IVINS CITY COUNCIL
MEETING MINUTES
APRIL 3, 2025

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 5:29 p.m. and announced there was a quorum present.
All present included Mayor Hart, Council Member Mike Scott, Council Member Kevin Smith, Council Member Sharon Barton, Council Member Sharon Gillespie, and Council Member Lance Anderson.
STAFF: City Manager Dale Coulam, City Attorney Bryan Pack, Director of Finance Cade Visser, Parks and Recreation Director Marc Christensen and City Recorder Kari D. Jimenez.
EXCUSED: None.

A. Acknowledgement of Quorum

Mayor Hart acknowledged there was a quorum present.

B. Flag Salute

Council Member Sharon Barton led the Flag Salute.

C. Invocation

Council Member Sharon Barton gave the Invocation.

D. Disclosures

Council Member Mike Scott referred to agenda item 5)C and disclosed that the individual recommended for appointment is his spouse. There were no other disclosures or conflicts of interest with items on this meeting's agenda.

2) REPORTS, PRESENTATIONS AND APPOINTMENTS

A. Department Reports: Parks and Recreation and Public Safety

Electronic reports are available as attachments to this agenda and verbal reports given by Parks and Recreation Director Marc Christensen, Fire Chief Dan Cazier, and Police Chief Jaron Studley, may be accessed at the following time stamps:
Parks and Recreation Director Marc Christensen: 00:03:44
Fire Chief Dan Cazier: 00:08:02
Police Chief Jaron Studley: 00:13:40

B. Presentation by Fire Chief Dan Cazier

Fire Chief Dan Cazier provided a presentation to the Mayor and City Council regarding fire risk assessment and fire vulnerabilities of Ivins and Santa Clara. Some Council Members had concerns with maps provided by the State of Utah that identify high risk areas that may not necessarily be high risk and are affecting homeowners insurance coverage. Fire Chief Cazier will make contact with Utah Insurance Commissioner Jon Pike regarding the maps. It was also suggested that there be a Talk About at Rocky Vista University regarding fire risk assessment and vulnerabilities. There was no paper or electronic presentation provided. The discussion may be accessed at time stamp 00:17:12.

C. Planning Commission Report

A report was provided to the Mayor and City Council. The report provided by Commissioner Pam Gardiol may be accessed at time stamp 00:40:14.

3) CITIZEN COMMENT & REQUEST FOR FUTURE AGENDA ITEMS

MOTION: Council Member Sharon Gillespie moved to suspend the rules and bring agenda item 5)E to this point in the agenda.

SECOND: Council Member Lance Anderson

VOTE: The motion carried unanimously.

Council Member Mike Scott	AYE
Council Member Kevin Smith	AYE
Council Member Sharon Barton	AYE
Council Member Sharon Gillespie	AYE
Council Member Lance Anderson	AYE

The Motion may be accessed at time stamp 00:45:42.

5) DISCUSSION AND POTENTIAL ACTION ITEMS

E. Discuss and consider approval of a Proclamation designating April as National Volunteer Month in Ivins City

The Proclamation was read. A copy of the Proclamation is available as an attachment to this agenda. A number of volunteers were recognized and provided with recognition plaques. The discussion may be accessed at time stamp 00:47:06.

4) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing on the Planning Commission's recommendation to approve a Zoning Map Amendment from RA-1 (Residential Agriculture) to R-1-7.5 (Residential Single Family, lot size 7,500 square feet) located at approximately 200 West 200 South. Tim and Gia Best-Owners/Applicants

BACKGROUND and RECOMMENDATION: The application is complete and the proposed change is in compliance with Ivins City Ordinances. The Planning Commission held a Public Hearing on March 18, 2025 and recommended approval. Mayor Hart opened the Public Hearing. Residents who live adjacent to the area had questions and concerns regarding obstruction of their views, the homes being duplexes or higher density housing and the homes being more than one-story in height. It was clarified that the applicant was entitled to build up to the allowed height of 25', which could be one or two-story homes and the zone the applicant is requesting is single-family and duplexes would not be allowed. There being no other comments in person or through the Zoom application, Mayor Hart closed the Public Hearing. The discussion may be accessed at time stamp 01:02:48.

