss all of that. He follows social media, Facebook and Nextdoor and he takes some blame for this because he pushed Rob Dalley to get this

done and this was just a speedbump to get over. Shame on me for not understanding that changing from residential to commercial that it would cause concern. He should have been more savvy about that. City Council has taken a lot of the brunt and he tips his hat to Councilmember Sharon Gillespie for be willing to comment and correct misinformation. Unless you had been following Council meetings closely, there was not a lot of information provided. There was a reason for that, because we were still working on the plan and wanted it to be as complete as possible. We were shooting for the State of the City address on Thursday. By doing this Public Hearing we are unveiling this plan today. He doesn't know if it still causes alarm or concern. We will get into all of that, and he apologizes for being verbose. When you do something without enough information, people will fill in the gaps and catastrophize and think of the worst possible thing. There are people out there that mistrust the government and the natural inclination is to jump to conclusion we have never even thought of. He saw a post that said "Save our Park from commercial development." That certainly was never the intent of this zone change. The vision was 100 percent to have this be a civic space and gathering space for the City to benefit, and a place for the community to enjoy. He loves having everyone here to find out more about this project. It is going to be one of the most important projects we do for this City. In 2025 our Ivins City/Santa Clara Fire Department that they run and we help fund was tasked with a community risk assessment to show where we are deficient and current and future needs. We had some volunteers and some full-time employees. In 2022, we converted to a full-time force which has been a painful and expensive process. We run 24/7 staff with 18 full-time employees and six part-time employees. We consider public safety to be a number one priority. Wildfire is a huge risk and 20 years ago we brought an ambulance into our own City so we didn't have that wait. Our response time has improved because of these changes. Industry standards are to have five firefighters show up to the fire and it is difficult to provide that level of service if there are any other calls taking them elsewhere. As part of that risk assessment, we realized that both stations were inadequate because if we needed more staff, we would also need more room for that staff. A ladder truck is also needed, for Black Desert and elsewhere and increases our level of service that we can provide. We need to consider that we run an ambulance, engines and our crews also deploy to wildfires throughout the United States. We use those resources to help us offset some of our costs. We make money by sending our crews out. They were recently in Kansas. They deserve a lot of credit for their high level of professionalism. We love and want to take care of them. We need to figure out how to make this station work. The purpose for the zone change is because we are going to expand the station, which encroaches in the setbacks. Residential lots require bigger setbacks than what our fire station will require. He has seen comments asking why we didn't do that for City Hall. City Hall actually does meet our setback requirements. It does not make sense to have our City Park be zoned Residential Estates.

We looked at the fire station on 4150 South as a good state-of-the-art model that we are trying to shoot for. They had four truck bays, storage space, enough room to bunk two crews, kitchen, training space and offices. We also looked at a couple of different two-acre parcels to put a new station. He credits Mayor Hart for seeing the fiscally responsible thing to do as expanding the current fire station. The new St George fire station was approximately 7.5 million dollars. The thought of funding that in our small City is huge. We couldn't have done it without grants or help. Mayor Hart came up with putting the ladder truck bays at an angle so they exit onto 100 West rather than Center Street. The trucks don't have to back in this way, risking them damaging the station and the trucks. The pull-through is much safer. He presented this to City Council and there was a citizen named Geoff Schmidt that has a charitable trust and he has been donating money and equipment to our fire and police departments for many years. He saw the plan and that it was fiscally responsible, he got excited to help by making an offer to donate two million dollars to this project. This caused us to zero in on this idea because the cost estimate a contractor gave us was five million dollars. Going with this option already saves us 2.5 to three million dollars. Then we had a donation offer of two million dollars, making zero sense to pursue the other option of building another fire station somewhere else. He spoke to Wilford Hafen about one of his properties and Wilford wondered what was wrong with the existing fire station. He is proud to have helped build that fire station. His brother Charlie back in the 80's was donating time to help build that station. They were worried about fires in this area and had no way of putting them out. Charlie passed away to cancer, but to his dying day was laying block down on that fire station. It was special to him and important to the Hafen's to keep this station here. It is historical. When we decided this expansion makes the most sense, we hired an architect, Greg Turner to give us a proposal. They have worked with us refining the design that Mayor Hart put together and they have done a great job. This is not just a fire station. We are renovating for bunk rooms, a bunk room for the Captain, a fitness center, an extra bay, and a bay for the ladder truck. Public Safety is also bursting at the seams in their building in the old City Hall. They need more space so we are giving them a intox room to test people and investigations open office room with bathrooms and vehicle trailer storage. We like the idea of preserving the old City Hall. The floor plan we came up has the second story with bunk rooms and the Captain's room. We are confident that this design will last our City for the next 50 years and it is a great option. The architect came up with a great mural concept that the Arts Commission has been wanting to do on the side of the building. That is not part of the estimate nor do we have that mural funded yet. We may need to fund that through donations. We have two rendering when we looked at reconfiguring the park. One was to eliminate the baseball field which has never been used for games or tournaments. It is too shallow. It gets used for kickball and younger teams coming to practice. That is the painful part of this process. Heritage Park is an important

