IVINS
CITY COUNCIL
MINUTES
August 17, 2017

1) WELCOME AND CALL TO ORDER

MAYOR AND COUNCIL: The meeting was called to order at 5:30 p.m. and announced there was a quorum present.

All present included Mayor Hart, Council Member Mehr, Council Member McDonald, Council Member Johnson, Council Member Roberts, and Council Member Densley.
STAFF: Building and Zoning Administrator Mike Rodriguez, Acting City Manager/Finance Director Wally Ritchie, Director of Public Works/City Engineer Chuck Gillette, and City Recorder Kari Jimenez.
EXCUSED: None.
Audience: Claudette Larsen, Sandy & Justin Bennett, Brandon Anderson, Lance Anderson and others who did not sign in.

A. Acknowledgement of Quorum

Mayor Hart acknowledged there was a quorum present.

B. Flag Salute

Council Member Mehr led the Flag Salute

C. Invocation

Council Member Mehr gave the Invocation.

D. Disclosures

There were no disclosures or conflicts of interest with items on this meeting's agenda.

2) REPORTS, PRESENTATIONS AND APPOINTMENTS

A. Department Reports: Building Department; Public Works/Engineering; Finance

Mike Rodriguez provided an updated building report that includes fiscal year and calendar year numbers. There were 17 building permits issued in the first two (2) months of the fiscal year and a total of 78 issued since January. Code Enforcement is busy addressing weed complaints and illegal signs.
Chuck Gillette reported that there were a lot of problems with the irrigation system this past week. There hasn't been any water for four (4) days. The City has an agreement with the Ivins Irrigation Company to repair leaks and the City is working with them on this. The City exercised and flushed all of its fire hydrants in July and finished cleaning the sewer mains. The NRCS (Natural Resources Conservation Service) has approved the City to move forward with the Kayenta Debris Basins, although the contractor likely won't be able to start on that project until the middle of October. **Chuck Gillette** referred to a map depicting a piece of property that is owned by the BLM and located south of Highway 91 and at approximately Main Street. He reported that the land consists of approximately 100 acres and is not inside of the Santa Clara River Reserve. The property is available for an RPP grant (Recreation Public Purpose) where the BLM can grant land rights to a City as long as the use would serve a recreational and public service. The City is running out of space at the Public Works yard and will need a new building

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and yard in the next five (5) years. Some of the options to access the property would be through Gary Pendleton's property, through a wash or possibly use Federal funding for a portion of the Western Corridor, to construct access to the property. He spoke with and individual at the BLM regarding the RPP grant and the next step would be for the City to put together a layout and submit it for the BLM to consider. He felt that a grant application should be submitted as quickly as it can be put together. A new Public Works yard would require at least seven (7) acres of land, but ten (10) acres would be preferred and if could the City could acquire 12 or 13 acres for growth, that would be even better. **Council Member Roberts** inquired if it would be possible for there to be ATV access from the property. **Chuck Gillette** indicated "no" because the property borders the Santa Clara River Reserve. **Council Member Roberts** referred to the Western Corridor going in and inquired if an ATV trail could run parallel to the Western Corridor. **Chuck Gillette** stated that may be possible. **Council Member Densley** referred to the RV Resort considering an equestrian park and access to BLM land and indicated that may be a good option for ATV access. Mayor Hart inquired if it would be worth pursuing a grant. **Chuck Gillette** indicated that it would because if the City purchased 10 acres elsewhere in the City, that purchase would cost at least $800,000. The **Mayor and City Council** agreed to discuss that on a future City Council agenda.

Mayor Hart recognized the Acting City Manager, Wally Ritchie. **Wally Ritchie** reported that things are right where they should be budget wise. The City recently received a refund on Works Compensation insurance of just over $5,000 because the City is safety conscious. This is the second year in a row that the City has received the refund for being safety conscious.

B. Concept Plan report for Tuscan Grove Estates - 150 North 525 West; Real Capital Funding Ltd.-Owner. Randy Matthews-Fireball Construction LLC-Applicant, Owner

Mike Rodriguez reported that this is a 22 lot subdivision on 10.2 acres and is located at approximately 150 North and 525 West. This is a standard subdivision with improvements already in place but those will need to be brought up to current standards. The same plan has been submitted that was submitted by the previous developer with the exception of a park. The developer has not decided if there will be a park in the subdivision but will still need to meet the open space requirements.

