IVINS CITY
PLANNING COMMISSION
MINUTES
September 29, 2026
435-628-0606

1) WELCOME AND CALL TO ORDER

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 5:30 p.m. All present included Chair Perry Brown, Commissioner Doug Clifford, Commissioner Dave Robinson, Commissioner Pam Gardiol, and Commissioner Brandon Weight.

Staff Attending: Chuck Gillette-City Manager, Bryan Pack-City Attorney, Cade Visser-Director of Finance, Rob Dalley-Building and Zoning Administrator and Sharon Allen-Deputy City Recorder.
Audience Attending: Tim and Shelley Bryan, as well as others that did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Pam Gardiol

C. Invocation--Commissioner Pam Gardiol

D. Disclosures-None.

2) REPORTS, PRESENTATIONS AND APPOINTMENTS—None.

3) PUBLIC HEARING AND ACTION ITEMS—

A. Public Hearing regarding a zoning text amendment to a proposed use that is not included in the Table of Uses in Title 16, Chapter 33 of the Ivins City Code.

Rob Dalley stated that this ordinance is a formality to comply with Senate Bill 284. **Commissioner Dave Robinson** inquired if the allowable businesses was also for home-based businesses? **Bryan Pack** stated yes, it would apply to that. This is the process if something wasn't listed in our Table of Uses. **Chair Perry Brown** opened up the Public Hearing. **Cade Visser** stated there was no one on Zoom. Hearing no comments, **Chair Perry Brown** closed the Public Hearing.

B. Discuss and consider recommendation of a zoning text amendment to a proposed use that is not included in the Table of Uses in Title 16, Chapter 33 of the Ivins City Code.

Commissioner Pam Gardiol stated Item 2 states "if the applicant disagrees with the classification, the City Council shall notify the applicant." How does Council do that?

Commissioner Dave Robinson stated that it makes zero sense. **Bryan Pack** stated he doesn't disagree, but this comes from State Law and it is asking the City Council to notify the applicant. **Commissioner Brandon Weight** inquired if there is a clear path for an applicant to follow for appeals? Who hears those applications for appeals? **Rob Dalley** stated there is a listed appeals process they go through, and we use an administrative judge. That is in a whole different section of our Code. **Commissioner Pam Gardiol** Item 3 states "an applicant may request that the City Council legislatively adopt a land use ordinance that permits the new or unlisted business use as permitted or conditional." If this section is for prohibited uses what is the process to allow it to be permitted or conditional? **Bryan Pack** stated Sections 108 and 109 of our Code provide a process for a person to come and ask for if a legislative decision from the City Council. This is simply saying that if a use is not already allowed, they can go through this process to ask for that allowance. If we see we need to clarify those sections, we will do that before it goes to City Council.

MOTION: Commissioner Dave Robinson moved to approve recommendation of a zoning text amendment to a proposed use that is not included in the Table of Uses in Title 16, Chapter 33 of the Ivins City Code pursuant to the language on lines 7 and 8 being clarified. Roll Call Unanimous.
SECOND: Commissioner Pam Gardiol

VOTE: The motion carried unanimously.

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

C. Public Hearing regarding amending regulations governing the Ivins City Planning Commission to describe causes for which a member may be removed and to provide requirements for recusal.

Rob Dalley stated this is also from the State Senate Bill 284. **Chair Perry Brown** opened the Public Hearing. **Cade Visser** stated no one was on Zoom. Hearing no comments, **Chair Perry Brown** closed the Public Hearing

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D. Discuss and consider recommendation amending regulations governing the Ivins City Planning Commission to describe causes for which a member may be removed and to provide requirements for recusal.

Commissioner Pam Gardiol inquired if this reflected the Planning Commission's changes? **Rob Dalley** stated yes. **Commissioner Brandon Weight** inquired what is the State law's recusal process and how it affects ours? **Bryan Pack** stated the State said we need a procedure to have a recusal. Our process right now is if you have an issue you have to recuse. Section 10.20.301 states that in our ordinance, we have to provide requirements for when a Planning Commission member shall recuse themselves from deliberating or voting on certain land use applications. Our Code says that when you are an applicant, you can't deliberate or vote on the application. You can still have a conflict of interest and in many cases still vote if you have disclosed that conflict of interest.