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park. We have a free concert in the park as part of our America 250 and Eric Dodge is playing. We will also open up the fire station and let people take a look at these plans. We came up with an idea to move the stage to the fire station and put a roof on it. We have our movies at the Park and put a rear projection in the building and protect it and add a screen there. The current estimate doesn't include the stage but there are grants out there we feel we could successfully obtain. County tourism may be willing to help fund that. Some of the local schools may have their events there. This could open up great things for our community. Getting rid of the baseball field gives us the ability for other uses, like soccer, football and kickball. The trees are so important and provide so much shade. We want to preserve those, but we will lose a couple to the parking up front. We looked at preserving the ballfield. It is not off the table but we have concerns about that. The real question everyone has been asking is if we have to do the zone change. We don't have to do the zone change. He is asking the Planning Commission to not take action tonight. He understands that people are worried if we change it to commercial. There is no risk with doing it, but he realizes there are people out there that don't trust the government. This doesn't need to happen today and we are not building this until possibly next year. There is another grant we think we will be successful in getting from the Federal government for a half million dollars. If we get that grant we would have to wait to build it in 2027. We can look at other options. We can pass a development agreement that says we will never develop the other portion as commercial. We could create a new Public Facilities Zone which would do exactly what we are asking it to do, which is fix the setbacks and take it out of residential. Another option is to pass a change to our land use code to say that public facilities are exempt from setback rules. We are all here and trying hard to think about what is best for the residents. Saving money we believe is a great thing to do for our residents. We believe creating a park that will be a beautiful gathering place is a great thing to do. **Chair Perry Brown** asked the Commission if they were okay with listening to input well beyond the zoning issue. The Commission agreed. **Chair Perry Brown** opened the Public Hearing. Sarah Wagner lives on 300 North and inquired about the public hearing process. **Chair Perry Brown** stated that if we follow Chuck Gillette's recommendation we will table this tonight. We can go against his recommendation but that wouldn't make a whole lot of sense. If we postpone the decision, they will come back with more ideas and options. There would be another opportunity at that point. Sarah Wagner stated that we could have been to all the meetings up to this point, and that is a very fair point. **Chair Perry Brown** stated after our residents are heard, there will be a vote by the Planning Commission. **Commissioner Brandon Weight** stated that we provide recommendation to the City Council, and then it goes before them. They are the final say. **Bryan Pack** stated there will be a Public Hearing before the City Council as well. The same people that were noticed here tonight will be noticed for that hearing as well. **Chair Perry Brown** stated the area shown were the people notified of

