IVINS
CITY COUNCIL
MINUTES
February 15, 2024

NOTICE: This meeting was held electronically and in person. City Hall was the anchor location for the electronic meeting. You may watch the audio and video feed by going to www.ivins.com under "City Council" on the right of the home page and selecting "Audio".

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 Council Member Scott, Council Member Smith, Council Member Barton, Council Member Gillespie, and Council Member Anderson.
STAFF: City Manager/Attorney Dale Coulam, Building and Zoning Administrator Mike Haycock, Public Works Director/City Engineer Chuck Gillette, Director of Finance Cade Visser, and City Recorder Kari Jimenez.
EXCUSED: None.
Audience: James Barden, Bonnie Kline, Ken and Linda Jensen, J. Studley, Randy Johnson and others who did not sign in.

A. Acknowledgement of Quorum

Mayor Hart acknowledged that there was a quorum present.

B. Flag Salute

Council Member Anderson led the Flag Salute

C. Invocation

Council Member Anderson 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. Department Reports: Building Department; Public Works/Engineering; Finance

Mike Haycock reported that Building Inspector Wil Wagner was hired within the last four (4) months has passed and obtained 4 residential inspector tests/certificates. He reported on the steady growth and challenges with projects that require significant attention with plan approvals and inspections.
Chuck Gillette referred to road repairs on Kwavasa Drive, further deterioration due to rainfall, and the initiative to improve that road with a more durable solution than initially planned and doing so within the same budget. The department hauled material out of the Tuacahn Detention Basin to address storm drain maintenance and they held a design meeting on the Highway 91 Phase 2 project. Council Member Gillespie referred to a hydrant that blew in the middle of the night in her neighborhood and inquired why that happened. Chuck Gillette was not aware of that but would look into it.
Cade Visser reported that there was an increase in sales and use tax disbursements compared to the previous year and interest earnings are on pace with the budgeted amount and there is the possibility of exceeding the budgeted amount. The majority of the departments are staying within budget and a few are being watched for potential overages.

B. Planning Commission Report

Mike Haycock reported that the Planning Commission held a Public Hearing on a Zone Amendment from RMU (Resort Mixed-Use) to RC (Resort Commercial) on approximately 4.813 acres located at approximately Guy Lane and Highway 91. The Planning Commission recommended approval and that will now proceed to the City Council for a Public Hearing.

3) CITIZEN COMMENT & REQUEST FOR FUTURE AGENDA I- None

4) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing on the Planning Commission's recommendation to approve a Zone Amendment from RA-1 (Residential Agriculture District, minimum lot size 1 acre) to RE-15 (Residential Estates, minimum lot size 15,000 sq ft) on I-SB-43 Parcel 1 on approximately 7.36 acres. Red Mountain Six, LLC-Owner. S&S Homes/Devin Sullivan-Applicant located at approximately Kwavasa Drive (600 West) and Center Street

Mike Haycock reported that the Planning Commission recommended approval of this Zone Amendment. The application is complete and the proposed changes are in compliance with City Ordinances. **Mayor Hart** opened the Public Hearing. **Linda Overbee** was in the audience and came forward, inquiring which phase the developers would be starting first and when the estimated start date was. **Mayor Hart** commented that information had not been provided and that the developer was not obliged to provide that information at this time. He inquired if there was anyone on the Zoom application wanting to make a comment. **Cade Visser** confirmed that there was no one on Zoom wanting to make a comment. There being no other comments, **Mayor Hart** closed the Public Hearing.

B. Discuss and consider approval of Ordinance No. 2024-03, an Ordinance of Ivins City, Utah, approving a Zone Amendment from RA-1 (Residential Agricultural, 1 acre lots) to RE-15 (Residential Estates, 15,000 sq ft lots) for property located at approximately Kwavasa and Center Street (Parcel No. I-SB-43)

There were no questions or concerns. **Council Member Gillespie** clarified for residents that this land is privately owned land and the property owners have the right to request a zone change. **Mayor Hart** indicated that was correct and commented that most of the zoning around these two parcels have very similar zoning in place to what is being requested.

MOTION: Council Member Barton moved to approve Ordinance No. 2024-03, an Ordinance of Ivins City, Utah, approving a Zone Amendment from RA-1 (Residential Agricultural, 1 acre lots) to RE-15 (Residential Estates, 15,000 sq ft lots) for property located at approximately Kwavasa and Center Street (Parcel No. I-SB-43)
SECOND: Council Member Anderson
VOTE: The motion carried unanimously.

