IVINS CITY COUNCIL
MEETING MINUTES
December 19, 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.ivinsutah.gov 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 Mayor Hart, Council Member Scott, Council Member Smith, Council Member Barton, Council Member Gillespie, and Council Member Anderson.

STAFF: City Manager Dale Coulam, City Attorney Bryan Pack, Building and Zoning Administrator Mike Haycock, Public Works Director/City Engineer Chuck Gillette, Director of Finance Cade Visser and City Recorder Kari D. Jimenez.

EXCUSED: None.

Audience: Bonnie Kline, Gail Fulde, Perry Brown, Dave Appel, Richard B., Nicole Graf and others who did not sign in.

A. Acknowledgement of Quorum

Mayor Hart called the meeting to order and welcomed all in attendance. There was a quorum present and all Council Members were in attendance.

B. Flag Salute

Council Member Scott led the Flag Salute

C. Invocation

Council Member Scott 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. Santa Clara Ivins Public Safety and Fire Department Life Saving Award for Officers and EMT's

A number of Police Officers, EMTs and Fire Fighters were recognized with Life Saving Awards. The presentation by Police Chief Studley and Fire Chief Cazier may be accessed by clicking on the link under this agenda item at time stamp 00:02:38.

B. Intermountain Health Annual Presentation

A presentation was provided to the Mayor and City Council. A copy of the presentation is available as an attachment to this agenda and the presentation given by Board of Trustees Chair Cyndi Gilbert and Operations Director Joelle Jacobsen may be accessed by clicking on the link under this agenda item at time stamp 00:10:46.

C. Report regarding Victims of Crime Act - VOCA

A presentation was provided to the Mayor and City Council. A copy of the presentation is available as an attachment to this agenda and the presentation given by Victim Services Coordinator Tanya Wambold may be accessed by clicking on the link under this agenda item at time stamp 00:30:24.

D. Department Reports: Building Department; Public Works/Engineering; Finance

Electronic reports are available as attachments to this agenda and the verbal reports given by Building and Zoning Administrator Mike Haycock, Public Works Director and City Engineer Chuck Gillette and Director of Finance Cade Visser, may be accessed by clicking on the links under this agenda item and at the following time stamps:
Building and Zoning Administrator Mike Haycock: 00:39:10
Public Works Director and City Engineer Chuck Gillette: 00:41:08
Director of Finance Cade Visser: 00:51:22

E. **Planning Commission Report**

A report was provided to the Mayor and City Council.
The report provided by Commissioner Brown may be accessed by clicking on the link under this agenda item at time stamp 00:54:32

3) CITIZEN COMMENT & REQUEST FOR FUTURE AGENDA ITEMS

None

4) PUBLIC HEARING AND ACTION ITEMS

A. **Public Hearing on the Planning Commission's recommendations on Amendments to the Moderate-Income Housing Ordinance**

BACKGROUND and RECOMMENDATION: The City submitted its report to the State of Utah but according to the State, the report was inefficient. This Public Hearing is required by State statute when changes are made to a component of the General Plan, which the Moderate Income Housing Plan is. City Staff has been in contact with the State of Utah and has received direction on what the City needs to do to remedy the report.
The discussion may be accessed by clicking on the link under this agenda item at time stamp 00:58:57.
There were no public comments.

B. **Discuss and consider approval of Ordinance No. 2024-19, an Ordinance of Ivins City, Utah, adopting revisions to the Goals/Strategies section of Ivins City's Moderate Income Housing Plan**

The Motion may be accessed by clicking on the link under this agenda item at time stamp 01:04:00

MOTION: Council Member Gillespie moved to approve Ordinance No. 2024-19, an Ordinance of Ivins City, Utah, adopting revisions to the Goals/Strategies section of Ivins City's Moderate Income Housing Plan
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

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

C. **Public Hearing on Ordinance No. 2024-18, an Ordinance of Ivins City, Utah, approving a 2% salary increase for the appointed City Recorder for obtaining her Master of Public Administration (MPA) Degree**

BACKGROUND and RECOMMENDATION: Effective May 1, 2024, the State Legislature approved SB 91 which requires a Public Hearing to be held on compensation increases for certain municipal officers. The current appointed City Recorder has obtained her Master of

Public Administration (MPA) Degree and it is recommended that she receive a 2% salary increase.
The discussion may be accessed by clicking on the link under this agenda item at time stamp 01:04:48.
There were no public comments.