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the change. That is a statutorial requirement. Sarah Wagner stated that it does make her nervous to lose the ballfield. She does see the benefit of the Park and the fire station. The ballfield is used a lot. People may not be paying the City and we could advocate for that, but tournaments do happen there. Unity Park is close by. We live in an artsy community, but we also have kids and the ballfield is appreciated. She thinks we can get the fire station done, not take the ballfield out and get it done. Aubrey Ence lives on 100 North and her back porch oversees the park. Both options are beautiful, but she is advocating for the ballpark because other parks are meant for leagues. This ballpark is so open and anyone can use it anytime. It is not organized, so you will see kids take the opportunity to create their own game. We do love seeing that, and we see it all the time. It is special and you just don't see that anywhere anymore. She would also like to keep the zoning where it is clearly not going to be commercial. Christina Wilson stated she lives across the street. Her kids have been raised at this park the last 12 years. She thinks expanding the fire station is a great idea. She agrees it is necessary as Ivins is growing. She agrees with keeping a grassy area. She does not want the zone change. She thinks a different City Council down the road may not keep it this way. That is a concern to a lot of us. She would like to see the idea of a development agreement so that it can never be changed. That is a smart idea. She doesn't like the idea of a ninja course. St George has those and they can be fun but the thing that makes Ivins special is that it is not like everywhere else. We feel more natural. Kayenta is more natural. The pavillion is great. **Chuck Gillette** stated if we put it down by the ballfield, we really couldn't keep the ballfield. But we could expand the stage where it is now and make it bigger and nicer. Maybe $25-35k to expand that. Jody Valentine stated her concerns are that Heritage Park is a totally different park than Unity. It still is really used. She is concerned about it being commercial. No one on Council wants to build any commercial, but once the foot is in the door, down the road it could happen. If you don't do commercial, you will have a lot less backlash or people upset. They asked the City Attorney, but he wasn't forthcoming because he stated he represents the City. The ballpark is where kids play. It is free open space. This is their heritage and as Ivins grows, there is less and less open space for kids to do those kinds of things. Thank you for your hard work, your time and effort. She appreciates it. Jessica Hyde lives on Main and thinks the plans are beautiful. It is the zoning she is against. 16.33.101 in Ivins City Code shows a graph and says specifically "that public use and utility is a use exclusively by a public body or quasi-public body, such use as serving the public health, safety, and general welfare and including street, parks, recreational facilities, administrative and service facilities and public utilities." That states all of the uses of this block and is a Class V Conditional Use Permit. **Chuck Gillette** stated we can leave it under Residential Estates, except for the purpose of the setback. The setback here is 20-25 feet, and we need the front setback to be 7 feet from back of the sidewalk. Jessica Hyde stated that there is no reason in her study of this to change the

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zone. That is the biggest concern for everyone. **Chuck Gillette** stated the third option is to say municipal facilities are exempt from setbacks and leave the zone alone. Jessica Hyde stated that has her vote. Cheyne McDonald stated that he has sat in the same position where the Commission and Council have sat for the last 12 years, and has had to make similar decisions. He and his wife Susan McDonald have two properties directly across the street. He fully supports the fire department and the need for the facility that allows them to protect the community safely and effectively. Public Safety is critical and this is an important investment. At the same time, public park space is one of the most limited and valuable assets that we have as a community. It is where families gather, kids play, and people connect. Once that space is reduced, it is not something we can easily or realistically get back. His concern is a precedent that is being set which we always look at. If we take a portion of the park now, what prevents future Council's from taking more later? Over time, those decisions add up and before long the design and character of that space can fundamentally change. He believes it is important to look at this from a long-term planning perspective. If the fire station does not fully meet their needs for the next 20+ years, then we risk coming back and facing this same issue again, possibly taking away even more park space. Relocation should be seriously considered now rather than incrementally reducing the park over time. While he understand changing the zone to C-1 is for the fire station, that designation opens the door for other types of development in the future. We can hope that it doesn't happen, or we can make sure that it doesn't happen. What permanent protections are in place to ensure that this does not lead to further loss of public space beyond this project? When he served on Council he was part of the decision to use a portion of the park to build the new City Hall. At that time, it was a needed project that made sense. In hindsight he has come to realize we gave up park space we will never get back. It is not a criticism but as perspective that these decisions are permanent. His hope is that we learn from the experience and take careful long-term views of this decision. We need to do this in a way that protects one of our most valuable and limited resources, our public park spaces. He strongly encourages exploring alternatives that preserve the park and ballfield such as relocating or designing options that minimize the footprint. This decision will shape our community for decades. He hopes we take the time to get it right. Gordon Heaton lives across the street on 100 North and inquired about how many private donors there are. **Chuck Gillette** stated we have one private donor donating two million dollars. We have a grant application for another 2.5 million dollars. Gordon Heaton inquired if either or both of those contingent on using the existing space, or is that still possible if the project is relocated? **Chuck Gillette** stated that we have not approached the donor to see if he would still donate if the station was relocated. We know that he was impressed with the City's efficient use of resources in designing this station. That was part of his reason to donate. Regarding the grant application, it is written for its current location. We met with

