IVINS
CITY COUNCIL
MINUTES
February 21, 2019

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, and Council Member Densley.

STAFF: City Manager/Attorney Dale Coulam, Director of Finance Lane Mecham, Building and Zoning Administrator Mike Rodriguez, Public Works Director/City Engineer Chuck Gillette, and City Recorder Kari Jimenez.

EXCUSED: Council Member Elliott

Audience: David Robinson, Lisa Rutherford, Kevin Warnick, Rich Svien, Delores Osborn, Chris Haddad, Lance Anderson and others who did not sign in.

A. Acknowledgement of Quorum

Mayor Hart indicated that Council Member Elliott was excused and two other Council Members will need to leave by 6:30 p.m. tonight so there would not be a quorum after that time to conduct a meeting.

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 AND PRESENTATIONS

A. Introduction of the new Director of Finance

Lane Mecham introduced himself as the new Director of Finance. He and his family recently moved to Ivins from Kaysville, Utah. The Mayor and City Council welcomed Lane.

B. Concept Plan Report for Hidden Springs RV Resort located at approximately 91 West Old Highway 91. Owner/Applicants Jan and Jon Graf

Mike Rodriguez reported that this is located on 24.52 acres on the south side of Highway 91 between 200 West and Main Street. The proposed project includes 110 RV sites, 26 cottages and 10 tent sites and will include a clubhouse with a pool and spa, two separate bathhouses with restrooms and showers, along with a variety of other outdoor recreational amenities. **Council Member McDonald** inquired if just one entrance was sufficient. **Mike Rodriguez** stated yes and clarified that there is an emergency secondary access on the east end of the project.

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

Mike Rodriguez reported they thought that it would be a slow start for the year for building permits but the City has already issued more building permits to date than last year at this time. There have been a few complaints regarding tumbleweeds and trash that has blown around and they address those as they are reported.

Chuck Gillette provided an exhibit to the Mayor and City Council regarding the temporary easement with the Palisades at Snow Canyon subdivision that the developers accepted. A copy of the exhibit is available by request through Ivins City Hall. He reported that the sample bollard

DRAFT

light arrived a couple of days ago and it has an LED light in it with the right color the City Council likes but the style is a little different from what Ivins currently has. He commented that Ivins employee Wilson has been placing the colored lens on the existing bollards to obtain the preferred color. **Mayor Hart** referred to the cobra lights on Center Street and inquired if it's in the budget to replace some of those. **Chuck Gillette** stated yes and indicated that he has ordered two (2) lights of the new style and will have them installed so the Council can see what they look like first before ordering and replacing the others. He reported that the Public Works crew has spent a lot of time crack sealing in preparation for pavement maintenance.

Dale Coulam indicated that the former Director of Finance, Wally Ritchie, submitted the Finance Report to the Mayor and City Council electronically from California. A copy of the report is available by request through Ivins City Hall.

D. Planning Commission Report

Mike Rodriguez reported that they did not have a full commission so some of the items were tabled. They discussed the Concept Plan for Hidden Springs RV Resort and held two (2) Public Hearings. One regarding the Preliminary Plan for Movara Villas and one regarding relevant portions of Chapter 12 relating to Accessory Dwelling Units.

3) CITIZEN COMMENT REQUESTING FUTURE AGENDA ITEMS

None

4) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing to receive input on Ivins City's Culinary Water Master Plan and Secondary irrigation Master Plan

Mayor Hart opened the Public Hearing. **Lisa Rutherford** resides in Ivins City and stated that she had some trouble reviewing one of the documents today. She requested that with larger documents, the City give the public more time to review those documents. She stated that she supports the projects but had some questions about the data that's driving the infrastructure size and associated costs of the projects. The Culinary and Irrigation plans say that existing use and future needs were evaluated. She interpreted that to mean that Bowen Collins used current outdoor use of culinary water to determine what amount of water would be needed for the secondary irrigation system and used that to determine what storage and size of pipe needed to service that need and those are all costs. Of course, peak usage in July and August for those who are trying to keep their lawns green in the desert doesn't help because that gives a high usage that the city seems to want to replicate. Ivins current usage is still considerably above other desert communities, even when considering other variables. If you can assume that 60% of the usage is being used outside, that's around 126 gallons per capita per day going outside. She was concerned that the current usage rather than future conservation, may be driving the need for spending money on projects. She inquired if the plan is based on the right information. A small percentage of high water users drive up the cost for everyone. She felt that those who feel it's necessary to use large amounts of water outside, might want to consider the impacts of that use on the entire community when it comes to looking at costs for projects. If the City is shooting for a big target, the costs will be higher. Conservation is the cheapest water. **Mayor Hart** indicated that Chuck Gillette may need to respond to her concerns after the researching data. **Chuck Gillette** clarified that the City isn't sizing system based on future conservation, it's sizing the system it based on current existing usage. **Dale Coulam** referred to the City Council recently passing the Impact Fees Facilities Plans which looked at the reasonably foreseeable future over the next 10 years and locked in that data. That is amended every four (4) or five (5) years so what the City Council is doing tonight is a formality and will be updated in a few years

DRAFT

anyway. The Mayor and City Council previously approved the Culinary Water and Secondary Irrigation plans on May 3, 2018 and this is the formal Public Hearing adopting them by Resolutions. There being no further comments, **Mayor Hart** closed the Public Hearing.

