IVINS
CITY COUNCIL & PLANNING COMMISSION JOINT WORK MEETING
MINUTES
October 11, 2018

1) WELCOME AND CALL TO ORDER

MAYOR AND COUNCIL: The meeting was called to order at 5:08 p.m. and announced there was a quorum present.
All present included Council Member Mehr, Council Member McDonald, Council Member Johnson, Council Member Elliott, Council Member Densley, Commissioner Murphy, Commissioner Pack, Commissioner Anderson, and Commissioner Scott.
STAFF: City Manager/Attorney Dale Coulam, Director of Finance Wally Ritchie, and City Recorder Kari Jimenez.
EXCUSED: None.
Audience: Frankie Fleming, Lynette Miller, Lynne Johnson, Susan M., Lisa Rutherford, Bill & Ellen Wentworth, Sara Cox and others who did not sign in.

2) WORK MEETING

A. Presentation and discussion regarding Affordable Housing

Mayor Hart thanked Council Member Elliott for making the arrangements for this presentation. **Council Member Elliott** introduced Brynn Mortensen with the Utah Housing Gap Coalition and Alan Oviatt with the AccessFoundation. **Brynn Mortensen** provided a presentation to the Mayor, City Council and Planning Commission. A copy of the presentation is available by request through Ivins City Hall. She provided information regarding the lack of housing supply to meet the demand, the housing price index and percentage change from 1991 to 2017, median sales prices of single family homes in Washington County from 2005 to 2017 and those looking for affordable housing being priced out if this issue isn't addressed. Factors that are driving up housing costs are the housing shortage, construction and labor costs, local zoning ordinances and Nimbyism (Not In My Back Yard), land costs and topography and demographic and economic growth. Some possible solutions are a Keys to Success program for construction and labor, an awareness campaign, municipalities having and reviewing a Moderate Income Housing Plan along with their zoning and fees and connecting land use and transportation. **Brynn Mortensen** reported that there are six (6) focus groups that are working on ideas and recommendations and consolidating those to send to all of the municipalities. Discussions regarding funding options, tax credits and interest rates are also being looked at in the next phase and the Housing Coalition should have that data by December, 2018. **Mayor Hart** commented that Ivins City has addressed the affordable housing issue a number of times. Cities don't build themselves. Developers build cities and it's market driven. Impact fees are high in Washington County and there's been a notion that cities could eliminate impact fees on low to moderate projects but if cities did that, they'd literally be asking the rest of the community to subsidize another portion of the community and may cross a legal/statutory line. **Dale Coulam** commented that impact fees are based on studies a study of actual cost associated with new growth so impact fees have to be based on those studies and can't go outside of that. There have been several low-income housing homes built over the last 5-10 years and some of those homes have been sold recently or are up for sale and selling for market price. That home is no longer considered affordable housing. There should be deed restrictions

DRAFT

or something similar for that type of housing so that it stays affordable. **Brynn Mortensen** clarified that they are not focused on affordable housing. Their goal is to make sure that there are a variety of housing types in each community. **Sharlene Wilde**, Director of Sun Country Home Solutions commented from the audience that there are deed restrictions that are recorded. They follow the HUD rules and the deed restrictions are between three 3 and 5 years. **An audience member** asked Brynn Mortensen how they define affordability. **Brynn Mortensen** indicated not paying more than 30% of the income on housing. **Council Member Elliott** introduced Alan Oviatt with AccessFoundation. **Alan Oviatt** provided a presentation to the Mayor, City Council and Planning Commission. A copy of the presentation is available by request through Ivins City Hall. He reported on the definition of affordability, the median home sales price, rental market rate costs, housing attainability, projected demand for new housing, acquisition and rehabilitation of existing properties, financing options for projects, addressing low wages in Washington County, employers losing employees because of lack of housing affordability, constructing low rise apartments, stacked townhomes, townhomes, studio/one bedroom units and mixed use high rise over public buildings for Seniors and mixed use affordable workforce housing over commercial spaces. **Council Member Elliott** stated that the economy is booming in Washington County but not all of the jobs allow individuals to live here because of the affordability issue. **Mayor Hart** indicated that the City Council and Planning Commission members have the option of conducting discussion but there is still a lot of work to be done. **Council Member Elliott** indicated that in a community like Ivins, the City needs to be on the lookout for other options and look at renting casitas, basements and the like. **Mayor Hart** referred to Ed Haworth who was a municipal planner in California. **Ed Haworth** stated that 20-30 years ago the State of California started having these conversations and things evolved. They used Land Trusts when big project comes in and negotiated with the developer to set aside a certain amount of property to the City for the City to build affordable housing on that property. There are a lot of things that Ivins could get involved in that can make all of these things work. There are a lot of things that have been done already to put the ideas together. As an example, Switchpoint (the local homeless shelter in Washington County) is talking about building tiny houses. Audience member **Lisa Rutherford** commented that there needs to leadership, vision and the ability to communicate with everybody and provide education regarding this issue because a lot of people in Ivins have high-end properties and want to keep the area high-end. **Mayor Hart** indicated that this issue should be an agenda item on the Planning Commission and City Council agendas to establish a committee.

3) ADJOURNMENT

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

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Elliott	AYE
Council Member Densley	AYE
Commissioner Murphy	AYE
Commissioner Pack	AYE
Commissioner Anderson	AYE

DRAFT

Commissioner Scott	AYE
Commissioner Loris	ABSENT

The meeting adjourned at 6:46 p.m.

Respectfully,

Kari Jimenez
Ivins City Recorder

DRAFT