B. Discuss and consider approval of Ordinance No. 2025-07, an Ordinance of Ivins City Utah, approving a Zoning Amendment from RA-1 (Residential Agriculture) to R-1-7.5 (Residential Single Family, lot size 7,500 square feet) located at approximately 200 West 200 South. Tim and Gia Best-Owners/Applicants

BACKGROUND and RECOMMENDATION: The Mayor and City Council agreed that this zone was consistent with the surrounding existing homes and is actually a lower density than the adjoining homes. They also agreed that this subdivision project would assist in removing some of the existing bamboo. The discussion may be accessed at time stamp 01:04:52.

MOTION: Council Member Lance Anderson moved to approve Ordinance No. 2025-07, an Ordinance of Ivins City Utah, approving a Zoning Amendment from RA-1 (Residential Agriculture) to R-1-7.5 (Residential Single Family, lot size 7,500 square feet) located at

approximately 200 West 200 South. Tim and Gia Best-Owners/Applicants
SECOND: Council Member Sharon Gillespie
VOTE: The motion carried unanimously.

Council Member Mike Scott	AYE
Council Member Kevin Smith	AYE
Council Member Sharon Barton	AYE
Council Member Sharon Gillespie	AYE
Council Member Lance Anderson	AYE

The Motion may be accessed at time stamp 01:12:44.
Roll call vote. All Council Members were present and voted in favor.

C. <u>Public Hearing on the Planning Commission's recommendation to deny a Zoning Text Amendment to the Table of Uses allowing moving trucks and trailer rentals, located at approximately 47 East 800 South. Benjamin Gottfredson-Owner/Applicant</u>

BACKGROUND and RECOMMENDATION: The application is completed but the proposed zone/land use text amendment request is not cohesive with City Ordinances in that the parking of moving trucks are not defined in the Ordinances and historically this use has been purposely identified as not allowed. Mayor Hart opened the Public Hearing. Representatives of the applicant and moving company all reside in Ivins, expressed the need for this type of service and convenience for Ivins residents and suggested that the parking could be limited to one (1) or two (2) trucks and parked on-site and not on the street. One representative referred to Ivins General Plan, citing the support of local businesses and other information expressed in the General Plan. There had been a logistical issue where a number of trucks were dispatched to the Ivins location, which caused parking on the street and concerns for residents but that has since been addressed. One resident lives in the area of this location and was concerned about parking on the street but was okay with this use if the trucks could be parked inside of the property. There being no other comments in person or through the Zoom application, Mayor Hart closed the Public Hearing. The discussion may be accessed at time stamp 01:14:02.

D. <u>Discuss and consider the Planning Commission's recommendation to deny a Zoning Text Amendment to the Table of Uses allowing moving trucks and trailer rentals, located at approximately 47 East 800 South. Benjamin Gottfredson-Owner/Applicant</u>

BACKGROUND and RECOMMENDATION: Applicants residents identified that the moving truck rental use had been occurring for one (1) year and only became known due to the logistical issue that caused a number of trucks to be parked on the street. The Mayor and City Council discussed the Table of Uses as it relates to Goods and Services. The Mayor and City Council were supportive of this idea if the use was limited, parking was on-site, there were no issues with access by the Fire Department if there was a need, permitting it through a Conditional Use Permit and it being allowed as an accessory use to the current storage unit. It was felt overall that this was a valuable service for Ivins residents if their concerns could be addressed. The Building and Zoning Administrator and the City Attorney will work with the applicants to explore options. It was clarified that the Council did want to allow this in the C-1 zone but wanted to explore allowing it as an accessory use, to the current storage unit and then go through the Conditional Use Permit process, providing as much detail as possible in the Table of Uses for this item. The discussion may be accessed at time stamp 01:28:06.

MOTION: Council Member Sharon Gillespie moved to continue this discussion regarding an amendment to the Table of Uses, allowing moving trucks and trailer rentals, as an

accessory use to the current storage unit. Benjamin Gottfredson-Owner/Applicant.
SECOND: Council Member Sharon Barton
VOTE: The motion carried unanimously.

