IVINS CITY COUNCIL
MEETING MINUTES
MAY 1, 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 5:30 p.m. and announced there was a quorum present.

All present included 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, Public Works Director and City Engineer Chuck Gillette, Police Chief Jaron Studley, Fire Chief Dan Cazier, 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 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 AND PRESENTATIONS

A. Ivins Community Garden Progress Report

A verbal progress report was given to the Mayor and City Council by Master Gardener Lorraine Sanders. The report may be accessed at time stamp 00:02:48.

B. 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, Police Chief Jaron Studley, and Fire Chief Dan Cazier may be accessed at the following time stamps:

Parks and Recreation Director Marc Christensen: 00:12:16

Police Chief Jaron Studley: 00:19:36

Fire Chief Dan Cazier: 00:22:44

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 00:30:48.

ADDED TO THE AGENDA: D.*Presentation regarding updating the Master Plans, Impact Fee Facilities Plans and Impact Fee Analyses for Sewer and Storm Water

A presentation was provided by Aaron Anderson with Bowen Collins & Associates regarding updating Ivins Sewer Master Plan, Impact Fee Facilities Plan and Impact Fee Analysis. A copy

of the presentation is available as an attachment to this agenda and the discussion may be accessed at time stamp 00:37:00.

3) CITIZEN COMMENT & REQUEST FOR FUTURE AGENDA ITEMS

None

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 RE-15 (Residential Single Family, lot size 15,000 square feet) on approximately 9.52 acres, located at approximately 755 West Center. Louis Carnesale-Owner. American Consulting and Engineering-Applicant

BACKGROUND and RECOMMENDATION: The application is complete and the proposed change is in compliance with Ivins City Ordinances. This zone request is located in the Low Density Residential land use, which encompasses a number of different densities. The applicant has selected RE-15 as the density due to that being the least dense in the Low Density Residential land use. **Mayor Hart** opened the Public Hearing. There being no comments in person or through the Zoom application, **Mayor Hart** closed the Public Hearing. The discussion may be accessed at time stamp 01:08:24.

B. Discuss and consider approval of Ordinance No. 2025-10, an Ordinance of Ivins City Utah, approving a Zone Amendment from RA-1 (Residential Agriculture) to RE-15 (Residential Single Family, lot size 15,000 square feet) on approximately 9.52 acres

BACKGROUND and RECOMMENDATION: The Mayor and City Council agreed that in looking at the zoning map, the request fits with the surrounding zoning. They also requested that the water supply form provided by the Washington County Water Conservancy District be part of the process. The discussion may be accessed at time stamp 01:11:46

MOTION: Council Member Kevin Smith moved to approve Ordinance No. 2025-10, an Ordinance of Ivins City Utah, approving a Zone Amendment from RA-1 (Residential Agriculture) to RE-15 (Residential Single Family, lot size 15,000 square feet) on approximately 9.52 acres

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 01:15:50.

There was a request to suspend the rules. The discussion may be accessed at time stamp 01:16:30.

MOTION: Council Member Kevin Smith moved to suspend the rules and move agenda item 5)G up 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 01:16:42.

5) DISCUSSION AND POTENTIAL ACTION ITEMS

G. Discussion regarding the April 17th Shake Out Drill

BACKGROUND and RECOMMENDATION: The Mayor and City Council had a discussion regarding the feedback and suggested improvements for this annual drill. A copy of the feedback and suggested improvements are available as an attachment to this agenda. The discussion may be accessed at time stamp 01:17:08.

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider approval of Proclamation regarding Building Safety Month

BACKGROUND and RECOMMENDATION: May is Building Safety Month. A copy of the Proclamation is available as an attachment to this agenda. The discussion may be accessed at time stamp 01:20:48.

MOTION: Council Member Sharon Gillespie moved to approve a Proclamation regarding Building Safety Month

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 01:28:22.

B. **Discuss and consider tentatively adopting the Tentative Budgets to Complete Fiscal Year Ending 2025 and the Tentative Budgets for Fiscal Year Ending 2026 and set a Public Hearing**

A presentation was provided by Director of Finance Cade Visser regarding Tentative Budgets for fiscal year ending 2025 and 2026. A copy of the presentation is available as an attachment to this agenda and the discussion may be accessed at time stamp 01:29:14. The Mayor and City Council selected Thursday, June 5th as the date for the Public Hearing on the budgets and Thursday, Wednesday, August 14th as the Special Meeting date for the public Truth in Taxation meeting.