MOTION: Commissioner Pam Gardiol moved to approve recommendation amending regulations governing the Ivins City Planning Commission to describe causes for which a member may be removed and to provide requirements for recusal. Roll Call Unanimous.
SECOND: Commissioner Dave Robinson

VOTE: The motion carried unanimously.

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

E. Public Hearing regarding amending the definition of "Model Home" to ensure model homes are regulated the same as a residential use.

Chuck Gillette stated that this little section is to clarify the State mandate that we not treat model homes differently than a regular residential home approval. **Commissioner Dave Robinson** inquired if the max of five model homes being stricken means there is no limit? **Rob Dalley** stated they did away with that. **Chuck Gillette** stated model homes used to have special privileges, and this does away with those privileges. He doesn't think that was the State's intent. We will see next year. **Cade Visser** stated no one was on Zoom. Hearing no comments, **Chair Perry Brown** closed the Public Hearing.

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F. **Discuss and consider recommendation amending the definition of "Model Home" to ensure model homes are regulated the same as a residential use.**

Commissioner Pam Gardiol stated on Section 2 Number 1, fix "on-site" to be hyphenated.

MOTION: Commissioner Dave Robinson moved to approve recommendation amending the definition of "Model Home" to ensure model homes are regulated the same as a residential use. Roll Call Unanimous.
SECOND: Commissioner Brandon Weight

G. **Public Hearing regarding updating references in Ivins City Code to the Utah Municipal Land Use Development and Management Act.**

Rob Dalley stated this exhibit shows the new references. Chair Perry Brown opened the Public Hearing. Cade Visser stated no one was on Zoom. Hearing no comments, Chair Perry Brown closed the Public Hearing.

H. **Discuss and consider recommendation updating references in Ivins City Code to the Utah Municipal Land Use Development and Management Act.**

MOTION: Commissioner Pam Gardiol moved to approve recommendation updating references in Ivins City Code to the Utah Municipal Land Use Development and Management Act. 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 Pam Gardiol	AYE
Commissioner Brandon Weight	AYE

I. **Public Hearing amending Title 14 of the Ivins City Code entitled "buildings and construction."**

Chair Perry Brown stated that there are changes we have not seen to this. We will not open this Public Hearing this evening and propose a motion to table.

Draft Ordinance Building and Construction

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MOTION: Commissioner Brandon Weight moved to table Public Hearing amending Title 14 of the Ivins City Code entitled "buildings and construction." Unanimous.
SECOND: Commissioner Pam Gardiol

VOTE: The motion carried unanimously.

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

J. Discuss and consider recommendation amending Title 14 of the Ivins City Code entitled "buildings and construction."

4) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss Title 5 Chapter 3 regarding home-based businesses and obtaining a business license.

Cade Visser stated that he went over last summer's meetings and spoke with Commission and Council. The purpose of this is to not inhibit property owners from starting a business in their home, but also respecting properties next to a potential occupational business and not change the nature and character of that neighborhood. Businesses can grow, but not allowing it to becomes more than what can be held in a residential property. That is where we landed and what has guided our draft ordinance. He went to a lot of different cities and there was quite a wide variety and some were super restrictive, if anyone could tell what was happening, whether inside or outside, they didn't allow it. Some required homeowners to go to the Planning Commission every time to get a Conditional Use Permit and some left it all up to staff and their review committees. Some said that as long as it didn't affect neighbors it was fine. He tried tying ours to safety, traffic, parking and limiting impact on the surrounding properties. He did try to find and follow other standards, but there was not one other City that nailed it. Other areas were not like Ivins. There were some cities that expressly prohibited businesses from occurring in a home that is listed residential if you want to go that route. The last part of the ordinance asked for the Planning Commission's input. Commissioner Brandon Weight inquired how do we enforce/regulate this? Who measures 49% floor space, or that they are averaging only four vehicle trips per hour? People will just do what they want and will violate