Representative Celeste Maloy and she is who we requested the grant application from. She toured the fire station and he doesn't know if we can change that application. Gordon Heaton stated he suspects that they would donate regardless of where it is built, and the City should look more into relocation. Change the code and exempt your public buildings from the setback requirements. Then you are done and everyone is happy. Knocking twenty feet off of the ballfield is not the end of the world. If it was a single bay instead of a double bay for that ladder truck, you could possibly leave the ballfield as-is. **Chuck Gillette** stated that the station is being built so that it can run two fire crews plus an ambulance service. We would not have enough space to do that. Gordon Heaton stated he is in favor of changing the code to exempt the City buildings. He is in favor of expanding the Fire Department, and he is hopeful they will consider relocating it. Quinn Fowler stated he lives across the street. He bought his house in 2020 because it had a big, nice park to send his kids to. That was taken away by a big, dumb building. It was needed he understands, but that park space can never come back. He put in a basketball court at his house and now receives anonymous complaints for having a light up in his yard for all the 10+ neighborhood kids. If you are going to take away, you need to replenish. On this side of Center Street, we have no other parks. He is not sending his kids across Center Street. It is too busy a road to have them walk down to Unity. The fire station is important and we do need to grow. He would love to see it relocated. St George's fire station was 7.5 million. You possibly have 4.5 million in grants and donations, but our taxes were raised for getting these extra services. That plan was five years from now. He understand that the two million from the donor needs to be used within a year. **Chuck Gillette** stated he would have to look at the Memorandum of Understanding we are working with him on. The reason we are building this right now is not because of the donor. Quin Fowler stated looking into the future, if this is zoned commercial, nothing can stop some greedy City official from putting something there. Maybe it isn't greed but out of necessity with nowhere else to go because this makes the most sense with the other buildings already here, we lose something we can't get back. The Park should never be touched and if you zone it as Open Space or something that restricts that, nothing can happen to it unless they apply and go through this process to rezone. Then we will all be back here. That is better than a development agreement. He doesn't trust that. If you zone it commercial, there is no hoop to have to jump through. This property is not near enough to expand for future growth. It doesn't make sense to build here and be able to grow. Put it somewhere else. He doesn't mind the plan. It looks great. If you wind up with 4.5 million dollars to put into it, leave our park alone and later down the road turn the fire station into a community/rec center. Chris Hart stated that he is a resident of Copper Canyon. The reference to the St George fire station is a ten-bed station, like the proposed project here. St George however does not have ambulance service, nor do they have wildfire service. This station is well beyond the 7.5 million fire

station. Our comparison is more like a 9-10 million dollar station for all that you are seeing. There is also space included for public safety and law enforcement and a record storage vault in the basement. To go to another location means a half million dollars at least just for the land. We would need rear access there for a ladder truck. It is an unusual configuration. If at any point Ivins City separates from Santa Clara and takes on their own Fire Department, we are the reason the ladder truck is needed. Encroachment into the ballfield is about to the pitcher's mound, which is a large portion. The problem is that baseball is probably the worst sport occurring next to a building like this. We have two solar panels that have shattered from a foul ball. Even a preserved ball field would require shelter for vehicles so foul balls don't drop our EMT and firefighters cars, and the netting to protect the building. Both those are more money than it would cost to build an adult field rather than this field with very limited use. He had direct communication early on with the donor and his donation is specifically for this project. He made it very clear that it does not broaden to a project elsewhere. He is enchanted with the idea that we are preserving the history of this building, that has been added to over the last 50-70 years and making it work again. The reason this has been ranked so high by Celeste Maloy's office is in part because of the story that goes along with it. The charm is that we are preserving a historic building that had a number of our residents serve there as firefighters. We don't know how well it would score if we jumped ship and moved to another property. Ryan Cain lives on 350 North and appreciates the explanation and understanding everything. The zone change does set a precedence and that is his biggest concern. Once we start down that road, it may not prevent future development of this park. He would encourage the City not to make a zone change. If we do, know that development agreements last as long as they do, until someone wants to change them. If we designate the Park as historic, he wonders if it meets that criteria so we can't touch it? **Chuck Gillette** stated we can look into it. Ryan Cain inquired if we could get the setbacks we need by a variance without a zone change? **Chuck Gillette** stated that is option three to change the code. Ryan Cain inquired why change the code if you can allow a variance? **Bryan Pack** stated that a variance doesn't work here and had very strict requirements that don't fit this situation. Those are non-economic issues not created by the landowner. A hardship has to be more than economic. Ryan Cain stated that the hardship is that we have a whole bunch of people here who don't want things to change. **Bryan Pack** stated that doesn't fit the law. Ryan Cain stated we need to look at alternatives. He loves the idea of the fire station and he thinks it is great. We need to find a way to accomplish that without impacting the Park. Take some effort and energy to find a different plan to satisfy the request of the majority of the people here to protect the citizens and their interests. No one was on Zoom. Laurie Murray lives on Center Street. She feels it is important not to change to a commercial zone. Ethan Acevedo stated he lives on the Parkway and he loves the plan for the new fire station. Long-term, if this grows and we run

