IVINS
CITY COUNCIL
MINUTES
August 1, 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 Elliott.
STAFF: City Manager/Attorney Dale Coulam, Parks and Recreation Director Benny Sorensen, Public Safety Director Bob Flowers, Fire Chief Randy Hancey, Public Works Director/City Engineer Chuck Gillette, and City Recorder Kari Jimenez.
EXCUSED: Council Member Densley
Audience: Claudette Larsen, Dan & Jan Brown, Regina Roper, Laurie Floisand, Lisa Rutherford, Chris Haddad, Diane Chavez, CJ & Christy Koharcheck, Marilee Nielsen, Brent Oakeson, David Robinson, Kent Coulson, Rick Richardson, Valerie & Larry Cazier, Sue Gordhammer, Mike G., Tracey Welsh, Ellen & Bill W., Bill & Brenda Davidson and others who did not sign in.

A. Acknowledgement of Quorum

Mayor Hart acknowledged there was a quorum present. **Council Member Densley** was excused.

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 AND PRESENTATIONS

A. TAP Award presentation – Brent Oakeson, Utah Local Governments Trust

Brent Oakeson with the Utah Local Governments Trust presented an award to Ivins City for participating in their Trust Accountability program for the last five years. The program works to reduce losses and claims and Ivins City receives a refund on a portion of its liability premium, along with other discounts.

B. Concept Plan Report for Canyon Crossing, located at approximately the corner of Snow Canyon Drive and Snow Canyon Parkway. RAD Properties, LLC-Owner. Sam Patel-Dixie Management, LLC

Dale Coulam reported that this property is zoned Resort Commercial. The Table of Uses indicates whether something is allowed, is conditional, or is a prohibited use. The proposed project is listed as a Class V Conditional Use which means it is an allowed use but reasonable conditions can be imposed to mitigate adverse impacts from the project. The project consists of a convenience store, a restaurant, gas pumps and retail space. In response to comments received from the TRC (Technical Review Committee) the developer made changes to the landscape buffer, convenience store, restaurant and site visibility for traffic. After the applicant files a Conditional Use application, there will be a public hearing before the Planning Commission for

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their recommendations and then it will go to the City Council for a final decision. This project meets the ordinances of the City but this is only a Concept Plan. The next step would be for the developer to submit a more detailed plan to the City. **Council Member Mehr** inquired if there were concerns for traffic and safety at that location. **Mayor Hart** clarified that was negotiated and the locations set years ago. **Dale Coulam** commented that the cut outs are already in place and there is access off of both streets. **Council Member Elliott** referred to the property being zoned Resort Commercial and inquired if the commercial uses identified in the Table of Uses are permitted in a resort commercial zone. **Dale Coulam** clarified they were. **Council Member Elliott** referred to the gas station use and inquired if that was a Class V use. **Dale Coulam** indicated yes and that limits the size of the canopy over the gas pumps and the size of the convenience store.

C. Department Reports: Parks and Recreation and Public Safety

Benny Sorensen reported that the Parks and Recreation Supervisor Dalan Briggs has left the City so the City is looking for his replacement. The individuals with the Skate Park are in Ivins and starting construction today. They are getting ready for the day trip to the Grand Canyon and Movies in the Park starts tomorrow, Friday, August 2nd.

Public Safety Director Bob Flowers reported that a couple weeks ago a woman stopped at the police department and asked them how to install some new car seats she had bought for her kids. One of the SCIPD Officers installed them for her and found out that she ended up rolling her car on the freeway near Fillmore, Utah but everyone was fine. He referred to the medication Narcan that can treat a narcotic overdose in an emergency situation and stated that there have been two (2) occasions where Narcan was administered and the individual was given CPR and they're alive today because of that. The Public Safety department will be sponsoring an event at Fire Lake Park on Saturday, August 3, 2019 and will be giving out hotdogs, water and lemonade to the public. Harmons Grocery store donated those items for the event.

Fire Chief Randy Hancey reported that there was a minor fire the evening of July 4th where fireworks that were left in the trash can caught fire. There have been some wildfires caused by lightning strikes and the wildland seasonal crew is working on a fire in Nevada. They responded to an RV that caught fire near the Utah-Arizona border. The RV was fully engulfed and the ATV that was in a trailer being towed behind was also destroyed but nobody was injured. **Council Member Johnson** referred to the smoke in the atmosphere the other day and inquired if there is a phone number that people can call to see what's going on. Randy Hancey indicated that they can call the non-emergency line to Washington County Dispatch. When there are fires in California, Nevada and Arizona, sometimes the winds push the smoke into Southern Utah.

D. Planning Commission Report

Dale Coulam reported that the Planning Commission saw the same Concept Plan Report for Canyon Crossing. They held a Public Hearing on a zoning text amendment for roof variations and recommended approval. They also recommended approval of an amendment to the Sage Villas Townhomes Preliminary Plan. The Planning Commission also approved the Amended Final Plats for Cameo Park phases 2 and 3 and the Second Amended Final Plat for Encanto. They also discussed allowed density requirements for multi-family.

3) CITIZEN COMMENT REQUESTING FUTURE AGENDA ITEMS - NONE

4) PUBLIC HEARING AND ACTION ITEMS - NONE

5) DISCUSSION AND POTENTIAL ACTION ITEMS

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A. *Discuss and consider approval of the purchase of a concrete vault for the Upper Shinava Pump Stations

Chuck Gillette reported that the City Council approved the pump last month and the City now needs to get the vault ordered.