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those. Cade Visser stated if you start a business you will know what the rules would be. Neighbors will also share when someone is not meeting a rule. When they come in if it is 51% it is not really residential anymore. Those numbers would be given up front process and approval. Chair Perry Brown states when the Fire Department makes their inspection they would report if the square footage dominates more than half the house. Chuck Gillette stated you can recommend something if anyone wants to add information about inspections. Commissioner Dave Robinson stated he hates it. All of it. Let's look at home-based child care. The whole house is being used. Why is there a percentage? How are you going to regulate that? Why do that and make someone meet that rule? We want to know how many cars will be there. Dropping off and picking up kids wouldn't fit into that. That is just a basic business. We have a group here tonight and most of what is going on with this ordinance is because someone is upset with their in-home business. They are in a great location and it does just fine. They should not be punished for having a successful small business out of their home because it takes more than four cars an hour. There are so many home businesses that don't fit this criteria at all. Ivins relies a lot on home-based businesses, whether they are registered or not. Ivins was based on home-based businesses when everyone was farming our here. Now we try to restrict everyone and make everyone try to fit into a box. He is disappointed in the way that we have become so restrictive on so many things. This is headed in that same direction. He understand that staff wrote this and a large group of businesses we see today started as a home-based business. Amazon, Microsoft and Apple started in their garage. Why are we putting limitations in their way? He understands not wanting to do something that destroys a neighborhood but we don't even fully understand what can be created. When he travels there are homes turned into restaurants in the middle of a neighborhood. How would those fit. They are great for that area. People do park on the street. Go downtown to the City market on a Saturday and there is not a house for three blocks that doesn't have cars parked in front of it. That is just the way it works. Why do we restrict Ivins in so many ways? The business one gets me hyped up. Chuck Gillette reiterated this is just a starting point. We are trying to follow instructions and this is what we came up with. Commissioner Dave Robinson stated his comment to that is that it won't matter because there are members on Council that want it the way they want it and this is just going through the steps to get it to Council. Chuck Gillette stated the process starts here, so this is your chance to make your recommendation to Council and give staff your input. Commissioner Brandon Weight stated he agrees, but not as passionately. His ex-wife started a successful business out of our home and it was definitely more than half the house and at least twelve cars going out of there all day long. It has since grown and relocated elsewhere. He gets letting the Fire Department go in and make sure

everything is safe and making sure kids are safe and adjacent property owners and their rights are looked at. If we make it so restrictive they will not come to the City, they would just run their business and not tell you. That is his opinion. Commissioner Doug Clifford stated that one of the things usually brought up is signage. He didn't see anything about that in here. Bryan Pack stated if three of you don't want this ordinance, drafting it is really easy. We have a sign ordinance that somewhat limits what people can do. Some of you may not like those ordinances. Chuck Gillette stated that is why it is not addressed here. We could reference those. Commissioner Dave Robinson stated do we have limited time frames on signs or is that just for elections? We probably should look at that. His memory is that we are pretty restrictive on that. Home-based businesses should be able to put a sign out. It doesn't need to be neon flashing lights. Commissioner Pam Gardiol stated for 40+ years she lived in a area and the neighborhood home wanted a professional office, but when you live in a historic neighborhood a lot of those homes become businesses. Issues we dealt with were trash and when it got picked up, sometimes it was 4 am. Parking was another issue where people cannot seem to identify a driveway. Theft or visitors picking flowers from people's yards. The bottom line is not to prohibit people from making a living, but creating a serene neighborhood where children have the opportunity to sleep through the night and go to bed at a reasonable hour. Fluid access into your own property. We need those guidelines because we human beings don't always use common sense. What is the respect for the neighbors so we can have a home business but also realize it is easier to uproot a infringing small business than a family from their home. She doesn't know what the ordinance needs to look like to create that balance. Vehicle traffic and noise should not occur between the hours of 7 pm to 7 am. It is still a neighborhood and people live there. We want to encourage businesses but they need to integrate into the environment. Chair Perry Brown stated that traffic listed is an average per hour. Cade Visser stated he understands their feelings, and the goal is not to try to prohibit anything, but to balance both. He is not tied to any of these rules. Chuck Gillette stated if four cars an hour is restrictive or maybe you don't want a traffic limitation. Just strike it. Chair Perry Brown inquired about storage of flammable or hazardous materials beyond amounts associated with normal residential use. What do people feel about that? Commissioner Dave Robinson stated there used to be a body shop that was in a backyard that is now a commercial center. A few houses up is also a welding company that does beautiful gates all over this town and they have since moved to a bigger location. He had an automotive work that was a home-based business and he had gas and oil. Not huge quantities but those businesses do exist that we need to take into consideration. Commissioner Pam Gardiol stated it is about safety and the new WUI code. If her neighbor had a business like that with flammable