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out of capacity it would be better to move to a different location to begin with. 20-30 years from now people would appreciate having a big historical park for the generations. Then we can build state-of-the-art as big as we need to to ensure the longevity of growth. Nathan Hampton lives on 200 North and echoes what others have said. He moved here seven years ago and personally thinks Ivins is the greatest city in America. There is no crime, no gangs, no one stealing out of his open garage. These are my neighbors and my community and we love this park. Unity Park is new and you don't feel the history. Movies in the park almost makes him cry. This is the greatest park and the greatest community. His opinion is don't touch the park. Phillip Gubler lives on 100 North and stated this is a great place to raise a family and his kids grew up in that park. One of the reasons why they moved here is how close it was to their homes. When you approve subdivisions, you always want to have open space. If you do away with the park, there is no open space. View it like you would a subdivision. The fire station expansion is great. He likes the idea of exempting the municipal buildings from the setbacks. Leave the park the way it is and don't change the zone to commercial and open it up for commercial buildings. AJ Hyde stated he lives on Main Street and he plays baseball at the park every week. He really likes the park. Susan McDonald lives on 100 West and hearing that the ballfield is not really being used she stated that she sees it being used all the time. Being fiscally responsible is good as well as honoring the history of the Fire Department. She feels like we also need to honor the history of the park and all those who have memories there. She may be an emotional mother and now grandmother, but she wants to preserve that. Can we improve things for the Fire Department without taking from the beautiful park? Trina Acevedo lives across the street from the park. She grew up in Ivins and has so many memories of the purple slide park. She was sad when it changed but knew it needed to be updated. They have so many memories here. She has no memory of the fire station. The park is much more historic to her generation. Remodeling the station will change the historic value, other than it is in the same location. We need to find the exact space that is big enough to expand while we wait for the money to then build exactly what we want. Move to a new location and keep the park as it is. Jenny Christiansen stated that she has lived here 60 years. She has been a part of the park before anything was there. She has been a part of the fire station and the old part of City Hall. She has memories of this entire block and she was the Councilmember that requested naming our park Heritage Park because of her love for this community. She understands the desire to maintain it. If we maintained everything from when she was a child, it would look nothing like it does today. We do need to maintain and keep the park as much as we can, but there is nothing more consistent than change. We need to update the fire station as proposed and it is an incredible honor to the people who have dedicated their time and effort to build the fire station in its many stages and preserve the history of the fire station as well as the park. It is a testament to all the people and our responsibility

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to do that. She is in favor of changing the code to exempt all municipality facilities from the setback rules. That is a wonderful solution. If we had that option from day one, there would be very few people in this room. Thank you for listening and working with the community. Hopefully we can come to a solution that will meet our needs and citizens desires. Linda Gubler stated she is 80 and lives at the log house. The town has been beautified, it really has. She is against it being rezoned. Hearing no further comments, Chair Perry Brown closed the Public Hearing.

B. **Discuss and consider Recommendation on a Concurrent Land Use from MDR (Medium Density Residential) to Community Commercial and a Zone Amendment from RE-12.5 (Residential Estates, minimum lot size 12, 500 square feet) to C-1 (Commercial) with the Historic Township Overlay.**