Council Member Mike Scott	AYE
Council Member Kevin Smith	AYE
Council Member Sharon Barton	AYE
Council Member Sharon Gillespie	AYE
Council Member Lance Anderson	AYE

The Motion may be accessed at time stamp 01:49:52.

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider approval of First Addendum to Memorandum of Understanding for Rocky Vista University to use Ivins City Facilities

BACKGROUND and RECOMMENDATION: This is a renewal of the Memorandum of Understanding for Rocky Vista University to use the Ivins City Council Chambers and Park Facilities. The discussion may be accessed at time stamp 01:52:38.
MOTION: Council Member Kevin Smith moved to approve the First Addendum to Memorandum of Understanding for Rocky Vista University to use Ivins City Facilities
SECOND: Council Member Lance Anderson
VOTE: The motion carried unanimously.

Council Member Mike Scott	AYE
Council Member Kevin Smith	AYE
Council Member Sharon Barton	AYE
Council Member Sharon Gillespie	AYE
Council Member Lance Anderson	AYE

The Motion may be accessed at time stamp 01:54:02.

B. Arts Commission Report and discuss and consider approval of the Arts Commissions selections for the Art-on-Loan Program

A presentation was provided by Michele Adams with the Ivins City Arts Commission regarding selections for the Art-on-Loan Program. A copy of the presentation is available as an attachment to this agenda and the discussion may be accessed at time stamp 01:54:54.
MOTION: Council Member Mike Scott moved to approve the Arts Commissions selections for the Art-on-Loan Program
SECOND: Council Member Sharon Gillespie
VOTE: The motion carried unanimously.

Council Member Mike Scott	AYE
Council Member Kevin Smith	AYE
Council Member Sharon Barton	AYE
Council Member Sharon Gillespie	AYE
Council Member Lance Anderson	AYE

The Motion may be accessed at time stamp 01:57:50.

C. Discuss and consider approval of Resolution No. 2025-04R, a Resolution of Ivins City, Utah, appointing a member to the Arts Commission

BACKGROUND and RECOMMENDATION: The recommendation for appointment to the Arts Commission is Patty Dupre. The discussion may be accessed at time stamp 01:58:26.

MOTION: Council Member Sharon Gillespie moved to approve Resolution No. 2025-04R, a Resolution of Ivins City, Utah, appointing a member to the Arts Commission - Patty Dupre
SECOND: Council Member Lance Anderson
VOTE: The motion carried.

Council Member Kevin Smith	AYE
Council Member Sharon Barton	AYE
Council Member Sharon Gillespie	AYE
Council Member Lance Anderson	AYE
Council Member Mike Scott	ABSTAIN

The Motion may be accessed at time stamp 01:59:38.
Roll call vote. All Council Members were present. Council Member Mike Scott abstained. All other Council Members voted in favor.

D. <u>Discuss and consider approval of Resolution No. 2025-03R, a Resolution of Ivins City, Utah, appointing a Building Official/Interim Zoning Administrator and Building/Zoning Department Head</u>

BACKGROUND and RECOMMENDATION: The recommendation for appointment as the Building Official/Interim Zoning Administrator and Building/Zoning Department Head is Rob Dalley. The discussion may be accessed at time stamp 02:01:42.
MOTION: Council Member Lance Anderson moved to approve Resolution No. 2025-03R, a Resolution of Ivins City, Utah, appointing a Building Official/Interim Zoning Administrator and Building/Zoning Department Head
SECOND: Council Member Sharon Gillespie
VOTE: The motion carried unanimously.

Council Member Mike Scott	AYE
Council Member Kevin Smith	AYE
Council Member Sharon Barton	AYE
Council Member Sharon Gillespie	AYE
Council Member Lance Anderson	AYE

The Motion may be accessed at time stamp 02:08:56.
Roll call vote. All Council Members were present and voted in favor.