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materials, she would want to know how that would be contained so she doesn't lose her own home. Along with freedom comes responsibility. Number 11 states no outdoor storage and screened from the street. Children can be harmed checking out what was over there. What is the responsibility to be a good neighbor while having your own business? Commissioner Dave Robinson stated let's say there is a little paint shop that would have an explosion-proof cabinet to lock that away. It could be in a home based business and stored away and the Fire Department tells them what's allowed. He thinks we should not say you can't have that stuff because it is a hazard, it just needs to be put away responsibly. Saying you can't park in front of your neighbors house, which happens everywhere. How many cars that are passing through. Parking and traffic happens, that is the way it is. He has a neighbor two doors down that has a home-based business and as long as traffic comes and goes and doesn't tear up streets or endangering kids, we shouldn't care. It is just a matter of sensibility. Chuck Gillette inquired what he thinks is the sensible rule? Commissioner Brandon Weight stated let's go through it and identify what we want in there and what we don't. Commissioner Dave Robinson stated we don't need to restrict the number of cars. We already have speed laws. That is the danger. Enforce the laws we already have. We already have a lot of laws in place that deal with all these basics. Chuck Gillette stated he would prefer not to put signs or noise in here. We have another section that addresses noise, but it only addresses noise for construction. Commissioner Pam Gardiol stated that we have a noise ordinance, but not specifically designed for our neighborhoods. Home-based businesses are great, but they are an exception to a neighborhood. If they define a neighborhood, then it is a commercial street and a business district. Wherever we put it no dumpsters at 4 am. Traffic is gone. Business in a residential area is just that. Not the other way around. Be a good neighbor. Commissioner Dave Robinson stated that we are in a new age and the younger generation mostly work from home. It is very different today than it was when we were working. Now we want them to conform to what is past. He disagrees. Ivins has 52 as the average age and this is the type of law-making that continues to make that age go up instead of down. Commissioner Pam Gardiol stated she takes issue with his comment. Chair Perry Brown inquired about the perpetual garage sale on the corner of Red Mountain and 200 North. Is that okay or not? Item number 11 deals with whether or not we can see it from the street. When you did mechanical work was it in the garage or out in the driveway? Commissioner Dave Robinson stated his garage but he was not always behind a screen. Some were parked on the street. They didn't have that ability. A plumber may have his vehicle. Are we going to require him to have that screened? Can he park it in the driveway? Chair Perry Brown stated that is a good example. We have also had landscapers where trailers are parked in front of the

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house. Number 11 says that is not appropriate. Number 1 says that if you are doing a home-based business, you need a home occupation license. Commissioner Brandon Weight inquired how would it get revoked? They still do their business. Bryan Pack stated they would be violating the law and there could be an injunction issued by a court to stop the business and it would be the City filing that. Commissioner Brandon Weight stated do we need to define that here? Is that implied knowledge? His number one issue with this entire process is that we are going through all this effort and no one can enforce it. People will just keep doing what they are doing. This is an honor code. Bryan Pack stated it is no different than any of our other Codes. Chuck Gillette stated no, we would respond to complaints and issue letters and following up with enforcement to resolve issues. Commissioner Brandon Weight inquired will all existing home-based businesses be grandfathered? And if something like this passes, who tells people they have to come in and get licenses? Bryan Pack stated our legal obligation is to post and publish. The City may want to do more to get the word out. They would have to come in and get a license. There is a non-conforming use statute in our Code that allows businesses that would otherwise be terminated to continue. The State says you can terminate a business in an amortized way. If they invested money and are drawing a profit out of their business, if their profit supersedes the amount they have put into the business, the City is okay to terminate that business. It is not a taking if they don't qualify for that. Every situation and business would be different. We have that in our Code already. Commissioner Pam Gardiol stated that every City has ordinances that can't be enforced because there is no staff to enforce it. She suggests that the ordinance say "Home-based businesses shall comply with our laws and ordinances regarding noise, safety and welfare of the City." Then if it is a noise violation, we have various ordinances already in place rather than try to fit it in a separate category. We talk in the General Plan about the character of our community. The business needs to align with the City for the health and welfare of the community. Commissioner Dave Robinson inquired what we would write in as the factor against what is "typically associated with residential use?" He has issue with not having that be a set standard, and how we are setting up people to be able to go after a business and be able to go down this path. He doesn't want this to weaponize those that just don't like a business in their neighborhood. Commissioner Pam Gardiol stated she agrees. They would have to follow the law. Commissioner Dave Robinson stated but those are ambiguous statements being used. Commissioner Pam Gardiol stated she was using the wording of the General Plan that is manifested by the laws and ordinances of the City. If those are comprehensive there is finding. What do you recommend? Commissioner Brandon Weight stated he liked her statement because does home-based business licensing go through administration? Chuck Gillette stated