C. Planning Commission Report

Chairperson Loris reported that the Planning Commission heard a Concept Plan presentation on the Tuscan Grove Estates Concept Plan and held a Public Hearing on an Amended Conditional Use Permit and a Preliminary Plan for Crescent Moon Village. There were no comments and the Planning Commission recommended those be approved. The Planning Commission also held a Public Hearing regarding zoning text amendments. There were no comments and the Planning Commission recommended approval of those amendments. That item will proceed to the City Council for a Public Hearing. The Planning Commission approved a Final Plat for Indigo Trails 1B as well as an Amended and Extended Final Plat for Coyote Gulch Commercial. They had a Conditional Use Permit on the agenda for Westbrook Townhomes but the owner was not present to answer questions so that was tabled to the next Planning Commission meeting.

3) CITIZEN COMMENT & REQUEST FOR FUTURE AGENDA ITEMS

None

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4) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing on the Planning Commission's recommendation to approve a proposed Land Use Amendment from MDR (Medium Density Residential) to HDR (High Density Residential) and a proposed Zoning District Change from R-1-7.5 to Townhouse on 1.33 acres located at approximately Guy Lane and Normandy Road near 400 West and Highway 91. Sun Country Home Solutions-Owner; Riley Richardson-Applicant

Mike Rodriguez reported that the property owner is requesting a Land Use Amendment from MDR (Medium Density Residential) to HDR (High Density Residential), as well as a Zone Change from R-1-7.5 to Townhouse. The property is adjacent to Ryders Automotive and the cell tower. Most of the property is already approved for High Density Residential and zoned Multi-Family, with a small buffer piece zoned R-1-7.5 with a Medium Density Residential land use. The application would allow the entire parcel to be used for townhomes. **Mayor Hart** opened the Public Hearing. **Lance Anderson** commented that he didn't have a problem with the concept but was concerned about the small strip left to high density and wanted to be careful about creeping. There being no other comments, **Mayor Hart** closed the Public Hearing.

B. Discuss and consider approval of Ordinance No. 2017-20, an Ordinance of Ivins City, Utah, regarding a Land Use Amendment from MDR (Medium Density Residential) to HDR (High Density Residential) and a proposed Zoning District Change from R-1-7.5 to Townhouse on 1.33 acres located at approximately Guy Lane and Normandy Road

Council Member Roberts commented that the Planning Commission recommended approval and he agreed. There was no further discussion.

MOTION: Council Member Densley moved to approve Ordinance No. 2017-20, an Ordinance of Ivins City, Utah, regarding a Land Use Amendment from MDR (Medium Density Residential) to HDR (High Density Residential) and a proposed Zoning District Change from R-1-7.5 to Townhouse on 1.33 acres located at approximately Guy Lane and Normandy Road
SECOND: Council Member McDonald
VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Roberts	AYE
Council Member Densley	AYE

Roll call vote. All Council Members voted in favor.

C. Public Hearing on the Planning Commission's recommendation to approve a proposed Land Use Amendment from MDR (Medium Density Residential) to HDR (High Density Residential) and a proposed Zoning District Change from R-1-10 to R-2-10 on .28 acres located at approximately 197 East and 300 North. Justin Bennett-Owner/Applicant

Mike Rodriguez reported that this is another concurrent application for a Land Use change and Zoning Amendment. The parcel is a single lot located at 197 East and 300 North. Currently there is an old trailer home on the property and the owner would like to be able to remove the trailer and build a twinhome on the lot. The Planning Commission recommended approval. **Mayor Hart** opened the Public Hearing. There being no comments, Mayor Hart closed the Public Hearing.

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D. Discuss and consider approval of Ordinance No. 2017-19, an Ordinance of Ivins City, Utah, regarding a Land Use Amendment from MDR (Medium Density Residential) to HDR (High Density Residential) and a proposed Zoning District change from R-1-10 to R-2-10 (Twinhome) on .28 acres located at approximately 300 North and 200 East

Council Member Roberts inquired if it was possible to subdivide this parcel into two (2) lots. **Mike Rodriguez** clarified that that was not possible. There was no further discussion.

MOTION: Council Member Johnson moved to approve Ordinance No. 2017-19 as previously stated
SECOND: Council Member Roberts
VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Roberts	AYE
Council Member Densley	AYE

Roll call vote. All Council Members voted in favor.