D. **Discuss and consider approval of Ordinance No. 2024-18, an Ordinance of Ivins City, Utah, approving a 2% salary increase for the appointed City Recorder for obtaining her Master of Public Administration (MPA) Degree**

The Motion may be accessed by clicking on the link under this agenda item at time stamp 01:07:48

MOTION: Council Member Scott moved to approve Ordinance No. 2024-18, an Ordinance of Ivins City, Utah, approving a 2% salary increase for the appointed City Recorder for obtaining her Master of Public Administration (MPA) Degree
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.

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. **Discuss and consider approval of the Planning Commission's recommendations on proposed amendments to the Hidden Springs RV Conditional Use Permit**

BACKGROUND and RECOMMENDATION: The recommendations made at the prior City Council meeting have been incorporated into the Conditional Use Permit. There were additional concerns and further clarifications made by the City Council. The discussion may be accessed by clicking on the link under this agenda item at time stamp 01:08:44.
The Motion may be accessed by clicking on the link under this agenda item at time stamp 01:39:04

MOTION: Council Member Scott moved to approve the Planning Commission's recommendations on proposed amendments to the Hidden Springs RV Conditional Use Permit, with the additions discussed tonight on Panorama Point aka Road E, the connex box and the perimeter wall being addressed by June 30, 2025
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

B. **Continued discussion and approval of Ordinance No. 2024-15, an Ordinance of Ivins City, Utah, amending regulations governing Recreational Vehicle Resorts by, among other things, eliminating the requirement for paved pads, altering the bathroom requirements, and allowing the rental of clubhouse units**

BACKGROUND and RECOMMENDATION: The recommendations made at the prior City Council meeting have been incorporated into this Ordinance. There were additional concerns and further clarifications made by the City Council. The discussion may be accessed by clicking on the link under this agenda item at time stamp 01:39:48.
The Motion may be accessed by clicking on the link under this agenda item at time stamp 01:52:22
MOTION: Council Member Scott moved to approve Ordinance No. 2024-15, an Ordinance of Ivins City, Utah, amending regulations governing Recreational Vehicle Resorts as amended in our discussions tonight
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

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

C. **Discuss and consider approval of a School Resource Officer for Vista School**

BACKGROUND and RECOMMENDATION: House Bill 84 was passed this year regarding School Safety Amendments where schools have three (3) security options: 1) provide a School Resource Officer; 2) an armed Security Guard; or 3) a School Guardian. Vista School has requested a School Resource Officer at a cost of 80% to Vista School and 20% to Ivins City for the School Resource Officers salary and benefit package. With Ivins City providing the School Resource Officer, that should also assist with the traffic situation at Vista School. A copy of the agreement is available as an attachment to this agenda item.
The discussion may be accessed by clicking on the link under this agenda item at time stamp 01:53:18. The Motion may be accessed by clicking on the link under this agenda item at time stamp 02:01:38
MOTION: Council Member Anderson moved to approve this agreement with the ability for the City Attorney to make immaterial changes, with material changes being defined as the cost
SECOND: Council Member Scott
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

D. **Discuss and consider approval of expenditure for dam rock facing of Ivins Reservoir**

BACKGROUND and RECOMMENDATION: Ivins Reservoir is an earthfill dam and the State of Utah Dam Safety has identified the need for it to be covered with a rock facing to prevent erosion and deter borrowing animals from compromising its integrity. The Washington County Water Conservancy District is responsible for maintaining the dam and installing the new rock facing. They have determined that the most economical solution is to use crushed lava rock,