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yes through Cade Visser's department. Commissioner Brandon Weight stated it would be nice if they came in to do their license and we required them to tell us what they propose, almost like a Conditional Use Permit within the bounds of the current ordinances on the books. Then it doesn't have to be one size fits all, but it gets checked, verified and validated. Chuck Gillette stated that the person getting a business license looks at their application, and if it is outside of a normal business, it gets referred to staff to go to TRC. Commissioner Dave Robinson stated there does not need to be a law about the impact associated with residential use. Bryan Pack stated you used the phrase Conditional Use Permit and that is what is being described which we already have and it is in the Table of Uses. Maybe we just make home-based businesses a Conditional Use Permit. There would be some level of review that we haven't defined yet. What are the reasonable conditions that can be imposed to mitigate reasonably anticipated adverse impacts? A home office has no impact. That is an approved use. If there are customers, or flammable materials then the reasonable condition is locking them up, or maybe there is a reasonable parking condition. Commissioner Brandon Weight stated then it is not one size fits all but it keeps the peach and intent of residents because it will be regulated through the permit process. Commissioner Doug Clifford stated after reviewing the application they will list the conditions. Bryan Pack stated this ordinance does give a set of rules that are universal. If you shift to the Conditional Use Permit route, then you offer that but you do give discretion to whomever is making the decision. There is a little bit of uncertainty. The more standards you build in, you will get more certainty. Commissioner Dave Robinson stated if we look at utility impacts it says associated with residential use. He would ask that we remove the rest of that statement. Chuck Gillette stated that first section says if there is no impact then it gets issued but if we think there is a greater impact it goes to TRC to check for compliance. Chair Perry Brown stated if it was Class IV or V then it goes to Planning Commission and City Council. Bryan Pack stated yes we want to go over criteria to decide if it is a Class IV or V. He has not researched but he assumes many cities let these applications go to staff so it doesn't put the administrative burden on you or Council. Maybe you do want to make those decisions. This does not allow TRC to impose conditions. As long as they operate within the terms of the permit, if it goes through a review process and is approved they would not have to come see the City further. Commissioner Brandon Weight stated that the Fire inspection then could get added. Bryan Pack stated yes but that would be a standard you would want written in. Commissioner Dave Robinson stated he gets his shop licensed every year. Bryan Pack stated that the ordinance that passed a while ago allows Fire to do those inspections now. Commissioner Dave Robinson stated it is the safety part we should have regulations on. Commissioner