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider approval of increased funding for CEC (Community Education Channel) in the amount of $1,020

Mayor Hart indicated that he chaired the CEC (Community Education Channel) for a long time and resigned this past year. He inquired as to what Ivins City pays to the CEC. Wally **Ritchie** stated Ivins City pays $7,765 per year and that is based on per capita from the Governor. **Mayor Hart** indicated that Melissa Anderson was hired jointly by the CEC and has done a magnificent job reporting on Ivins events and other municipal events. The CEC currently has three (3) employees and is trying to find a way to retain Melissa with the CEC. Dixie State University has recognized her value and will be providing the majority of the funding required to maintain the position but there is $17,000 that remains and is being requested from other municipalities in Washington County. **Mayor Hart** recommended that the City recognize the value that Melissa Anderson provided and support this. **Council Member Mehr** inquired if the City made this one time payment, if in the next budget, the budget for this would be increased by that amount going forward. **Mayor Hart** clarified that it would.

MOTION: Council Member Densley moved to approve increased funding for CEC (Community Education Channel) in the amount of $1,020
SECOND: Council Member McDonald
VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Roberts	AYE
Council Member Densley	AYE

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6) CONSENT AGENDA

A. Approval of City Council Meeting Minutes for August 3, 2017

MOTION: Council Member McDonald moved to approve the Consent Agenda
SECOND: Council Member Mehr
VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Roberts	AYE
Council Member Densley	AYE

7) CONSENT AGENDA ITEMS FOR DISCUSSION

8) REPORTS

A. Council

Council Member Mehr reported that he and Mayor Hart were in attendance at the Intermountain Health Care River Road Clinic regarding an education awareness campaign to educate parents about underage drinking and the negative impacts that can have.
Council Member McDonald - no report
Council Member Johnson - no report
Council Member Roberts - no report
Council Member Densley reported that the Washington County Fair was well attended and Mrs. Utah/Mrs. Ivins, Brittany Hollinshead, was present and explained her experience as a candidate at the Mrs. America Pageant. There were displays of seeds but none from Ivins. He would like to see the City work on that.

B. Mayor

Mayor Hart attended a convention in Santa Fe, New Mexico as part of the Washington County Water Conservancy District Board water board. Providing water into the future is tricky but they learned that over the last 15 years of a growing population, water use has decreased thanks to conservation, xeriscape landscaping, low flow toilets and similar things. **Mayor Hart** referred to the Mrs. America Pageant and thanked the City Council for their donation to support Mrs. Ivins competing at the Mrs. America Pageant. The Open House for Rocky Vista University will be Saturday, August 19, 2017.

C. Acting City Manager Wally Ritchie

Wally Ritchie reported that staff wise at the City Hall building, the City is bursting at the seams. Staff would like to make some modifications downstairs, which will necessitate a modification upstairs. The modifications would include expanding the small conference room in the City Council room. No seating would be lost in the City Council room. They would like to turn the larger conference room downstairs into office space for staff and some storage. There is money in the budget for the modifications. **Mayor Hart** indicated that would be a very efficient way to take care of the current needs but stated that the City will inevitably be looking at replacing City Hall. At one point, he had an Architect draw up something that was expandable as the City grows and creating a City block. He anticipated that the time frame for replacing

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City Hall would be in the next 5 or 10 years. The **Mayor and City Council** agreed with the proposed modifications Wally Ritchie reported on.

D. Items to be placed on future agendas

Council Member Roberts stated that he was approached by individual regarding weed problems. When weeds are cut, they are left to dry and then blow away into others yards. He inquired if it was possible to put it in the newsletter to place those in the dumpster. He also inquired if the dumpsters could be provided more often because they're being used and are full. **Council Member Densley** agreed and suggested that one more dumpster be added when the dumpsters are provided. He indicated that there are currently four (4) dumpsters provided on dumpster day. **Wally Ritchie** will follow-up on these requests.

Council Member Mehr was excused at 6:35 p.m.

9) CLOSED MEETING

10) ADJOURNMENT

MOTION: Council Member McDonald moved to adjourn

SECOND: Council Member Johnson

VOTE: The motion carried.

Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Roberts	AYE
Council Member Densley	AYE
Council Member Mehr	ABSENT

The meeting adjourned at 6:39 p.m.

Respectfully,

Kari Jimenez, MMC
Ivins City Recorder

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