Chuck Gillette stated that the reason why we can't wait five years is because the assessment we did was for our fire station and Santa Clara's fire station. We need to have at least one decently functioning fire station while we do the construction. Santa Clara's fire station is more serviceable than our fire station. Between the two cities we decided to renovate the Ivins City fire station now. It will take two years and then they will need to renovate their fire station. It would not be fair to ask them to go first because ours is not adequate to house the equipment. It makes sense for us to renovate first. We can't make them delay their project seven years so that we can delay ours five. We need to get the project done as soon as possibly feasible. Some people also suggested there would be another fire station expansion. The reason we put ten beds in this fire station was to grow along with two bays. Based on our current data, we won't have to expand this station again and that is how we designed this project. **Commissioner Dave Robinson** inquired that because our development and city boundaries will continue to expand outward, if we built this one and needed more, wouldn't it make more sense to build another one? **Chuck Gillette** stated that it is possible we will need to build another station someday. If we build another one it will likely be on the west side of Ivins. **Commissioner Dave Robinson** stated that this expansion needs to happen but it would not be likely we would expand this one again. **Chuck Gillette** stated that is a great point. **Commissioner Pam Gardiol** stated that her children grew up with a park in the front yard. They called it Watermelon Park. They become their own identity. The tree was first base, the fountain was second base, the rock was third. They were a part of nature and creating that inclusion. She appreciates the importance of this park and that it stays here and is as usable as possible for this side of town. She likes the concept of a historic designation. That makes the difference on how it would be considered and what happens to it. She encourages getting that designation. Our General Plan talks about preserving the character of Ivins so this park is part of that character. Is there a way to have a scaled-down version of the baseball diamond so it

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doesn't hit the solar panels? Commercial zoning is the wrong idea to fathom that nothing could be built here. She agrees that once that precedent is set, we open the door. The other option is the most appropriate. She commended Chuck Gillette for investing in looking at options for the community to make sure that commercial never happens here. How do we optimize the uses in the park as much as possible knowing that the fire station needs to grow. As far as getting a vote, we are not elected so with a few exception, do not have the final say. The Council you elected does. Your input here is critical to help us look at how our community feels. We are your neighbors that volunteer and are passionate about our community. The vote you get it to pay attention to what you care about and then give it a voice. The Commission is bound by the ordinances put in place. We are currently going through those to make sure that they still fit and are still relevant. We all want to do the best we can to preserve the character of our community. Staff is doing everything possible to make necessary changes, still maintain the character, and let us still have the wonderful place in which we live. **Commissioner Doug Clifford** stated it is clear that we don't want to designate this commercial. Which does Staff feel is most appropriate? Creating a new zone would not take long to do. Exempting them from the setback rules solves the fire station problem. Which is easiest to do to move forward? We know we have to expand the fire station. We can't relocate because it is really costly to building on-site with existing facilities. **Chair Perry Brown** stated that Staff could work on that and bring back their recommendation. **Commissioner Doug Clifford** stated that it sounds like as much of the ballpark that can should stay because it sounds like it has gotten a lot of use and is an asset we should maintain. **Commissioner Dave Robinson** stated just like today, there is always a chance that somewhere down the road someone may come in and ask for a zone change. It would be hard for any government body to guarantee that it will never change. With a historic designation we may be able to lock that down. That might be an option and he likes that idea. He does not want to zone this C-1. It sounds like the consensus is that most agreed to adding on to the fire station. Most of you agreed to do something other than the zone change, and the baseball diamond was a toss-up. **Commissioner Brandon Weight** stated that we need to be careful with the word "historic" because there are standards by which those are protected. We have heard that the fire station should be historic, and we have heard that the park should be historic. We can't use that word unless we know it is on the registry. **Commissioner Pam Gardiol** stated there is work that has to be done to put it on that registry designation and she imagines none of that work has been done at this point. **Commissioner Brandon Weight** stated that is right so the fact is it is not actually classified as historic, but they have a sentiment behind it. Growth of public services need to be equally proportionate to the population. The way it has been demonstrated to us it is not and we need to work towards that. He doesn't like the idea of a baseball field being squished between all these services. Could we put more pickleball

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courts or other amenities or options in there better suited? There are baseball fields everywhere. He does not agree with getting rid of the park altogether, now or in the future. His opinion is to change the code to exempt the public facilities from setback rules. That is the best option to do what we need to achieve here. **Chair Perry Brown** stated he agrees we don't want this to be commercial. That is clear. We need to instruct Staff to go back and take a look at the alternative options that allows to get the fire station into the position of meeting the requirements we need now and as we progress into the future. We need to maintain the places to gather that make us a viable and happy community. There is more work to do. He proposes we do not take action tonight. **Bryan Pack** stated you don't need a motion but it doesn't hurt to table this. **Chuck Gillette** stated if we choose that option we will need to do a new Public Hearing. **Bryan Pack** stated any of those options would require a Public Hearing. A historic designation is a legislatively created situation with Federal guidelines by City Council. We have a Historic Township Overlay but that just puts height limits and setbacks on this block. It does not protect it the way he thinks people assume it does. A park would not qualify but a building could, based on how long it has been there and how important it is to the community. The fire station may meet those guidelines. **Commissioner Pam Gardiol** stated there has to be significant relevance at the City, State or Federal level. This would probably only qualify at a City level.