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Perry Brown stated the consensus seems to be to see some language around the Conditional Use Permit direction. Bryan Pack stated we are creating a Conditional Use Permit process for adverse impacts and there are certain safety based conditions that you may know you would want to have in all circumstances. If so we should list them in the ordinance, like the fire inspection as one. There is a risk of unequal enforcement when we think of a new list each time, so the more certainty we can get in the Code the better. It is certainty versus flexibility balance, if we can get right up to that line. Commissioner Brandon Weight stated that a Class I could be a home office. Bryan Pack stated that would be defined in the Table of Uses. We would essentially name all the businesses we can think of. Class I you would just buy the license. Class II maybe there is more impact and needs a fire inspection. Class III we would list those impacts, etc. Commissioner Dave Robinson stated there are businesses we haven't ever even conceived of yet. He would rather see it be a little more broad. Commissioner Brandon Weight stated he thinks we define by impacts not by types of business. Chuck Gillette inquired how do you evaluate a business impact at the beginning when there is no growth? Commissioner Pam Gardiol inquired if that would be the annual renewal of a business license and one of the requirements? How do we track the growth and impact? Commissioner Brandon Weight stated that we could define what would be minor to a moderate impact. Bryan Pack stated like noise, parking and traffic, fire and safety. If they grow they bump up to the next level they may have to go through the process again. Chuck Gillette stated with Troy's Auto Body they grew until we just finally classified the property as commercial. Commissioner Brandon Weight stated if they had to rezone they could have done it. People have to go through those processes all the time. This is a reasonable request on someone who is drawing income. Chair Perry Brown stated if we go through this direction and focus on impacts and we may need to rethink all of this and come back with a different model. Cade Visser stated if we go the Conditional Use Permit route based on noise traffic etc, we need to try to address the impact of a growing business. There is another City that already does this, so he has that skeleton to go off of and rework this. We need to know about the impacts you care about most. Bryan Pack stated take the time and do your analysis and come back to Cade Visser with a list for the next meeting. Commissioner Brandon Weight stated could we have them do a Table of Uses based off of this? Commissioner Pam Gardiol stated if we say we are doing this by impact, the issues would be the same like parking but a definition of impact on different levels. The impacts are addressed in here but we need to look at the gradient? Cade Visser stated we can do that and we are not in a rush. Commissioner Brandon Weight stated going the Conditional Use Permit route satisfies us and maybe would City Council as well. Commissioner Pam Gardiol inquired if this format feels

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more or less cumbersome for staff? Cade Visser inquired if we do Table of Uses, there will be more detail involved and does that make it more confusing for homeowner? Rob Dalley stated creating the Table of Uses format, we will inevitably miss something. Commissioner Brandon Weight inquired do we miss something now with the Table of Uses? Rob Dalley stated yes. He leans more towards Commissioner Dave Robinson in the regulation of this. If we worried about businesses mainly it would be just letting fire go in and do their inspections. Life and safety we can all agree on. That is our main concern. If we scrap this, we would just do a Conditional Use Permit and they go to TRC and then the Planning Commission and Council. The State has conditions on requiring a business license. Commissioner Brandon Weight inquired why are we even doing this then? We need to go all in or forget about it. Bryan Pack stated he recalls if there is no impact on a neighborhood on a residential impact, we can't charge a fee. And there is a prohibition on teenagers and their business. Cade Visser stated that Fire did pass that ordinance for their inspections.

Home Occ Ordinance and Staff Report

B. Discuss amending sections of the Accessory Dwelling Unit regulations regarding ADU's, garages, carports, accessory units for agriculture and manufactures homes to comply with State Code.

Rob Dalley stated we changed all the verbiage that was discussed in length last meeting, and hopefully changed all the language they requested. Commissioner Pam Gardiol stated it does reflect what was discussed. Rob Dalley stated that tiny houses is in the Code. If there are no more questions we will move this forward.

C. Discuss Ivins City Land Use Map.

Rob Dalley stated we met with Matt Loo last week and we will compile everything together and then meet with the Chair. We will do this in small chunks so the Planning Commission doesn't get bogged down. We are meeting mid-October and at our next discussion he will be here as a mediator to keep us between the bumpers.

D. Discuss and consider approval of the Ivins City Planning Commission Meeting Minutes for September 15, 2026.

MOTION: Commissioner Doug Clifford moved to approve the Ivins City Planning Commission Meeting Minutes for September 15, 2026. Unanimous.
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 Pam Gardiol	AYE
Commissioner Brandon Weight	AYE

5) REPORTS

A. Planning Commission Members

B. Chair

Chair Perry Brown stated that the City has embarked upon a class called Ivins IQ which is a civic education process. The class is full and they have ten sessions and one is tomorrow evening. He is making a short presentation about what the Planning Commission does. It starts at 6 pm tomorrow.

C. Building and Zoning Administrator, Rob Dalley

D. City Attorney, Bryan Pack

Bryan Pack stated that he will remove the line in the ordinance we passed earlier that needed clarification. It is actually written elsewhere lower in the ordinance.

E. Items to be placed on future agendas.

Rob Dalley stated that the next meeting will have a Public Hearing on Accessory Dwelling Units and Building Code. We will discuss the Land Use Map, Home-Based Business and a Certificate of Occupancy Section.

6) ADJOURNMENT

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

VOTE: The motion carried unanimously.

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

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Commissioner Pam Gardiol	AYE
Commissioner Brandon Weight	AYE

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