MOTION: Council Member Elliott moved to approve the purchase of a concrete vault for the Upper Shinava Pump Stations, up to $12,000
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	ABSENT

B. *Discuss and consider approval of the Amended Preliminary Plan for Sage Villas Townhomes located at approximately 411 West Old Highway 91 and Normandy Road. Neighborhood Housing Services of Provo, Inc.-Owner; Riley Richardson-Applicant

Dale Coulam stated four (4) buildings will be built in phase two (2) and everything else is in the first phase. This will require a Development Agreement, which will be on the next City Council meeting. He referred to the next Planning Commission date and commented that it fell on the Primary Election date so that Planning Commission meeting was cancelled. The Final Plat for phase 1 of this development will be considered by the Planning Commission in September. **Council Member Mehr** inquired what the motivating factor was to phase the project. **Rick Richardson** commented that it was mostly to mitigate the overall costs of the project.

MOTION: Council Member Elliott moved to approve the Amended Preliminary Plan for Sage Villas Townhomes located at approximately 411 West Old Highway 91 and Normandy Road as set forth in the application.
SECOND: Council Member McDonald
VOTE: The motion carried.

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

C. Discuss and consider approval of Ordinance No. 2019-09, an Ordinance of Ivins City, Utah, dissolving Ivins Redevelopment Agency

Dale Coulam stated that the Ivins Redevelopment Agency has been dormant since 2001. Recently, the State sent a request for Ivins to register all of Ivins' entities, which are Ivins City, the MBA (Municipal Building Authority) and the RDA (Redevelopment Agency). The City contacted the State and let them know that the RDA was not active and was told the City needed to go through the process to dissolve it. There was an Economic Development Project

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proposed in 2001 that never transpired. He recommended that the City Council dissolve this RDA that was created for the Snow Canyon Parkway Economic Development Project area.

MOTION: Council Member Johnson moved to approve Ordinance No. 2019-09, an Ordinance of Ivins City, Utah, dissolving Ivins Redevelopment Agency
SECOND: Council Member McDonald
VOTE: The motion carried.

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

D. Continued discussion regarding amendments to Title 16, Chapter 7 of the Ivins City Code, except Part 5 regarding Subdivision Enhancement Overlay, as recommended by the Planning Commission in Ordinance No. 2018-16

Dale Coulam indicated that they discussed this at the last City Council meeting. They are addressing this in pieces and Chapter 7 deals with overlays. Chapter 8 addresses mixed use and sensitive lands but they are just discussing the overlays in Chapter 7 other than Part 5 regarding subdivision enhancement overlays. The **Mayor and City Council** did not have any issues or further changes. **Dale Coulam** stated that at the next City Council meeting, they will focus on Part 7 and/or Part 8 and then move onto subdivision enhancement overlays or mixed-use overlays. When the Mayor and City Council are done with that process, he will finalize it and then hold a public hearing before the City Council to consider adopting these amendments. **Mayor Hart** referred to page 6, item "G" and indicated that the second half of that paragraph didn't read quite right relating to a geographic reason or a geographic feature. He pointed out that there are several things that have been removed and were repealed that were part of the incentive to gaining additional densities. **Dale Coulam** stated that was correct and indicated that it was the Planning Commission's recommendation that allowing a short term rental where allowed, was enough of a benefit with no bonus on top of that. They did not want to make a project more dense as an overlay after the zoning was in place. As a legislative decision, the City Council could limit where short-term rentals were allowed in the City.

MOTION: Council Member McDonald moved to continue
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	ABSENT

6) CONSENT AGENDA

Council Member Mehr commented that he was grateful that Ivins City Hall was going to be a location where individuals to drop off of their ballots or vote on election day.

A. Approval appointing Poll Workers for the Municipal Primary Election

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B. Approval of City Council Meeting Minutes for July 15, 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 Elliott	AYE
Council Member Densley	ABSENT

7) CONSENT AGENDA ITEMS FOR DISCUSSION

8) REPORTS

A. Council

Council Member Mehr - no report

Council Member McDonald reported that there will hopefully be some results in the near future for where recycling will be going. The Washington County Solid Waste District is trying to work with another organization to continue the program through the end of the contract, which is approximately 18 months.

Council Member Johnson reminded the Mayor and City Council that Heritage Days is on September 6th and 7th

Council Member Elliott - no report

B. Mayor

Mayor Hart reported that there was an interview done by KUER radio regarding the Night Sky Initiative and the amber filters. Rocky Vista University has reviewed the prototype that Wilson built and has authorized a test corner of their parking lot with shielding hoods that are going to restrict the lateral lighting. He reported that he was also interviewed by a gentleman from New York concerning the lighting project as well.

C. City Manager/Attorney Dale Coulam

Dale Coulam reported that they need to schedule a Special City Council meeting to Canvass the Primary election results. The available dates or Monday, August 26th, or Tuesday, August 27th. The Mayor and City Council agreed on Tuesday, August 27th at 5:30 p.m. He also reminded the Mayor and City Council that it's that time of year for them to appoint a Grand Marshal for the Heritage Days Parade. **Mayor Hart** clarified that the Council turned this over to the Heritage Days Committee and that will be brought forward at the next City Council meeting.

D. Items to be placed on future agendas

Council Member Elliott referred to the Affordable Housing Task Force and inquired if Dale would also be in attendance at the meeting on Monday, August 5th. **Dale Coulam** indicated that he would try to be there. **Council Member McDonald** referred to that meeting and inquired as to the reason they were meeting earlier in the day at 4:00. Mayor Hart commented that because staff would be attending, that's on staff time. **Council Member McDonald** inquired if there was any way to move it later in the day because his serves on that task force and works, which makes it difficult for him to attend at 4:00 p.m.

9) CLOSED MEETING

10) ADJOURNMENT

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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	ABSENT

The meeting adjourned at 6:32 p.m.

Respectfully,

Kari Jimenez
Ivins City Recorder

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