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

Staff Attending: Chuck Gillette-City Manager, Bryan Pack-City Attorney, Rob Dalley-Building and Zoning Administrator and Sharon Allen-Deputy City Recorder.
Audience Attending: Sharon Gillespie, Shad Johnson, as well as others that did not sign in. Jared Madsen attended via Zoom.

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 regarding amendments to the CN Neighborhood Commercial Zone.

Rob Dalley stated this is the Neighborhood Commercial zone we have spoken over the last couple meetings. We have combined and changed a few items where we thought there was some ambiguity. The goal was to get this zone to a good place and hopefully entice others to use it. **Chair Perry Brown** stated last meeting we got to a place where we are now presenting something we hope will be attractive to potential businesses and for our residents. He opened the Public Hearing. **Bryan Pack** stated that no one was on Zoom. Hearing no comments, **Chair Perry Brown** closed the Public Hearing.

B. Discuss and consider recommendation on amendments to the CN Neighborhood Commercial Zone.

Bryan Pack stated on Page 4, the car wash says "with or". Remove the "or". Page 15 under Personal Services we were moving tattoo parlor which has been done, but there is also a parenthetical that made sense when it was only for tattoo parlors. He thinks we can

remove that parenthetical now since we have combined them. Nor do we need the definition of a tattoo parlor. **Commissioner Dave Robinson** stated he agrees to remove the description. **Commissioner Doug Clifford** inquired how much area does the Neighborhood Commercial Zone currently have? **Chair Perry Brown** stated very little and all of it on or near Red Mountain Boulevard. As we go through the land use map we may come up with some other ideas of where this zone would be appropriate.

MOTION: Commissioner Dave Robinson moved to approve recommendation on amendments to the CN Neighborhood Commercial Zone. Roll Call Unanimous. SECOND: Commissioner Brandon Weight

VOTE: The motion carried unanimously.

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

4) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider approval of Serene Hideaway Preliminary Plan, located at approximately 285 West and 450 North. William McIlrath-Owner. Jared Madsen-Applicant.

Rob Dalley stated that the applicant is proposing making this one big lot into three. TRC and fire have looked into this flaglot and they created a hammerhead to meet all the requirements. Jared Madsen is available via Zoom for questions. **Commissioner Dave Robinson** inquired about drainage? Jared Madsen stated that they are working on that with Tom Jorgensen and engineering. It is a unique situation where the back lot is lower than the fronting road. It is not feasible to lift everything up, so they are exploring potential LID measures to do what they can to mitigate any increase in flows. **Commissioner Doug Clifford** inquired if there are any easements suggested to continue roads? Jared Madsen stated there are public utilities that go through there as far as sewer and water lines along the west side. The City is looking into having us terminate one of those water lines with the construction of this subdivision. **Chuck Gillette** stated there is no intention to extend that road down, although we do have some utilities that go down through that corridor. As Jared Madsen mentioned, there is a water line that we are considering abandoning. **Commissioner Doug Clifford** inquired if the other lots to the south have an access? **Chuck Gillette** stated they do have access to the south. We would make the

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empty field connect to 400 West. The easement dedicated to the City is just the little hatch strip area to match our road. **Commissioner Doug Clifford** stated that it has been our goal to get access to some of these infill areas so that is why he is questioning it from a planning standpoint. **Chuck Gillette** stated he has never considered it as being a future roadway but it does have utilities in there and he doesn't know if it is feasible. **Commissioner Dave Robinson** stated that it is not advantageous. It would still dead-end. You have a house in the way. **Commissioner Brandon Weight** stated we need to look at future transportation. As far as what the owner wants to do with his lot, he is fine with that. **Chuck Gillette** stated that would probably be met with resistance but we could look into it further. **Commissioner Dave Robinson** stated extending Harrier Lane would eat a lot of people's property. He does not agree with holding this application up in an attempt to access some bizarre trail. **Commissioner Brandon Weight** stated that he is okay with moving this forward as well. With a utility easement there, it provides a front door if we need to petition for a road. **Bryan Pack** stated that this is a preliminary plan. There is not a road through here included on our Transportation Master Plan. The applicant meets our code. They could voluntarily delay this decision, but they don't have to. Jared Madsen stated he appreciates the conversation and input.

MOTION: Commissioner Dave Robinson moved to approve Serene Hideaway Preliminary Plan, located at approximately 285 West and 450 North. William McIlrath-Owner. Jared Madsen-Applicant. Roll Call Unanimous.
SECOND: Commissioner Doug Clifford

VOTE: The motion carried unanimously.

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

B. **Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for June 16, 2026.**

MOTION: Commissioner Doug Clifford moved to approve the Ivins City Planning Commission Meeting Minutes for June 16, 2026.
SECOND: Commissioner Dave Robinson

VOTE: The motion carried unanimously.

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

5) REPORTS

A. Planning Commission Members

B. Chair

Chair Perry Brown stated that things are heating up on development of the new land use plan and the conversation about the annexation proposal. The State says the primary responsibility for development of the land use map is on the Planning Commission. For the next several months we will be actively working on that. We will be scheduling a calendar quite soon to see what is in front of us and what we need to do. A consultant has been hired by the City on how to structure this particular activity. We are moving fast on that. Council is having further discussion for the annexation proposal as part of their meeting on Thursday. We will be involved in that one as that moved forward as well. We have some pretty big things coming before us that we will be heavily involved in over the next few months.

C. Building and Zoning Administrator, Rob Dalley

D. City Attorney, Bryan Pack

E. Items to be placed on future agendas.

Chuck Gillette stated the agenda item on Thursday night is an internal discussion among the Council and the Planning Commission to decide what they are willing or not willing to approve on this property, and give the developer our parameters of what we want to see on that property. The applicant is invited but not necessarily participating. If Planning Commission wants to try to come later without missing it. Maybe 6:30 pm. You are all encouraged to come.

6) ADJOURNMENT

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

VOTE: The motion carried unanimously.

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

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