IVINS
CITY COUNCIL
MINUTES
September 20, 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, Public Works Director/City Engineer Chuck Gillette, and City Recorder Kari Jimenez.
EXCUSED: None.
Audience: Edward & Althea Haworth, Dan & Jan Brown, Jerry Harper, Chris Haddad, Claudette Larsen, Rich Svien, Frankie Fleming, Nicholas Moscos, Ryan & Tiffany Ringwood, Larry Taylor, Sue Gordhammer, Trev & Rick Ramsdell, Michael & Sharm Barton, Kenneth Anderson, George & Linda Schmal, Dave & Sandra Benson, Regina Roper, Bernie Bush, Lisa Rutherford, Paul Van Dam, Greg & Kathy Cherry, Brittany Hollinshead, Randall Young, Alan Koharcheck, Larry Bergeson, Steve Dunham, Sunni Morris, David Andrews, David Robinson, Steve & Ruth Roberts, Michelle Madsen, Pamela Palmer, Connie Butterfield, Ellen & Bill Wentworth, LaRue Maughan, Tyson Borrowman, Mason Borrowman, Beth Ann Jackman, Mike & Niki Hugo, Dan & Marcia Richards, Julie & Mike Dumas, Liz Fortney & Karen Wolfe, Rob Greely & Kathy Johnson 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

Council Member Densley referred to agenda item 2)A and disclosed that he resides in that neighborhood.

2) REPORTS, PRESENTATIONS AND APPOINTMENTS

A. Concept Plan Report for Snow Canyon Resort, 113.12 acres located approximately at the intersection of Puerto Drive and 400 South. SITLA-Owner. EWD, LLC-Applicant (report only â€“ no discussion or public comment)

Mayor Hart indicated that this is a report only and that no comments would be taken today because this is not a Public Hearing. He hoped that the City Council and the public would have a clear understanding of what the concept is. **Mike Rodriguez** reported that the proposed concept plan for the Snow Canyon Resort includes a total of 104 buildings, consisting of 71 townhouse/condominiums, 24 multi-estate homes, 2 hotel buildings with 2 parking structures and 5 resort commercial buildings on a total acreage of 113.12 acres. The total number of available guest units is 1035. The zoning is currently RA-5 (Low Density Residential Agricultural 5 acre minimum). The property is located at the intersection of Puerto Drive and 400 South and the land is owned by SITLA (Utah School and Institutional Trust Lands

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Administration). There are some problematic soils at that site, so this plan is subject to change. **Mayor Hart** inquired who would manage the properties. **Mike Rodriguez** stated it would be managed by one management company. This project is subject to the land use and zone change process and requires a Public Hearing before the Planning Commission and the City Council. The City has not received an application for that process to date. **Council Member Mehr** inquired as to where the Western Corridor would be in relation to the project. There was discussion regarding the location. The proposed Western Corridor is anticipated to go through a portion of the project. **Mike Rodriguez** commented that the Applicant has indicated that they're trying to minimize any of the impact to the natural terrain of the Sensitive Land areas. **Mayor Hart** indicated that he walked that area and it is pretty rugged terrain. He noticed that there was an elevation change asked Chuck Gillette to look at the elevations. **Chuck Gillette** stated that the homes on Mesa Vista Drive are at 3020 feet above sea level and then it drops down to 2090 feet above sea level. The hotel site is approximately 30 feet below existing homes. There's almost a 100 foot drop across the site. **Council Member Densley** indicated that he was concerned with the infrastructure that would be required for what is proposed and suggested that a study be done to address that. **Mike Rodriguez** clarified that would be taken into consideration, along with utility studies, traffic studies, water and sewer capacity and similar. The project is also proposed to be developed in stages of up to a total of 7 stages. **Council Member Densley** commented that he only saw one access point off of Mesa Vista and inquired if that's been looked at. **Mike Rodriguez** stated that was correct and commented that timing of the project was contingent as to when access points are made and clarified that this is just a concept report at this time. **Council Member Densley** inquired if the developer is looking at a build out in 5, 10, or 15 years. **Mike Rodriguez** clarified that there is no application at this point so no indication as to the build out time. These are just early discussions with their ideas. **Council Member Densley** inquired if SITLA was going to do a joint venture on this project. **Mike Rodriguez** indicated that the developer is in discussion with SITLA regarding some sort of partnership. **Mayor Hart** stated that this is a little different because usually the City receives an application first, rather than the Concept Plan. He invited the public to be a part of the Public Hearing if those occur. He also invited the public to the City's other public meetings to understand what the issues are.

