IVINS
CITY COUNCIL
MINUTES
February 1, 2018

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 Elliott, and Council Member Densley.

STAFF: City Manager/Attorney Dale Coulam, Director of Finance Wally Ritchie, Building and Zoning Administrator Mike Rodriguez, Parks and Recreation Director Benny Sorensen, Public Safety Director Bob Flowers, Public Works Director/City Engineer Chuck Gillette, and City Recorder Kari Jimenez.

EXCUSED: None.

Audience: W. Watson, Andrea Platis, 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 McDonald led the Flag Salute

C. Invocation

Council Member McDonald 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. Concept Plan Report for Ivins Townhomes located at approximately 560 South and 150 East. JLB3S LLC, Owner; Jason Smith, Applicant

Mike Rodriguez reported that the Ivins Townhomes consist of 12 units on a total of .918 acres. The property is zoned R-M (High Density Residential Multi-Family). This property use to have a mobile home on it but that has been removed. The developer would also like to access the existing park from this proposed development.

B. Department Reports: Parks and Recreation and Public Safety

Mayor Hart indicated that Benny Sorensen was not present but a written report was previously provided. A copy of the report is available by request through Ivins City Hall.

Chief Flowers reported that the Fire and EMS combination is in full speed and the new fire apparatus is being fitted with equipment. The Santa Clara Ivins Fire Department was called to assist on a St. George Fire and it went really well. Chief Dan Nelson is working hard and they just completed a Wildland Fire Fighter school. Chief Flowers is pleased with the progress that is being made. He reported that the number of animals at the Animal Shelter is down and Wilson (Jimenez) has done great job helping at the Animal Shelter. He has done some really good work at the Animal Shelter and he is very appreciative. **Mayor Hart** commented that Wilson was versatile in his work. **Chief Flowers** agreed and stated that Wilson has created routine maintenance plans, has found vents that they didn't know existed and updated some things that are really helping. He reported that law enforcement has received complaints regarding speeding on Taviawk, failing to yield to pedestrians in the roundabout and traffic at Vista School. They

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are going to focus on the traffic at Vista again and may ask the school to dismiss the kids in a different manner. **Mayor Hart** referred to Vista School adding a portable building and with the student body growing, inquired if there's a point where the City can so no more traffic and students. Vista School's transportation plan didn't work in the beginning and it still doesn't work. **Dale Coulam** indicated that the City is allowed to regulate traffic and Public Safety issues but the City cannot regulate on the zoning or aesthetic issues. **Council Member Elliott** inquired if the Public Safety department is receiving complaints about the level of traffic or speeding. **Chief Flowers** clarified that drivers try to turn left where they shouldn't and that backs up the thoroughfares. He needs to meet with the City Engineer and look at restructuring the whole traffic pattern and use the north side of the school more. The City will likely receive complaints from residents who live north of the school but the traffic pattern can't continue the way that it is. It's a safety issue. He lives in that area and knows what it's like. It's a mess. He reported that he has officers focusing on areas of reported drug activity. SCI served a warrant a few weeks ago with the Washington County SWAT team on a residence in Ivins that was linked to a home invasion incident along the Wasatch Front and one of the individuals involved lives in Ivins. Regarding speeding on Taviawk, they are talking about recommendations of using the lights that flash the drivers speed but in the dark Kayenta environment, he wasn't sure the Kayenta residents really want those because they light up the whole valley. He commented that the Public Safety department is awake, paying attention and doing all they can do.

C. Planning Commission Report

Chairperson Loris reported that the Planning Commission heard the same Concept Plan report for Ivins Townhomes. They approved a Final Plat for Taviawk IX-V, discussed text amendments regarding overhead power lines and side lot line utility easements, text amendments regarding setbacks in the Twinhome and Townhouse zoning districts and recommended approval of the Preliminary Plan for Kee Stone Village. That will proceed to the City Council. **Mayor Hart** expressed the City Council's appreciation to the Planning Commission for the work they've done and their thoughtfulness and professional points of view.

3) CITIZEN COMMENT & REQUEST FOR FUTURE AGENDA ITEMS

Andrea Platis resides at 93 West 520 South in Ivins. She submitted a Citizen Request and stated that she would like the following things: a dog park in Ivins because the one in Kayenta doesn't have any grass and she suggested that residents gather trash from neighboring vacant lots and hold a picnic in the park after the cleanups.

4) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing on the Planning Commission's recommendation to update the Ivins City Transportation Master Plan

Dale Coulam indicated that some of the street designs were designed for single-family residential and don't work as well in multi-family settings. **Chuck Gillette** stated that when the City has been looking at some of the multi-family projects that have come before the City, the developers are requesting to put private streets in and the way Ivins code is currently written, it needs to be built to Ivins residential street standards. When the code was written, the City wasn't thinking about multi-family projects. This recommendation is that meeting the residential street standard only apply to single-family residential and not multi-family residential. Multi-family developments would be treated similar to commercial developments, which the City requires the fire code, provides adequate parking, pedestrian access and drainage. The Planning Commission

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agreed. **Mayor Hart** opened the Public Hearing. There being no comments, **Mayor Hart** closed the Public Hearing.

B. Discuss and consider approval of Ordinance No. 2018-02, an Ordinance of Ivins City, Utah, amending the Transportation Master Plan

MOTION: Council Member Densley moved to approve Ordinance No. 2018-02, an Ordinance of Ivins City, Utah, amending the Transportation Master Plan
SECOND: Council Member Elliott
VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Elliott	AYE
Council Member Densley	AYE

Roll call vote. All Council Members were present and voted in favor.

C. Public Hearing to receive public comment and consider amendments to the Ivins City Fiscal Year Ending 2018 General Fund, Street Impact Fee Fund and Capital Projects Fund Budgets

Wally Ritchie provided a PowerPoint presentation to the Mayor and City Council. A copy of the presentation is available by request through Ivins City Hall. The City doesn't amend the budget every year but the reason it's being amended now is due to a few things, those being: combining of Ivins and Santa Clara Fire/Rescue, purchase of a new fire apparatus, Sand Hollow Aquatic Center payments, roundabout lighting and law enforcement vehicles. **Council Member Mehr** referred to the money that the City has saved with combining Ivins and Santa Clara Fire and Rescue, he inquired if the City has invested that into capital projects. **Wally Ritchie** indicated no. The City hasn't saved any money yet and it will be a wash this year. **Council Member Densley** referred to the Sand Hollow Aquatic Center and inquired if there has been a meeting to negotiate the fees with them. **Wally Ritchie** stated that discussions need to be held between St. George, Santa Clara and Ivins because those are the partners in the agreement. At least two (2) of those cities feel that the School District needs to contribute more because they are the primary user of the facility. There will be a change in leadership in the City of St. George in the next month and he felt that this can be addressed after that occurs. **Mayor Hart** opened the Public Hearing. There being no comments, **Mayor Hart** closed the Public Hearing.

D. Discuss and consider approval of Resolution No. 2018-02R, a Resolution of Ivins City, Utah, amending the Budgets for Fiscal Year Ending June 30, 2018

MOTION: Council Member Mehr moved to approve Resolution No. 2018-02R, a Resolution of Ivins City, Utah, amending the Budgets for Fiscal Year Ending June 30, 2018
SECOND: Council Member Johnson
VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Elliott	AYE
Council Member Densley	AYE

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Roll call vote. All Council Members were present and voted in favor.

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss budget priorities for Fiscal Year Ending (FYE) 2019

Wally Ritchie reported that they met with Department Heads to work on priorities and those were provided to the Mayor and City Council. A copy of the budget priorities document is available by request through Ivins City Hall. The document is for them to review over the next two (2) weeks and discuss the budget priorities at the next City Council meeting.

B. Discussion regarding the Planning Commission's recommendation on proposed zoning text amendments, regarding recreational vehicles and carport restrictions