Council Member Scott	AYE
Council Member Smith	AYE
Council Member Barton	AYE
Council Member Gillespie	AYE
Council Member Anderson	AYE

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

C. Public Hearing on the Planning Commission's recommendation to approve a Zone Amendment from RA-1 (Residential Agriculture District, minimum lot size 1 acre) to RE-15 (Residential Estates, minimum lot size 15,000 sq ft) on I-SB-7-A Parcel 2 on approximately 5.59 acres. Red Mountain Six, LLC-Owner. S&S Homes/Devin Sullivan-Applicant located at approximately Kwavasa Drive (600 West) and Center Street

Mike Haycock reported that the Planning Commission recommended approval of this Zone Amendment. The application is complete and the proposed changes are in compliance with City Ordinances. **Mayor Hart** opened the Public Hearing and inquired if there was anyone on the Zoom application wanting to make a comment. **Cade Visser** confirmed that there was no one on Zoom wanting to make a comment. There being no comments, **Mayor Hart** closed the Public Hearing.

D. Discuss and consider approval of Ordinance No. 2024-04, an Ordinance of Ivins City, Utah, approving a Zone Amendment from RA-1 (Residential Agricultural, 1 acre lots) to RE-15 (Residential Estates, 15,000 sq ft lots) for property located at approximately Kwavasa and Center Street (Parcel No. I-SB-7-A)

There were no questions or concerns. **Council Member Scott** clarified that the zone that the applicant is requesting is the same density in the existing development immediately to the east of the property and similar to the density to the immediate north.

MOTION: Council Member Gillespie moved to approve Ordinance No. 2024-04, an Ordinance of Ivins City, Utah, approving a Zone Amendment from RA-1 (Residential Agricultural, 1 acre lots) to RE-15 (Residential Estates, 15,000 sq ft lots) for property located at approximately Kwavasa and Center Street (Parcel No. I-SB-7-A)
SECOND: Council Member Anderson
VOTE: The motion carried unanimously.

Council Member Scott	AYE
Council Member Smith	AYE
Council Member Barton	AYE
Council Member Gillespie	AYE
Council Member Anderson	AYE

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

E. Public Hearing to receive comment on the proposed Amended Fiscal Year Ending 2024 Budgets for the General Fund, Capital Projects Fund, Municipal Building Authority Fund, Impact Fee Funds and Enterprise Funds

Cade Visser reported that the budget is being amended to include the true-up to the City of Santa Clara fore Fire and EMS, as well as for additional staff in Public Safety, Parks and Legal/HR. **Mayor Hart** opened the Public Hearing and inquired if there was anyone on the Zoom application wanting to make a comment. **Cade Visser** confirmed that there was no one on Zoom wanting to make a comment. There being no comments, **Mayor Hart** closed the Public Hearing.

F. Discuss and consider approval of amending Fiscal Year Ending 2024 Budgets for the General Fund, Capital Projects Fund, Municipal Building Authority Fund, Impact Fee Funds and Enterprise Funds

Council Member Gillespie referred to the last discussion regarding the true-up with Santa Clara and inquired if Ivins had heard back from Santa Clara and inquired if that affects the amended budget. **Dale Coulam** indicated that there had been no response. **Mayor Hart** inquired how the true-up was reflected in the amended budget. **Cade Visser** clarified that the full true-up of $225,000 was included in the amended budget and there was no account of any potential refund from Santa Clara. **Council Member Smith** commented that whether or not Ivins City pays the full true-up amount or seeks a refund, that could still be determined even if the Council approved the amended budget. **Cade Visser** stated that was correct. **Dale Coulam** encourage an agreement to be reached with Santa Clara and is hopeful that can be done. The Council can pass the budget

amendment as it is because the Council would be approving the true-up of the expenditures that does not take into account revenues from past years so that could lessen the impact of the amendment but by approving the amendment with the full $225,000 true-up, this would not need to come back to the City Council for another budget amendment or wait until the end of the fiscal year to pay what is negotiated. Approving the full true-up is not a commitment by Ivins City to pay the full true-up amount. **Council Member Scott** commented that the amended budget did not take into account the likelihood of another true-up in the next budget year. The **Mayor and City Council** thanked Cade for his time explaining the budgets to them and for his knowledge.

MOTION: Council Member Smith moved to approve amending Fiscal Year Ending 2024 Budgets for the General Fund, Capital Projects Fund, Municipal Building Authority Fund, Impact Fee Funds and Enterprise Funds
SECOND: Council Member Barton
VOTE: The motion carried unanimously.