B. Washington County School District Local Special Bond Election

Larry Bergeson and Steven Dunham with the Washington County School District were present and provided information to the Mayor and City Council, a copy of which is available by request through Ivins City Hall. The District is asking voters to approve a $125 million bond in this special election for safety enhancements in all schools, school expansions and three new school buildings, to accommodate growth. The District isn't asking to raise taxes but is asking taxpayers to freeze the tax rate at the current levels for several years. The District has a triple A (AAA) bond rating and has been names Utah's Leader in Cost-Effective School Building Construction by the Utah Taxpayers Association. Over the past four years, the District has seen nearly 4000 new students enter the schools. Along with two new elementary schools, the District is proposing building a new Career & Technical high school where attendees will earn a high school diploma as well as an industry rated certificate in law enforcement, CNA (Certified Nursing Assistant) and similar. There won't be any ball fields, sports teams or auditoriums and will therefore be less expensive to build. The focus will be on math, reading, writing and industry trades. This concept is patterned after a school in Texas and is very popular and because of that, entrance will be by lottery. The District is confident that this high school will

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fill the pipeline for DXATC and Dixie State University. Students attending the Career and Technical high school will be allowed to go back to their boundary school to participate in art, sports and similar. Bond monies will also be used for safety initiatives, including security entry walls after most school buildings. There was a question regarding how charter schools are funded. **Larry Bergeson** stated that they are funded out of the public education fund just like the schools in the Washington County School District. The students that attend charter schools come back into the District in later grades and the District wants them to succeed. The AFJROTC (Air Force Junior Reserve Officer Training Corps) program started at Dixie High School and has expanded to Pine View High School. The District is now considering opening a third program at Hurricane High School. **Council Member Mehr** inquired if the technical school in Texas was the Kirk Lewis Career and Technical School. The **District Representatives** indicated "yes". **Council Member Mehr** referred to school safety and inquired what the plans are for school safety if the bond doesn't pass. **Steven Dunham** stated they will still do some of what is planned but it will be on a limited basis.

C. Department Reports: Building Department; Public Works/Engineering; Finance Report

Mike Rodriguez reported that the City has issued some permits for townhouses on the Toscano Townhomes and Kays Court Townhomes. The City also issued building permits for a few model homes in the Haven at Heritage Acres subdivision and for the Key Stone Village Development project.

Chuck Gillette report that the Public Works Department recently hired a part-time employee to run the street sweeper. The Public Works crew has been working a lot of hours helping with the Ivins Reservoir improvements. The construction project on Highway 91 where a sewer line and storm drain are being installed is nearly done. The City is still working on the dam rehabilitation around the red mountains and waiting for approval from the NRCS (Natural Resources Conservation Service). The City hopes to receive the approvals soon, so things are ready to go by December. The City is working on the storm drain designs and hoping to have a final version of the Irrigation Master Plan in October. **Council Member Johnson** referred to street sweeping in the area of 200 South and Main and 100 East. She indicated that there is a constant mess at that location after it rains and inquired if that could be addressed. She referred to the dumpsters that the City has for residents and commented that there are not enough dumpsters and inquired if they could get more. **Chuck Gillette** recognized the problem and indicated that the City is looking to clear space to add two more dumpster dates to the schedule next year. **Council Member Johnson** commented that the dumpsters are full by 9:30 a.m. and that branches and debris fill those quickly. She inquired if the City could chip those instead. **Chuck Gillette** stated that the City doesn't have a chipper and to rent one is difficult because of likely damage to the equipment. The proposed solution is to add more dates and more space. He reported that Letters of Interest for the bathrooms at Ivins Reservoir are due tomorrow.

