IVINS
CITY COUNCIL AND PLANNING COMMISSION
JOINT MEETING MINUTES
July 28, 2026

NOTICE: This meeting will be held in person. You may listen to the live audio feed by going to www.ivinsutah.gov under "Upcoming Events". When the meeting is live, it will reflect "In Progress" - click on the "In Progress" link to listen to the meeting live.

1) WELCOME AND CALL TO ORDER

MAYOR AND COUNCIL: The meeting was called to order at 3:00 p.m. and announced there was a quorum present.

All present included Mayor Pro Tem Gillespie, Mayor Pro Tem Sharon Gillespie, Commission Member Pam Gardiol, Council Member Mike Scott, Commission Member Perry Brown, Commission Member Doug Clifford, Council Member Dillon Hurt, Council Member Sharon Barton, and Council Member Wayne Pennington.

STAFF: Building and Zoning Administrator Rob Dalley, Deputy City Recorder Sharon Allen, City Manager Chuck Gillette, City Attorney Bryan Pack, and City Recorder Kari D. Jimenez.

EXCUSED: Mayor Kevin Smith

Mayor Pro Tem Sharon Gillespie called the Joint City Council and Planning Commission Work Meeting to order at 3:00 p.m. The purpose of the meeting was to begin the process of updating the City's Land Use Plan Map. Members of the City Council, Planning Commission, Staff, City Attorney, and consultant Matt Lou introduced themselves for the record.

2) WORK MEETING

A. Discussion regarding updating the Land Use Plan Map

Mayor Pro Tem Gillespie referred to a memorandum prepared by Council Member Mike Scott outlining a structured process for completing the project. The memorandum is available as an attachment to this agenda. She introduced Matt Lou with Ascend Land Consultants, who had been asked to facilitate the planning process as an objective third party to help keep the project organized and focused. **Council Member Scott** reviewed his proposed fourteen-step process for updating the Land Use Plan Map. He explained that the project would likely take approximately one year to complete and emphasized the importance of following an organized process rather than making piecemeal decisions. The proposed process included collecting and analyzing existing conditions, identifying issues and conflicts, holding joint work meetings, conducting community planning forums and public workshops, developing alternative land use scenarios, preparing a preferred draft map, and completing the required Planning Commission and City Council public hearings before adoption. The City Council and Planning Commission members generally agreed that the fourteen-step framework provided a solid roadmap while recognizing that minor refinements could be made as the project progressed. They reviewed six planning "lenses" intended to guide future land use decisions: Character preservation; fiscal sustainability; community gathering; water stewardship; economic development; and infrastructure readiness. The valuation criteria would provide a consistent framework for considering future land use decisions, while recognizing that each criterion would not necessarily carry equal weight in every circumstance. The City Council and Planning Commission members emphasized the importance of asking each question throughout the process to fully understand the advantages and tradeoffs associated with each planning alternative. They discussed the distinction between the General Plan and the Land Use Plan Map, noting that the General Plan establishes the

community's vision while the Land Use Plan Map illustrates where various land uses should occur to implement that vision. The City Attorney clarified that the Land Use Plan Map serves as a policy guide rather than a legally binding zoning document and does not create vested property rights. The City Council and Planning Commission members commented that the map should remain flexible to accommodate changing community needs, market conditions, and future opportunities. They referred to guiding principles for consideration, including preservation of scenic views, desert character, dark skies, open space, water resources, neighborhood character, fiscal stability, local businesses, arts and culture, community gathering places, transportation, housing opportunities, and overall quality of life. Those closely align with the guiding principles already contained within the City's recently adopted General Plan and suggested maintaining that consistency throughout the process of updating the Land Use Plan Map. They discussed the importance of beginning the planning effort by identifying existing problems, conflicts, and gaps before considering potential solutions. They supported establishing a project timeline with milestones to maintain momentum throughout the year-long process. They generally agreed that the first three steps—reviewing the process, gathering data, and jointly evaluating existing conditions—should be completed by the end of September. Visuals would play an important role throughout the process, including photographs, storyboards, and examples illustrating various housing types, commercial development, mixed-use projects, and neighborhood design concepts to improve public understanding during future community forums and workshops. The objective was not only to produce an updated map that reflected the City's recently adopted General Plan, but also to create a planning tool that can evolve as community conditions change. They recognized that the General Plan establishes the City's long-term vision, while the Land Use Plan Map provides a visual representation of how that vision may be implemented. Future amendments should continue to be possible as development trends, legislation, and community priorities evolve. They discussed commercial development at length and reviewed the amount of commercially designated property currently within the City and questioned why portions of the existing commercial inventory remain undeveloped despite the City's available land. Discussion included the City's location, future regional growth, market conditions, community character, and the importance of identifying commercial uses that complement Ivins rather than attempting to replicate neighboring communities. Understanding the City's economic strengths and defining the type of commercial development that best fits the community should become an important component of the planning process. Clearly communicating the City's expectations could reduce uncertainty for developers by illustrating the types of commercial projects that align with the City's vision. Providing examples and visual representations of appropriate development could improve communication with both developers and residents while reducing misunderstandings during future land use discussions. Numerous categories of information for Staff to compile during the initial phase of the project were identified, including existing commercial land inventory and zoning; current development patterns; available infill properties; traffic count information; neighborhoods experiencing redevelopment or transition; existing housing types and development examples; commercial development examples from comparable communities; visual examples of various housing products, including townhomes, mixed-use developments, multifamily housing, and neighborhood-scale commercial projects.; and existing conditions that no longer align with the current Land Use Plan Map. The City Council and Planning Commission recommended obtaining input directly from existing business owners regarding operational challenges, opportunities for success, and improvements that may encourage additional commercial investment. Staff indicated comparable communities throughout Utah

could also be contacted to obtain examples of successful planning approaches and visual materials that may assist the committee during future discussions. Staff was directed to continue assembling the requested information and visual materials for future Planning Commission meetings. There was general agreement that the proposed fourteen-step process provides a comprehensive framework for updating the City's Land Use Plan Map while maintaining transparency, encouraging public participation, and ensuring future land use decisions remain consistent with the City's General Plan and long-term vision.

3) ADJOURNMENT

MOTION: Council Member Wayne Pennington moved to adjourn
SECOND: Council Member Mike Scott
VOTE: The motion carried unanimously.

Mayor Kevin Smith	EXCUSED
Mayor Pro Tem Sharon Gillespie	AYE
Commission Member Pam Gardiol	AYE
Council Member Mike Scott	AYE
Commission Member Perry Brown	AYE
Commission Member Doug Clifford	AYE
Council Member Dillon Hurt	AYE
Council Member Sharon Barton	AYE
Council Member Wayne Pennington	AYE

The meeting adjourned at 4:32 p.m.

Respectfully,

Kari D. Jimenez
City Recorder