Council Member Scott	AYE
Council Member Smith	AYE
Council Member Barton	AYE
Council Member Gillespie	AYE
Council Member Anderson	AYE

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discussion regarding 5-Year Budget forecast

Cade Visser provided the Mayor and City Council with a five-year budget forecast, a copy of which is available as an attachment to this agenda. The forecast included planned capital projects and impact fee analyses. Discussion centered on the prioritization of projects and the potential adjustments in service rates and impact fees to meet future financial challenges as well as developing infrastructure without imposing undue financial strain on the municipality.

B. Discussion regarding review of Ordinance 2023-01 Goals and Strategies of the Moderate-Income Housing Plan to switch Goal 6 to Goal 18

Mike Haycock reported that the State of Utah is asking for goals and results and one of the goals of the City previously was to the create Commercial Mixed-Use but developers are not wanting to do that type of a project so the Planning Commission recommended a proposed change to swap a moderate income housing plan goal for a more feasible one, focusing on strategies that have tangible outcomes, like waiving fees for accessory dwelling units, to encourage more moderate income housing options. **Dale Coulam** clarified that this was on for discussion and that due to the Moderate Income Housing Plan being part of the General Plan, if the City Council concurred with what the Planning Commission recommended, this would go back to the Planning Commission for a Public Hearing and would then come forward to the City Council where another Public Hearing would be held. The **Mayor and City Council** agreed.

C. Presentation and discussion of the draft Storm Drain Master Plan, Impact Fee Facilities Plan and Impact Fee Analysis

Chuck Gillette provided a detailed presentation to the Mayor and City Council on the draft Storm Drain Master Plan, highlighting current deficiencies, proposing projects to address these, and discussing the potential financial implications on storm drain impact fees and the overall rate strategy for the storm water system. The **Mayor and Council** will review what was provided to them and discuss it at a City Council meeting in the future.

D. Continued discussion regarding updating the General Plan

The **Mayor and City Council** continued their discussion on updating the General Plan, with a focus on refining the vision statement as a foundation for the plan.

6) CONSENT AGENDA

A. Approval of Joint Work Meeting Minutes for January 18, 2024
B. Approval of City Council Meeting Minutes for January 18, 2024
C. Approval of Joint Work Meeting Minutes for January 25, 2024

MOTION: Council Member Smith moved to approve the Consent Agenda
SECOND: Council Member Gillespie
VOTE: The motion carried unanimously.

Council Member Scott	AYE
Council Member Smith	AYE
Council Member Barton	AYE
Council Member Gillespie	AYE
Council Member Anderson	AYE

7) CONSENT AGENDA ITEMS FOR DISCUSSION

8) REPORTS

A. Council

Council Member Gillespie reported that there is a meeting set for the Affordable Housing Task Force on February 29th at 3:00 p.m. She has also put on social media posts regarding the Town Hall Meetings.

There were no other reports.

B. Mayor

Mayor Hart reported that there is a TalkAbout at Rocky Vista University on Wednesday, February 21st where representatives from the Water Conservancy District and Specialized Engineers will be present to provide pros and cons of the Dry Wash Reservoir. He reported that the Ms. Ivins Pageant will be held this upcoming Saturday, February 17th at 7:00 p.m. at Snow Canyon High School and the Neighborhood Town Hall Meetings will be held on February 27th, 28th and 29th at 7:00 p.m. here at Ivins City Hall in the Council Chambers. The meetings will be broadcast via the Ivins website through the Granicus application.

C. City Manager/Attorney Dale Coulam
D. Items to be placed on future agendas

Council Member Anderson inquired as to the process for revisiting the Final Plat Review Authority for addressing Final Plats. Currently there are three (3) individuals involved and the City does not need to have that many people involved. **Council Member Gillespie** agreed and inquired if from an efficiency standpoint, one (1) individual could review the Final Plats. **Dale Coulam** stated yes but that authority is addressed in the subdivision ordinance and would require an amendment starting with a Public Hearing at the Planning Commission. There are currently other subdivision amendments being made and the thought was to bring those forward at one time. Council Member Anderson indicated that currently the way that the City is addressing Final Plats, it is wasting a lot of City resources. **Council Member Barton** thanked Chuck Gillette for his work on the Puerto Drive analysis and suggested that be discussed on a future agenda. **Mayor Hart** clarified that it would be a budget item but that they could mention that at the Neighborhood Meetings.

9) CLOSED MEETING

10) ADJOURNMENT

MOTION: Council Member Anderson moved to adjourn
SECOND: Council Member Smith
VOTE: The motion carried unanimously.

Council Member Scott	AYE
Council Member Smith	AYE
Council Member Barton	AYE
Council Member Gillespie	AYE
Council Member Anderson	AYE

The meeting adjourned at 7:38 p.m.

Respectfully,

Kari D. Jimenez, MMC
Ivins City Recorder