which gives the dam a grey appearance. The District has asked either the City or the adjacent property owner to cover any additional costs if a different type of rock was wanted. Terry and Matt Marten of Kayenta preferred the Rebel Red option but due to its significantly higher cost, they may support the Purplish color rock option but are opposed to the crushed lava basalt option. Choosing the Purplish rock option would result in an additional expense of $13,000, whereas the Rebel Red option would cost an additional $46,000. One Council Member felt that a permit was required to be submitted by the Washington County Water Conservancy District and issued by Ivins City. The Public Works Director/City Engineer and Building and Zoning Administrator were not aware of any permit requirement or authority by Ivins City. The City Attorney stated he would have to research this issue so this agenda item was tabled.
The discussion may be accessed by clicking on the link under this agenda item at time stamp 02:02:34. The Motion may be accessed by clicking on the link under this agenda item at time stamp 02:12:10

MOTION: Council Member Anderson moved to table this discussion to the next City Council meeting

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

E. **Discussion regarding a land use ordinance regarding Ivins City Landscape and Irrigation Specifications**

BACKGROUND and RECOMMENDATION: Ivins City attended a conference regarding Utah State University's Growing Water Smart initiative to promote water conservation, identifying poorly designed and installed residential irrigation systems as a major source of water loss. A proposal was made to adopt residential irrigation standards to ensure proper installation, with Parks and Recreation reviewing plans and conducting inspections. Concerns were raised about staff training, enforcement, and potential costs to the building process. The Council discussed balancing water efficiency with affordability and suggested there be educational resources, a certification process for landscapers, and reviewing existing landscape standards in city codes before moving forward with any of these suggestions. The Parks and Recreation Director will review the two sections in Ivins City Code regarding landscape standards and report back.
This discussion may be accessed by clicking on the link under this agenda item at time stamp 02:12:40.

F. ***Discuss and consider response to SITLA RFP (Request for Proposals) on approximately 40 acres west of the Ivins City boundary south of Highway 91**

BACKGROUND and RECOMMENDATION: The City Council discussed a Request for Proposal (RFP) from the School and Institutional Trust Lands Administration (SITLA) regarding a parcel near Highway 91 and three (3) other parcels in Washington County. SITLA requested responses by December 31, 2024, asking what cities would be willing to do if the land were developed for attainable housing. There was a concern raised about the location's unsuitability due to clay, rock, lack of access, and conflicts with the Sensitive Lands ordinance. It was noted that SITLA operates under State control, limiting municipalities influence. Potential responses were discussed, emphasizing that any commitment would require annexation before addressing zoning, utilities, and

impact fees. They acknowledged SITLA's willingness to offer discounted land for affordable housing and expressed being will to consider certain things, without firm commitments. The Council agreed to have the Mayor draft a response letter expressing a willingness to consider annexation, utilities, zoning adjustments, density changes, impact fee modifications, and building code updates to support affordable housing development.

This discussion may be accessed by clicking on the link under this agenda item at time stamp 02:49:50.

6) CONSENT AGENDA

A. Approval of City Council Work Meeting Minutes for November 21, 2024
B. Approval of City Council Meeting Minutes for November 21, 2024
C. Approval of City Council Meeting Minutes for December 5, 2024

MOTION: Council Member Scott moved to approve the Consent Agenda
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 Motion may be accessed by clicking on the link under this agenda item at time stamp 03:18:32

7) CONSENT AGENDA ITEMS FOR DISCUSSION - None

8) REPORTS

A. **Council**

The City Council reports may be accessed by clicking on the link under this agenda item at time stamp 03:18:42

B. **Mayor**

The report by Mayor Hart may be accessed by clicking on the link under this agenda item at time stamp 03:22:28

C. City Attorney Bryan Pack

No report

D. **City Manager Dale Coulam**

The City Manager report may be accessed by clicking on the link under this agenda item at time stamp 03:23:46

E. Items to be placed on future agendas

Noted items will appear on future agendas

9) CLOSED MEETING

None

10) ADJOURNMENT

The Motion may be accessed by clicking on the link under this agenda item at time stamp 03:25:30

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 8:56 p.m.

Respectfully,

Kari D. Jimenez, MMC
Ivins City Recorder