B. Discuss and consider approval of Resolution No. 2019-06R, a Resolution of Ivins City, Utah, approving the Ivins City Culinary Water Master Plan

Council Member Mehr inquired if part of how this was calculated had to do with growth estimates. **Chuck Gillette** indicated yes and they actually projected a lower size household. **Mayor Hart** referred to Ivins unzoned areas and commented that Ivins will likely have higher densities in those areas.

MOTION: Council Member Densley moved to approve Resolution No. 2019-06R, a Resolution of Ivins City, Utah, approving the Ivins City Culinary Water Master Plan
SECOND: Council Member Johnson
VOTE: The motion carried.

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

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

C. Discuss and consider approval of Resolution No. 2019-07R, a Resolution of Ivins City, Utah, approving the Ivins City Secondary Irrigation Master Plan

There was no discussion.

MOTION: Council Member Johnson moved to approve Resolution No. 2019-07R, a Resolution of Ivins City, Utah, approving the Ivins City Secondary Irrigation Master Plan
SECOND: Council Member McDonald
VOTE: The motion carried.

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

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

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider the Planning Commission's recommendation to approve a Class V Conditional Use Amendment for Tuacahn Center for the Arts, located at approximately 1100 Tuacahn Drive. Tuacahn Center for the Arts-Owner, Kevin Smith-Applicant

Mike Rodriguez indicated that the Planning Commission held a Public Hearing on this and recommended approval to allow construction of actor housing apartments. There will be two (2) buildings with 29 apartment units and a total of 77 beds. There will be a pool and on-site parking which will be behind the hillside and not visible from the public view until you drive through the Tuacahn gate. The on-site parking is adequate for the entire use of the site. The units will be rented out during the off season as short-term rentals and is consistent with what they're allowed to do. **Council Member McDonald** commented that the height that they're requesting seems to be higher than the numbers he recalled. **Mike Rodriguez** clarified that the buildings seem higher because of the sloped site. He explained how height is measured on a

DRAFT

sloped site and concluded that the highest point will be below what Ivins City code allows. **Mayor Hart** stated that the Planning Commission reviewed this thoroughly.

MOTION: Council Member McDonald moved to approve the Planning Commission's recommendation to approve a Class V Conditional Use Amendment for Tuacahn Center for the Arts, located at approximately 1100 Tuacahn Drive. Tuacahn Center for the Arts-Owner, Kevin Smith-Applicant
SECOND: Council Member Densley
VOTE: The motion carried.

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

B. Presentation, discussion and prioritization of Department budget needs

Dale Coulam indicated that at the last City Council meeting they went through this in more detail. He provided a PowerPoint presentation to the Mayor and City Council, a copy of which is available by request through Ivins City Hall. If the Council is comfortable with this, the Department Heads will move forward with their tentative budgets and in May the City Council will tentatively adopt the tentative budgets and set a Public Hearings. **Council Member Densley** stated that there's an individual that would like to meet with Council Member McDonald and the Parks and Recreation Director Benny Sorensen regarding the skate park. He will provide that contact information to Benny Sorensen. **Council Member Mehr** referred to the departments needs and inquired as to their planning when one department may need more than another. **Dale Coulam** clarified that the Council previously approved a five (5) year budget plan and the Department Heads have that plan and that is what the priority is based on. **Mayor Hart** commented that the Department Heads are in the best position to understand what their needs are. He referred to road maintenance and stated that the City should be proud of the fact that they are on a six (6) year turnaround with maintenance of Ivins roads. Credit goes to the Council for buying into the concept that maintaining the roads is less expensive than replacing them. The **Mayor and City Council** didn't have any concerns and agreed that Staff should move forward with preparing the tentative budgets.

6) CONSENT AGENDA

A. Approval of City Council Meeting Minutes for February 7, 2019

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

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

7) CONSENT AGENDA ITEMS FOR DISCUSSION

8) REPORTS

A. Council

DRAFT

Council Member Mehr - no report
Council Member McDonald reported that he attended a Solid Waste District meeting and it's still costing money to recycle but they continue to provide recycling services. There are some possible options with Republic Services but he wasn't in favor of a contract extension. The Solid Waste District hasn't heard back from the German recycling company.
Council Member Johnson - no report
Council Member Densley attended a meeting regarding the Sand Hollow Aquatic Center and will report on that at the next meeting.

B. Mayor

Mayor Hart reported that he attended an affordable housing meeting where Linda Baker, the Director of Habitat for Humanity was present. She had a great frame of reference for how you create affordable housing that remains affordable housing long-term. It's possible that within the next couple of months that group may be providing some recommendations to the Planning Commission. He reported that Mike Scott approached Vista School regarding a competition relating to the Night Sky. The kids came up with some great pictures and it was suggested that those be placed on the wall in the Council room. There were no objections to that.

C. City Manager/Attorney Dale Coulam

Dale Coulam referred to the discussion regarding accessory dwelling units and stated that the Planning Commission has mentioned a couple of times that they're aware of the affordable housing task force and have inquired if it's premature for the City to consider amendments to the ordinance dealing with Accessory Dwelling Units.

D. Items to be placed on future agendas

9) CLOSED MEETING

10) ADJOURNMENT

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

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

The meeting adjourned at 6:21 p.m.

Respectfully,

Kari Jimenez
Ivins City Recorder

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