MOTION: Council Member Kevin Smith moved to approve the Tentative Budgets to Complete Fiscal Year Ending 2025 and the Tentative Budgets for Fiscal Year Ending 2026 and set a Public Hearing for June 5, 2025

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 01:48:12.

C. <u>Discussion of Utah State Code 71A-8-102 regarding employees in military service and pay allowance for time spent on duty</u>

BACKGROUND and RECOMMENDATION: The current City policy says that the City does not pay while employees are in military service but the State statute allows the City to pay them for a time period, which the State of Utah does for their employees while they are in military service. The Mayor and City Council considered three (3) options: option one (1), leave the policy as it is; option two (2), pay City employees to make up the difference from military pay so they are made whole while they are serving; and option three (3), pay City employees what they would have made had they been working and let them keep their military pay. The Mayor and City Council selected option two (2). The discussion may be accessed at time stamp 01:49:20.

MOTION: Council Member Sharon Gillespie moved to approve the City paying City employees, making up the difference between the employees City pay and what they are afforded by the military and capped at 15 days per Utah State Statute

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 01:51:54.

D. <u>Discussion regarding possible regulations for Short-Term Rentals</u>

BACKGROUND and RECOMMENDATION: A City Council Member provided a memo regarding Short Term Rental Requirements for the Planning Commission to look at. A copy of the memo is available as an attachment to this agenda. The Mayor and other City Council Members discussed the requirements. It was clarified that the regulating or enforcement process could be implemented internally through a policy process and the code enforcement process. The discussion may be accessed at time stamp 01:52:44.

E. <u>Discussion regarding possible regulations for Home Occupation Businesses</u>

BACKGROUND and RECOMMENDATION: The requirements for business licensing was repealed in 2017 and one City Council Member was concerned that there were no guidelines or considerations for individuals running businesses from their home. It was clarified that the business licensing requirements were repealed because the State of Utah changed the statute. The Mayor and City Council agreed that the Planning Commission should address this after they have been provided with the accumulated research from the City Council Members. The discussion may be accessed at time stamp 02:02:34.

F. <u>Continued discussion and consider approval of Ordinance No. 2025-06, an Ordinance of Ivins City, Utah, Granting an Electrical Utility Franchise and General Utility Easement to Rocky Mountain Power</u>

BACKGROUND and RECOMMENDATION: Rocky Mountain Power has declined the suggested additional language but it was recommended that the Council approve this agreement.

MOTION: Council Member Kevin Smith moved to approve Ordinance No. 2025-06, an Ordinance of Ivins City, Utah, Granting an Electrical Utility Franchise and General Utility Easement to Rocky Mountain Power

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

Roll call vote. All Council Members were present and voted in favor.
The Motion may be accessed at time stamp 02:13:20.

6) CONSENT AGENDA

REMOVED FROM THE AGENDA : A. *Approval of City Council Work Meeting Minutes for April 17, 2025

B. Approval of City Council Meeting Minutes for April 17, 2025

MOTION: Council Member Sharon Gillespie moved to approve the Consent Agenda
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 02:13:58.

7) CONSENT AGENDA ITEMS FOR DISCUSSION

8) REPORTS

A. Council

The City Council reports may be accessed at time stamp 02:14:22.

B. Mayor

No report

C. City Attorney Bryan Pack

No report

D. City Manager Dale Coulam

No report

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

A. Discuss pending or reasonably imminent litigation

MOTION: Council Member Mike Scott moved to enter into a closed session to discuss pending or reasonably imminent litigation pursuant to Utah Code Section 52-4-205(1)(c)
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 02:22:24.

10) <u>ADJOURNMENT</u>

MOTION: Council Member Mike Scott moved to adjourn

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 02:22:56.

The meeting adjourned at 7:53 p.m.

Respectfully,

Kari D. Jimenez, MPA, MMC
Ivins City Recorder