Wally Ritchie reported that everything with the budget looks good so far. He thanked those who attended the Utah League of Cities and Towns Annual Conference in Salt Lake City. **Mayor Hart** referred to the B&C road funds and inquired how that compares to previous years. **Wally Ritchie** clarified that it's lower than last year, but the final payment was withheld from the previous year because the formula was being worked through the legislature. The total has gone up because of some of the changes the legislature has made.

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D. Planning Commission Report

Commissioner Loris reported that there were many individuals in attendance at the meeting. The Planning Commission continued to discuss possible overlay amendments in the subdivision ordinance.

3) CITIZEN COMMENT & REQUEST FOR FUTURE AGENDA ITEMS

Ed Haworth resides in Ivins and commented that there were a significant number of individuals who attended the Planning Commission and the City Council meetings regarding the Concept Plan Report for Snow Canyon Resort. He suggested that there be neighborhood meetings or some type of opportunity for the residents and developer to discuss the future of Ivins and some of the concerns about that project or any project on that site.

4) PUBLIC HEARING AND ACTION ITEMS-NONE

None

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider approval of Resolution No. 2018-25R, a Resolution of Ivins City, Utah, Honoring Ivins Heritage Days Committee as the 2018 Mayor's Award for Community Service

Mayor Hart read the Resolution and presented the Ivins Heritage Days Committee with the Mayor's Award for Community Service. Mayor Hart acknowledged City Recorder Kari Jimenez for her help with the Resolution and award.

MOTION: Council Member Densley moved to approve Resolution No. 2018-25R, a Resolution of Ivins City, Utah, Honoring Ivins Heritage Days Committee as the 2018 Mayor's Award for Community Service
SECOND: Council Member Mehr
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 voted in favor.

B. Discuss and consider approval of Resolution No. 2018-26R, a Resolution of Ivins City, Utah, appointing Brittany Hollinshead as the Ivins City Princess Pageant Director

Mayor Hart indicated that Ivins' Princess Pageant takes place in the spring and is a big undertaking. The City will be selecting a new person to take that position and he recommended Brittany Hollinshead who is a resident of Ivins. She is a former Mrs. Ivins and a year ago was crowned Mrs. Utah and then competed in the Mrs. American Pageant. **Brittany Hollinshead** stated that she's been blessed to participate in those pageants. She volunteered with the Ivins Pageant recently and that changed her more competing did. Girls ages 14-17 are taught about professionalism, what's appropriate and what's not, getting up and learning to use their voice for something bigger and given tools that they can use for a lifetime to be successful and confident. **Mayor Hart** indicated that Council Member Johnson is the City Council liaison and the pageant will be held on May 11, 2019 at 7:00 p.m. at Tuacahn's indoor Hafen

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Theater. **Council Member Johnson** stated that some of Brittany's thinking and thought process is to involve all of the girls in the community, not just those competing in the pageant. That will provide them the opportunity to become better and to gain more confidence and courage, which she felt was the right direction to go.

MOTION: Council Member Johnson moved to approve Resolution No. 2018-26R, a Resolution of Ivins City, Utah, appointing Brittany Hollinshead as the Ivins City Princess Pageant Director
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 voted in favor.