F. <u>Discuss and consider approval of Ordinance No. 2025-08, an Ordinance of Ivins City, Utah, amending Title 14 of the Ivins City Code entitled "Buildings and Construction"</u>

BACKGROUND and RECOMMENDATION: The City has adopted various International Codes through 2020 and the Utah Legislature has adopted newer versions of the Utah State and International Construction and Fire Codes. This Ordinance will update Chapters 1 through 7 of Title 14 of the Ivins City Code, bringing Ivins Ordinance in line with State law. The discussion may be accessed at time stamp 02:09:56.
MOTION: Council Member Lance Anderson moved to approve Ordinance No. 2025-08, an Ordinance of Ivins City, Utah, amending Title 14 of the Ivins City Code entitled "Buildings and Construction"
SECOND: Council Member Sharon Barton
VOTE: The motion carried unanimously.

Council Member Mike Scott	AYE
Council Member Kevin Smith	AYE

Council Member Sharon Barton	AYE
Council Member Sharon Gillespie	AYE
Council Member Lance Anderson	AYE

The Motion may be accessed at time stamp 02:10:16.

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

G. Discussion regarding the Planning Commission's recommendation on the Ivins City Annexation Policy Plan and Map

BACKGROUND and RECOMMENDATION: The City Council asked Staff at the first of this year to start the process for it to come before the City Council. It has gone before the Planning Commission and is before the City Council with the Planning Commission's recommendations. The plan and map identifies some areas that overlap Santa Clara's plan. The City Council expressed the need to educate the public up front and prior to the Public Hearing. The City Attorney will provide some language in a Staff Report. The Public Hearing will be held on Thursday, April 17, 2025. The discussion may be accessed at time stamp 02:11:38.

H. *Discussion regarding housing affordability and what can be done at the City level to help

BACKGROUND and RECOMMENDATION: The information available as an attachment are to get the discussion going and started at the Planning Commission as it relates to flexible zoning and what can be done at the City level to assist in housing affordability. The discussion may be accessed at time stamp 02:21:30.

I. *Discussion regarding short term rental regulations and licensing

BACKGROUND and RECOMMENDATION: A Council Member referred to changes made by the State as it relates to short-term rentals and information that another City is doing with requirements for short-term rentals. A copy of the information is available as an attachment to this agenda and the discussion may be accessed at time stamp 02:42:48.

6) CONSENT AGENDA

A. Approval of City Council Work Meeting Minutes for March 20, 2025

B. Approval of City Council Meeting Minutes for March 20, 2025

MOTION: Council Member Kevin Smith moved to approve the Consent Agenda

SECOND: Council Member Sharon Gillespie

VOTE: The motion carried unanimously.

Council Member Mike Scott	AYE
Council Member Kevin Smith	AYE
Council Member Sharon Barton	AYE
Council Member Sharon Gillespie	AYE
Council Member Lance Anderson	AYE

The Motion may be accessed at time stamp 02:53:02.

7) CONSENT AGENDA ITEMS FOR DISCUSSION

8) REPORTS

A. Council

The City Council reports may be accessed at time stamp 02:53:16.

B. Mayor

The report by the Mayor may be accessed at time stamp 02:55:10.

C. City Attorney Bryan Pack

No report.

D. City Manager Dale Coulam

The City Manager report may be accessed at time stamp 02:57:04.

E. Items to be placed on future agendas

Items to be placed on future agendas are identified throughout the meeting and will be included on upcoming City Council agendas.

9) CLOSED MEETING

There was no cause to adjourn to a Closed Meeting.

10) <u>ADJOURNMENT</u>

MOTION: Council Member Lance Anderson moved to adjourn

SECOND: Council Member Kevin Smith

VOTE: The motion carried unanimously.

Council Member Mike Scott	AYE
Council Member Kevin Smith	AYE
Council Member Sharon Barton	AYE
Council Member Sharon Gillespie	AYE
Council Member Lance Anderson	AYE

The Motion may be accessed at time stamp 00:00:00

The meeting adjourned at 8:34 p.m.

Respectfully,

Kari D. Jimenez, MPA, MMC
Ivins City Recorder