MOTION: Commissioner Dave Robinson moved to table Recommendation on a Concurrent Land Use from MDR (Medium Density Residential) to Community Commercial and a Zone Amendment from RE-12.5 (Residential Estates, minimum lot size 12, 500 square feet) to C-1 (Commercial) with the Historic Township Overlay. Roll Call Unanimous.
SECOND: Commissioner Pam Gardiol

VOTE: The motion carried unanimously.

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

C. **Public Hearing Regarding a Class V Conditional Use Permit Proposing a Wireless Telecommunication Rooftop Facility, located at approximately 1100 Tuacahn Drive. Tuacahn Center for the Arts-Owner. Daniel Thurgood-Applicant.**

Rob Dalley stated that we did an ordinance change about a month ago, and Black Desert brought it to us, but we expanded it to other buildings. Here is our first application. This will help the citizens of Ivins with cell service. There are spots and holes with no service at all. The applicant has submitted their map and plan. This will be fully screened. The applicant is present as well. **Commissioner Doug Clifford** inquired why this site was selected? Daniel Thurgood who represents Verizon stated that not many buildings meet code as it is written and provides service to the amphitheater, while also allowing us to shoot south to the parking lot. This specific location can see outside of the canyon, down to the homes closer to the Parkway. **Commissioner Pam Gardiol** inquired why? Daniel Thurgood stated because Verizon does not have service in that area with all the growth and new homes and it overloads all carriers networks. There is coverage and capacity as two different aspects of providing service. Making phone calls and sending texts you can do with one or two bars. Streaming, sending large files, you no longer have service because there are too many users overloading the network. This side will help offload existing sites. There are only two sites in the area, which was great ten years ago. This will help us catch up. The need is there and we are trying to solve future issues as you continue to grow. Our immediate issue is the Tuacahn Amphitheater. **Commissioner Pam Gardiol** inquired if this would spill over to Snow Canyon as well? Daniel Thurgood stated no. Cell sites are limited on how far they can see. Frequencies don't travel through walls as well, they don't turn corners, they don't reflect off mountains. As we go to 5G or 6G we will need more line-of-sight facilities. Black Desert is hoping to provide better service for the Parkway. **Rob Dalley** stated that this will also help Fire and EMS. Public Safety is looking forward to this as well. **Chair Perry Brown** opened the Public Hearing. Jessica Hyde lives on Main Street and she knows we are concerned about safety and the community. As someone who is EMF sensitive, these towers cause great harm to the people of our community. She has one child that can't go to school because the tower causes headaches. Her husband has had seizures. At night we shut off everything and since moving here, his health has dramatically dropped. We are considering moving. Adding more towers harms the health of this community. Look into the research and the problems that these frequencies cause and how it affects our bodies and our health. A new study shows screentime is actually causing childhood dementia. **Chuck Gillette** stated that no one was on Zoom when Cade Visser left. Hearing no further comments, **Chair Perry Brown** closed the Public Hearing.

D. **Discuss and consider Recommendation on a Class V Conditional Use Permit Proposing a Wireless Telecommunication Rooftop Facility, located at approximately 1100 Tuacahn Drive. Tuacahn Center for the Arts-Owner. Daniel Thurgood-Applicant.**

