IVINS CITY COUNCIL
MEETING MINUTES
MAY 15, 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 Mayor Hart, Council Member Kevin Smith, Council Member Sharon Barton, Council Member Sharon Gillespie, and Council Member Lance Anderson.

STAFF: City Manager Dale Coulam, Building and Zoning Administrator Rob Dalley, Public Works Director and City Engineer Chuck Gillette, Director of Finance Cade Visser, and City Recorder Kari D. Jimenez.

EXCUSED: Council Member Mike Scott and City Attorney Bryan Pack

AUDIENCE: Savage, Gail Fulde, Barbara Lewis, Wayne Pennington, Deborah Hutcheson, Dave Appel, Daphne Schroth, Michele Adams, Steve Sullivan and others who did not sign in.

A. Acknowledgement of Quorum

Mayor Hart acknowledged there was a quorum present. Council Member Mike Scott and City Attorney Bryan Pack were excused.

B. Flag Salute

Council Member Kevin Smith led the Flag Salute

C. Invocation

Council Member Kevin Smith gave the Invocation

D. Disclosures

Council Member Lance Anderson referred to agenda items 4)A and 4)B and disclosed that years ago he worked on that property. **Council Member Kevin Smith** referred to agenda item 5)A and disclosed that he is employed by Tuacahn and Tuacahn is a beneficiary of the RAP tax.

2) REPORTS AND PRESENTATIONS

A. Swearing in/introduction of new Public Safety Personnel - Police Chief Jaron Studley and Fire Chief Dan Cazier

Police Chief Jaron Studley introduced Officers Katie Whipple and Austin Hudson and conducted the oath of office ceremony. The introduction and oath may be accessed at time stamp 00:04:18. Fire Chief Dan Cazier will provide introductions at a future City Council meeting.

B. Youth Council Presentation

A presentation was provided by the Youth Council regarding The Dignity Index. The presentation and discussion may be accessed at time stamp 00:09:30.

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

Electronic reports are available as attachments to this agenda and verbal reports given by Building and Zoning Administrator Rob Dalley, Public Works Director and City Engineer Chuck Gillette and Director of Finance Cade Visser, may be accessed at the following time stamps:

Building and Zoning Administrator Rob Dalley: 00:20:56

Public Works Director and City Engineer Chuck Gillette: 00:24:50

Director of Finance Cade Visser: 00:41:34

D. 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 00:43:04.

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 Concurrent Map Amendment from a land use of LDR (Low-Density Residential) and HDR (High-Density Residential) to HDR and to change the zoning from RA-5 (Residential Agriculture minimum lot size 5 acres) and R-1-5 (Residential Single Family Minimum lot size 5,000 sq ft) to R-2-10 (Residential Two-Family District, minimum lot size 10,000 square feet) on approximately 10.69 acres. Approximately 800 West Old Highway 91. Louis Carnesale-Owner. American Land Consulting-Applicant

BACKGROUND and RECOMMENDATION: The application is complete. The proposed concurrent Land Use and Zoning Amendment are is in compliance with Ivins City Ordinances and the Land Use Plan. The Planning Commission held a Public Hearing and recommended approval. **Mayor Hart** opened the Public Hearing and indicated that he received written comments from Council Member Mike Scott, in opposition to the change. Those comments were entered into the record as a citizen comment and available as an attachment to this agenda. A resident who lives in the area felt that the City Council should be looking at the Land Use Plan in its entirety but indicated that he felt that the proposed use was excellent due to it being consistent with the Kayenta style of development, providing for a slightly higher density and affordability. There being no further comments in person or through the Zoom application, **Mayor Hart** closed the Public Hearing. The discussion may be accessed at time stamp 00:47:48.

B. Discuss and consider approval of Ordinance No. 2025-11, an Ordinance of Ivins City, Utah, approving a Concurrent Map Amendment from a land use of LDR (Low-Density Residential) and HDR (High-Density Residential) to HDR and to change the zoning from RA-5 (Residential Agriculture minimum lot size 5 acres) and R-1-5 (Residential Single Family Minimum lot size 5,000 sq ft) to R-2-10 (Residential Two-Family District, minimum lot size 10,000 square feet) on approximately 10.69 acres

BACKGROUND and RECOMMENDATION: Council Member Sharon Barton was not in favor of this change because the General Plan has this piece of land designated as Low Density Residential and she was opposed to the parcel by parcel land use change. She felt that the correct procedure was to revisit the Land Use Map. **Council Member Sharon Gillespie** agreed that they need to address the Land Use Map but that part of the property was already High Density Residential. What is being requested does fit what the City needs to accomplish as a City as it relates to Moderate Income Housing and was in favor of this. **City Manager Dale Coulam** commented that he was hearing that there were some Council Members in favor of this but if it were not to be approved, there would need to be findings as to why not. **Council Member Kevin Smith** was in favor of the change. **Council Member Lance Anderson** commented that the zone was put on a map by a planner that the City hired to help plan the City, and it hasn't worked. He inquired if the City could require the developer to enter into a Development Agreement where they will agree to keep homes at one level. **City Manager Dale Coulam** clarified that the City could not obligate, demand or impose conditions that would alter what the ordinance allows unless the developer agreed. **Public Works Director and City**

Engineer Chuck Gillette commented that slopes are protected in Low Density Residential, but not as well in High Density residential. He recommended that this agenda item be continued to obtain more information regarding protecting the slopes. The Mayor and City Council agreed to continue this based on needing information from Ivins Engineering regarding the slope with reference to the High Density Residential Land Use and potentially going before the Sensitive Lands Committee. The discussion may be accessed at time stamp 00:52:56.