Dale Coulam indicated this is addressed in two (2) parts. It started with parking restrictions in residential zones. The Planning Commission was asked to look at the entire ordinance and then to focus on screening of recreational vehicles (RVs) in side and rear yards. He provided two (2) photos depicting the parking of RVs. Copies of the photos are available by request through Ivins City Hall. One photo showed a few RVs that are not screened and the other photo showed RVs that were screened by a wall. The question the Planning Commission addressed was whether or not RVs should be screened. The Planning Commission recommended to leave the requirement as it is in the ordinance and require that RVs be screened by a wall. **Council Member Densley** referred to the current code under "Exceptions" and stated that it conflicts with the code because it allows a maximum of two (2) RVs to be parked without a 6 foot wall. **Dale Coulam** referred to the carport restrictions and indicated that looking at those restrictions began with a citizen comment by a resident who was unable to cover his RV with a carport because of the restrictions currently in Ivins Code. The **Mayor and City Council** addressed the carport restrictions portion of this discussion first. **Mike Rodriguez** clarified that the Planning Commission discussed this item in several different meetings and came up with some language. The primary concern was that the current code was so restrictive that a carport structure couldn't be build large enough to protect a larger RV. **Dale Coulam** referred to draft language under (17)(f) of title 16.12.103 where the Planning Commission recommended that the setbacks for lots with frontage on Center Street would be seventy-five feet (75'). He objected to that setback because it's arbitrary. **Planning Commission Member Lance Anderson** agreed that it was arbitrary but was concerned with Center Street being a Major Collector or Minor Arterial Street in the Transportation Master Plan, as well as Center Street being a thoroughfare in Ivins. He wanted to protect the view shed. **Mayor Hart** clarified that the entire section of this code is being reviewed. The **Mayor and City Council** discussed sizes, heights and setbacks for carports. **Council Member Elliott** preferred a larger setback off of Center Street. **Council Member Johnson** preferred to go with the current requirement of the 15 degree view angle. **Council Member Densley** stated that if the setbacks were made more strict for those with property on Center Street, that would be penalizing those residents for owning the property. They agreed with the Planning Commission regarding a maximum size of 12x50 and a maximum entry height of 13' 6". **Mayor Hart** referred to the Planning Commission Minutes and stated that the Planning Commission went back and forth on the setback relating to the front of the house but determined that three feet (3') should be the setback. He reminded the City Council that these are imposing structures, very noticeable and indicated the Council needs to

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look thoughtfully and thoroughly at that number. He has received complaint after complaint about RV garages being built in the back corner of a lot and obliterating the view of the adjacent property. The **Mayor and City Council** discussed setbacks, definition of a carport, calculations to determine the maximum size and construction materials. Regarding setbacks, they determined that all garages and other accessory buildings located ten feet (10') or more away from the primary building shall have setbacks from the rear and side property lines and maximum wall height limitation as follows: Setback of three feet (3'): maximum wall height of eight feet (8') and maximum building height of twelve feet (12'); Setback of five feet (5'): maximum wall height of ten feet (10') and maximum building height of fifteen feet (15'); Setback of ten feet (10"): maximum wall height of sixteen feet (16') and maximum building height of twenty feet (20'). Accessory buildings located closer than five feet (5') to the property line shall be one hour fire resistant construction or shall be less than two hundred (200) square feet as required by the International Residential Code. This would apply to property on Center Street as well, as long as it complies with the 15 degree view angle.

Mayor Hart referred to parking restrictions for RVs in residential zones. **Council Member Johnson** referred to the two photos that Dale Coulam showed with RVs being screened and not screened and inquired if that wall was six foot (6') wall. **Mayor Hart** clarified that it appeared to be a four (4) or five (5) foot wall. He stated that there are two (2) issues: 1) screening and; 2) Exception language that conflicts with the rest of the code. **Dale Coulam** clarified that the exception is if they can't access their side or rear yard, they can park the RV in the front. **Council Member Mehr** inquired what the intent of the original ordinance was. **Mayor Hart** clarified that the overall intent was to mask multiple RVs parked in yards. The **Mayor and City Council** discussed the number of RVs that could be parked in yards and screening of those RVs. After a lengthy discussion, they determined that a maximum of one (1) occupiable RV and two (2) nonoccupiable RVs shall be allowed to be parked or stored on any legal residential lot with an occupied home without a solid screen fence. If the number of RVs exceeds that number, the RVs shall be parked in the side or rear yard areas and screened from view by a solid five foot (5') fence or behind the primary residence. They also determined that there is no limit to the number of nonoccupiable RVs when screened from view by a solid five foot (5') fence or parked behind the primary residence. **Dale Coulam** stated that this will be noticed up for a Public Hearing at the next City Council meeting on February 15, 2018.

6) CONSENT AGENDA

Mayor Hart referred to Consent Agenda item A and inquired who put the proposed system together. **Dale Coulam** clarified that it was the consultant and provider of the lighting. They worked with Ivins Parks department.

A. Approval of purchase of a lighting system for monuments and landscaping in the Split Rock/Horse roundabout
B. Approval of expenditure for Ivins Cemetery improvements and expansion
C. Approval of City Council Meeting Minutes for January 18, 2018

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

Council Member Mehr	AYE

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Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Elliott	AYE
Council Member Densley	AYE

7) CONSENT AGENDA ITEMS FOR DISCUSSION

8) REPORTS

A. Council

Council Member Elliott - no report

Council Member Densley referred to the Ivins Irrigation Company and expressed an interest in serving on the board. **Dale Coulam** indicated that Chuck Gillette is prepared to nominate Council Member Densley for now. In the future the City Council can designate a Council Member to represent Ivins shares. Council Member Densley has personal irrigation shares but will represent Ivins shares if he's appointed to the board.