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Rob Dalley stated that to clarify, these are not towers, just antennas that sit on top of the building. **Commissioner Pam Gardiol** inquired the Staff report states they are to consider City guidelines. Which guidelines are we to consider? **Rob Dalley** stated all of them, these would be the same codes we discussed two months ago when we changed this ordinance. Every location in the Table of Uses is where this is a consideration to be used. We have opened it up to every zone. **Chair Perry Brown** stated that at the time we believed that rooftops were a much better idea than huge towers. **Rob Dalley** stated that we talked about one by the power station but there was an issue about interference. Putting antennas on the bigger buildings is the best solution we can come up with. In Brian Head they put up a tower that looked like a tree, and was the greenest tree on the whole mountain. They have better service there than here. **Commissioner Pam Gardiol** inquired about the EMF? We are all frequencies. As we look at technology we need to also find out how harmful it is. We need to speak to the safety of our population and address that. **Rob Dalley** stated that he can't speak to that. He does remember his Mom asking him not to stand in front of the microwave watching the popcorn pop. Daniel Thurgood stated that microwaves operate at a much higher frequency than these antennas. He is not a licensed radio frequency engineer and can't speak to RF frequency safety emissions. Verizon operates their antennas well below the allowable limits that the FCC sets. They have created guidelines that doesn't allow them to consider health based off frequency emissions for cell sites. Because he is not licensed, he can't provide that data. **Commissioner Doug Clifford** stated in Pleasantview there were a lot of cell towers and high-powered power lines. They researched it but the World Health Organization is not a recognized medical authority regarding EMF issues. People may or may not have symptoms based on it, but the research that they did back then, they could not find an organization with enough information to rule against it. We can't use that as a defining factor. **Commissioner Pam Gardiol** stated the City should look into what the implications of current technology could be on our health. The impact of technology on developing brains, of elementary school kids. We need to be aware of that.

MOTION: Commissioner Dave Robinson moved to approve Recommendation on a Class V Conditional Use Permit Proposing a Wireless Telecommunication Rooftop Facility, located at approximately 1100 Tuacahn Drive. Tuacahn Center for the Arts-Owner. Daniel Thurgood-Applicant, based upon the need for coverage in our area and for EMS and Public Safety as well as others. Roll Call Split Vote.
SECOND: Commissioner Doug Clifford

VOTE: The motion carried.

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

4) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for April 14, 2026.

MOTION: Commissioner Doug Clifford moved to approve the Ivins City Planning Commission Meeting Minutes for April 14, 2026.
SECOND: Commissioner Brandon Weight

VOTE: The motion carried unanimously.

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

5) REPORTS

A. Planning Commission Members

Commissioner Pam Gardiol stated that there was a Strong Town session on April 22nd. She submitted her notes for her take-aways of that session, which are attached to this agenda for review. Traditional Growth Paradigm-Post WWII development philosophy is one-size-fits-all. It is an illusion. Investment in a community must be adaptable. Citizens' demand to widen the road is not always the right answer. The “Deal with” perceptions allow us to build alternatives for not needing to drive, rather than to separate us more. The City is Not the Growth-maker. If the city tries to be the growth-maker, it impairs the citizens. Cities should not get into the development game. Dynamic solutions are in the private sector. Only roads and infrastructure are public solutions. But the private sector dumps long-term costs on the city. The city asks, “Does this work on behalf of the public?” The government's role is stable long-term stewardship. Regarding growth, it is easier to work on the edge than

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in core neighborhoods. The city edges will cause more risk because they may be what is expendable in the future. Stasis is the paradigm of keeping what exists; we've always done it this way; we were promised; Stasis is the point of imminent death. Cities have more in the ground than they can support and will have to face that fact someday. High-growth chapter creates delusional service levels that cannot be sustained when the high-growth income is gone. Need radical change to support city mature-in-place or run out the clock on viable existence. A city's demographics are its destiny. Must plan for worst-case scenarios. Regarding neighborhoods, they need to be walkable, complete. Success planning-must have the humility to know that we don't know and push beyond what we do know. We need to challenge what we know and look at possibilities and force us to look at things differently than we currently do. **Chair Perry Brown** stated he attended the session here at City Hall and the author admitted he did not know our community. Ours is different than many communities he does know in Minnesota but raised good questions for all of us. He was a bit on the edge and did not necessarily fit our community, but the questions were valuable for what might be best for Ivins. He stated we are "the end of the line" for Washington County. Further west would have no facilities. He has read his book as well and it was very interesting.

B. Chair

C. Building and Zoning Administrator, Rob Dalley

Chuck Gillette stated there has been mentioned of a need to redo the map and dive in. Rob Dalley has done a great job of bringing issues to fix things in the code but Council feels an urgent need to dive into the map, so we will do a joint Council/Commission work meeting. The discussion will begin at Council on Thursday and if you attend they may hand you a mic to see what we need to do to address their concerns. They will also talk about Strong Towns.

D. City Attorney, Bryan Pack

E. Items to be placed on future agendas.

6) ADJOURNMENT

MOTION: Commissioner Dave Robinson moved to approve 6) ADJOURNMENT
SECOND: Commissioner Doug Clifford

VOTE: The motion carried unanimously.

Chair Perry Brown	AYE

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

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