C. Discussion regarding streetlighting

Chuck Gillette reported that the last time the City Council discussed this, the Council was still not pleased with the color options and directed him to keep working on this. He in turn, went to Ivins Fleet Mechanic, Wilson Jimenez, who came up with an idea of using acrylic sheeting and it seems to work. The City obtained the color samples of the sheeting and Wilson installed the yellow and orange amber acrylic sheeting in a couple of bollards on 200 East. Based on the two colors, it looks like the orange amber acrylic is a lot closer in color to the high pressure sodium lights than anything he's seen. He asked Wilson to be in attendance because he did the work and had all of the ideas. The colored lens has 4 holes drilled into it, the light is pulled apart and re-assembled with the colored lens. For a light that costs $3,000, this adds approximately $30 in man hours plus the cost of the sheet, which is between $8 and $10 each. He has contacted the manufacturer to see if they can retrofit the lights with the colored lens. **Council Member Johnson** commented that if the manufacturer retrofits the lights, they will warranty them, otherwise she inquired if the City knows if the warranty will stand. **Chuck Gillette** indicated that is unknown. **Mayor Hart** commented that the City has traditionally been lit with High Pressure Sodium lights that give off a warm gold glow. With the advent of LED that consumes less power, the industry shifted to LED but failed to produce an LED lamp for street lighting that mimics the High Pressure Sodium bulbs. The manufacturers attempt in LED is a very orange/Halloween color. He contacted Tuacahn's lighting director and found out that they could build cylinder and paint it but the life expectancy of that would only be a few years. Wilson's idea is brilliant and if the Council would like an idea of what it looks like, there are two (2) bollards on the west side of Rocky Vista University that have the orange/amber acrylic installed in them. In his opinion, this appears to be the solution, as it mimics the color of the High Pressure Sodium lights. **Council Member Elliott** inquired if there is any heat involved that would affect the acrylic. **Chuck Gillette** indicated no, it is the same acrylic material that's creating that glow and LEDs don't produce a ton of heat but may change the way the heat is dissipated. **Council Member Mehr** agreed with Chuck Gillette. He liked the orange amber color better than the yellow color. **Council Member Densley** thought this is a great idea and stated that when he was at the conference in Salt Lake, he spoke with the Public Works Director

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of Salt Lake City and their City Council handed her street lighting. They're having similar issues and he told her about this idea and she was going to call Chuck. He suggested that before the City does anything, that Chuck run it by the manufacturer and check on the warranty. **Chuck Gillette** indicated that he'll come back with a new specification and ask them to approve it, with a report of what the manufacturer says.

D. Discuss and consider approval of Development Agreement for the Altura Subdivision Project

Dale Coulam indicated this subdivision is already approved and this agreement outlines how the subdivision is going to develop. This is located off of 200 West where the school property was.

MOTION: Council Member McDonald moved to approve the Development Agreement for the Altura Subdivision Project
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

E. Discuss and consider approval of Development Agreement for The Haven at Heritage Acres Subdivision Project

Dale Coulam stated the same comments as the previous agenda item. This is located across from UNITY Park at 400 South and 400 West. They are currently constructing a model home in that subdivision. **Council Member Elliott** referred to the northwest corner of that property and inquired if that is a retention or detention basin and if could be used for a City purpose. **Dale Coulam** that it would be a regional detention basin that could be landscaped at the bottom and used as a possible dog park. Currently it's being used as a staging area.

MOTION: Council Member Johnson moved to approve the Development Agreement for The Haven at Heritage Acres Subdivision Project
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

F. Discussion regarding Fire Lake Park/Ivins Reservoir improvements

Council Member Mehr recalled there being a plan to build a nice pavilion and he understood the desire to move away from that based on issues with enforcement, but he felt the plans have changed since the City Council has discussed this. He commented that he hasn't heard about complaints or issues with the pavilions in Ivins. **Mayor Hart** clarified that the City had to reach an agreement with the State dam safety body and the Water Conservancy District as to the flow pattern of the spillway. The parking lot has been designed as part of the flow pattern and that has pushed everything to the extreme west of the project. There is a small pavilion planned along

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with the restrooms, but it is not as large as the one at UNITY Park. There is room to build a pavilion out on the peninsula if that is what the City Council wants. There are a series of picnic pads, picnic tables and trees at the Park. **Council Member McDonald** indicated that the concern for him personally was he felt that the plans were changing without the City Council knowing about it. **Mayor Hart** agreed. **Council Member Elliott** stated that she liked the idea of dispersed clusters with vegetation rather than a single pavilion in the middle. **Council Member Johnson** indicated that one problem with the vegetation is it takes years to get to that to a point where it provides shade. She suggested shade sails that are in place during the summer, rather than a larger pavilion. **Council Member McDonald** requested a presentation of where the City is at with these improvements. Benny Sorensen will provide a detailed report at the next City Council meeting. **Council Member Densley** has spoken with an individual with the State of Utah regarding planting fish in Ivins Reservoir so that is on their radar as a possibility.