Council Member Johnson referred to the dumpster day that was held this past Saturday. The City requested more dumpsters and received them but they're the large dumpsters instead of the smaller ones. The Public Works employee working the dumpsters could barely get the backhoe high enough to throw the stuff in and it was extremely difficult for residents to throw stuff up into them, resulting in the stuff that was supposed to go into the dumpsters, on the ground next to the dumpsters. The Public Works employee then used the backhoe to pick the stuff up and put it in the dumpsters, which took a long time. She requested some smaller, shorter dumpsters. **Mayor Hart** suggested that a dirt ramp could be built that would allow a truck to back up to the dumpsters and dump the stuff out. **Council Member Mehr** inquired if it was possible to combine dumpster days with Santa Clara. **Wally Ritchie** clarified that Ivins provides dumpsters once a month and Santa Clara only provides them once a quarter. **Council Member Johnson** reported that Heritage Days will be held Thursday through Saturday, September 6, 7 and 8 this year with the kickoff and family night likely being held at Fire Lake Park. They are looking for volunteers.

Council Member Densley commented that he'd like to see some volunteers do a seed display for the Washington County Fair.

Council Member McDonald inquired if there's a place on Ivins website where the City can put information about what's going on behind the dike. **Dale Coulam** clarified that information regarding projects is generally included in the newsletter. **Council Member McDonald** requested that a tab or something be added to Ivins website with information about City projects.

Council Member Mehr reported that he will need to leave by 6:30 p.m. at the next City Council meeting and requested that the Public Hearing and Ordinance regarding RVs and carports be addressed before other discussion items. He referred to the Consent Agenda and regarding the cemetery improvements and expansion and thanked City and Staff for those. He referred to the discussion regarding helicopters at the last City Council meeting and commented that the way Mayor Hart handled that was outstanding.

B. Mayor

Mayor Hart reported that Lisa Svedin has taken over the Ivins Princess Pageant and she has requested that the City Council consider raising the scholarship amount that is awarded to the winner and first and second runners up. **Council Member Mehr** inquired what the current award amounts are. **Mayor Hart** stated that it's $1,000 to the winner and $500 each to the first

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and second runners up. **Council Member Densley** suggested the pageant be advertised. **Mayor Hart** indicated that Mrs. Utah, Brittany Hollinshead, will be assisting with Ivins Princess Pageant this year.

C. City Manager/Attorney Dale Coulam

Dale Coulam referred to the Ivins Princess Pageant and stated that the City may look at changing the dates because there is a conflict with holding it at Tuacahn. Snow Canyon High School waives most of the fees but charges for sound and techs. They looked at holding it at the Kayenta Center for the Arts but they would charge the full $1,500 fee for renting the facility . **Dale Coulam** referred to discussing Water and Irrigation Master Plans and indicated that a Joint Planning Commission and City Council Work Meeting needs to be held and inquired as to dates they were available to attend. The **Mayor and City Council** determined that the Joint Work Meeting will be held on Thursday, February 8, 2018 at 5:30 p.m. **Council Member Johnson** reported that she will be out of town and won't be able to attend.

D. Items to be placed on future agendas

Mayor Hart referred to the request for a dog park and indicated that the area left at UNITY Park isn't large enough and a dog park on SITLA property would depend on what goes there. If dog owners are insisting on grass, SITLA land isn't an option. **Dale Coulam** clarified that having grass is problematic because dogs kill the grass. Ivins currently has a dog park in Kayenta but the City currently does not have any property to put in the type of dog park that owners want but it is on the City's mind. He referred to the request to clean up vacant lots and clarified that the City can't go onto private property without a warrant but the City can issue a citation and handle it through ACE (Administrative Code Enforcement). **Mayor Hart** commented that the resident who submitted the Citizen Comment made the point of going onto private property and as a government entity, the City cannot do that.

9) CLOSED MEETING

10) ADJOURNMENT

MOTION: Council Member McDonald moved to adjourn
SECOND: Council Member Johnson
VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Elliott	AYE
Council Member Densley	AYE

The meeting adjourned at 8:07 p.m.

Respectfully,

Kari Jimenez
Ivins City Recorder

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