MOTION: Council Member Johnson moved to continue discussion on the Fire Lake Park/Ivins Reservoir improvements
SECOND: Council Member Densley
VOTE: The motion carried.

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

6) CONSENT AGENDA

A. Approval of City Council Meeting Minutes for August 16, 2018

MOTION: Council Member McDonald moved to approve
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

7) CONSENT AGENDA ITEMS FOR DISCUSSION

None

8) REPORTS

A. Council

Council Member Densley - no report
Council Member Elliott - no report
Council Member Johnson reported that it was Heritage Days was very successful. They planned for 250 kids last year and ran out of stuff, so they planned for 300 kids this year and almost broke even.

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Council Member McDonald reported on his trip to Germany, representing Ivins on the Washington County Solid Waste District Board. They learned about how Germany handles residential trash. Germany's landfill is a building where their trucks back up to the building and recycling process starts. It's required by law in Germany to recycle. The trash goes through a treatment process and what gets buried is inert, dried and not going to grow or produce gas. The name of the company in Germany is Herhof and that company has more than 60 different facilities in Europe but none in the U.S. What Washington County views as recycling is different than what is occurring in Germany. It's a private company and there's an investor who wants to bring this process to Washington County. In the long term, the lifespan of the landfill would be expanded. Currently, the lifespan of the landfill is 20 or 30 years from now and then the County would need a replacement. It's still in the preliminary stages of the agreement with the private company and one of the positives of this is that it isn't on the residents if it fails. The BluCan program could potentially be no more because it all gets processed. Essentially a plant is developed and built based on the product coming in. The preliminary plan is that rates stay the same for 20 years because they want a 20 year contract. The goal would be to harvest the current landfill over time, which would extend the life of the landfill. **Mayor Hart** commented that the other half of the equation is burning. **Council Member McDonald** clarified that would be the responsibility of the company. It's all based on product coming in and what they can sell. The world markets are not accepting plastics and metals, so they are creating a product that can be used as a different product from those plastics and metals. **Council Member Elliott** inquired if the company is negotiating with the German company. **Council Member McDonald** indicated no and clarified that the German company owns the technology.

Council Member Mehr thanked the City for being able to attend the Utah League of Cities and Towns Annual conference in Salt Lake. He commented that all of the City Council members were in attendance, with the exception of Council Member McDonald, who was in Germany. He thanked everyone who supported Heritage Days and commented that it was hot and inquired if in the future tents could be provided for the performers and those attending the event or think about holding it in October when it's a little cooler, rather than in September.

B. Mayor

Mayor Hart thanked those who attended the Utah League of Cities and Towns Annual conference in Salt Lake City. He reported that he spent time with individuals who are contemplating or who have built new City Halls. He publicly thanked Principle Drew Williams at Tuacahn High School and the Tuacahn Board for allowing the Ivins Princess Pageant to once again be held in the Hafen Theater. He was invited to welcome the second class of students at Rocky Vista University and attended their White Coat ceremony. The Governor's Water Finance Board is in town regarding the Lake Powell Pipeline.

C. City Manager/Attorney Dale Coulam

Dale Coulam reported that there is a detailed Land Use Conference that will be held for two (2) days in October in Salt Lake if anyone would like to attend.

D. Items to be placed on future agendas

Council Member Densley requested that they discuss and obtain an update on the entrance sign on Highway 91 coming into Ivins.

9) CLOSED MEETING

None

10) ADJOURNMENT

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MOTION: Council Member Mehr 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 7:40 p.m.

Respectfully,

Kari Jimenez
Ivins City Recorder

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