MOTION: Council Member Sharon Gillespie moved to continue discussion regarding this Ordinance 2025-11 based on information from Engineering on slope with reference to High Density Residential Land Use and potentially Sensitive Lands Commission as well.

SECOND: Council Member Lance Anderson

VOTE: The motion carried unanimously.

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

The Motion may be accessed at time stamp 01:15:12.

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider approval of the Arts Commission's recommendation regarding the automatic distributions to Tuacahn, Kayenta Arts Foundation and the Arts Commission

BACKGROUND and RECOMMENDATION: The Arts Commission recommended that automatic distributions occur without the requirement to go through the grant application process, for Tuacahn, the Kayenta Arts Foundation and the Ivins Arts Commission for the Arts Corridor, with each being in the amount of $10,000. The City Council agreed. A Resolution will be brought back to the City Council on a future agenda for approval. The discussion may be accessed at time stamp 01:17:10.

B. Discuss and consider the Arts Commission's request for City Council support to begin a community fund drive to purchase the Lyman Whitaker sculptures currently featured in the roundabout at Highway 91 and Kwavasa Drive

BACKGROUND and RECOMMENDATION: Highway 91 is outside of the Arts Corridor and the Lyman Whitaker sculptures are scheduled to come down in September of this year. The Arts Commission would like to do a fund drive to raise approximately $48,000 to purchase the sculptures, which would include a 10 year warranty. The **Mayor and City Council** agreed to support that effort. The discussion may be accessed at time stamp 01:24:56.

C. Continued discussion regarding the proposed and/or amended FYE (Fiscal Year Ending) 2025 Budgets to complete and FYE (Fiscal Year Ending) 2026 Budgets

BACKGROUND and RECOMMENDATION: There will be two Public Hearings at the next City Council meeting on the budgets. Nothing materially has changed in the budgets. There will be a Talk About at Rocky Vista University in June, to discuss Truth in Taxation. The discussion may be accessed at time stamp 01:27:32.

D. Discuss and consider approval of Ivins City granting a water conservation easement along the Vista Estates development 200 West frontage

BACKGROUND and RECOMMENDATION: The Vista Estates developer has asked the City to implement a Water Conservation Easement along the 200 West frontage. The easement would be granted to the Washington County Water Conservancy District and limits irrigation in open

space areas, allowing the developer to avoid water impact fees for non-landscaped features like trails or sidewalks. This conservation initiative supports Ivins City's long-term water sustainability goals, reducing the demand for water in Ivins landscaping. The discussion may be accessed at time stamp 01:41:00.

MOTION: Council Member Kevin Smith moved to approve Ivins City granting a water conservation easement along the Vista Estates development 200 West frontage

SECOND: Council Member Sharon Barton

VOTE: The motion carried unanimously.

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

The Motion may be accessed at time stamp 01:42:26.

E. Discussion regarding updating the Master Plan, Impact Fee Facilities Plan and Impact Fee Analysis for Sewer

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. There will be another discussion at the June 5, 2025 City Council meeting with more analysis on volume flow rate and volume metric rate and a Public Hearing will be held at the June 19, 2025 City Council meeting. The discussion may be accessed at time stamp 01:43:44.

F. Discuss and consider Ultra Water Efficiency Standards

BACKGROUND and RECOMMENDATION: The Washington County Water Conservancy District passed a new standard, with the intention to provide a way for developers to reduce their impact fees and allows for better water usage. The agreement is between the developer and the Water Conservancy District but would show up in Ivins documents. The **Mayor and City Council** requested that Chuck Gillette look at the verbiage and how it would appear in Ivins documents and then bring it back to the City Council. The discussion may be accessed at time stamp 02:33:36.

6) CONSENT AGENDA

A. Approval of City Council Work Meeting Minutes for May 1, 2025

B. Approval of City Council Meeting Minutes for May 1, 2025

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

SECOND: Council Member Sharon Barton

VOTE: The motion carried unanimously.

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

The Motion may be accessed at time stamp 02:43:08.

7) CONSENT AGENDA ITEMS FOR DISCUSSION

8) REPORTS

A. Council

The City Council reports may be accessed at time stamp 02:43:16.

B. Mayor

No report.

C. City Attorney Bryan Pack

The City Attorney was excused. No report.

D. City Manager Dale Coulam

No report.

E. <u>Items to be placed on future agendas</u>

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) ADJOURNMENT

MOTION: Council Member Lance Anderson moved to adjourn

SECOND: Council Member Kevin Smith

VOTE: The motion carried unanimously.

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

The Motion may be accessed at time stamp 02:48:44.

The meeting adjourned at 8:18 p.m.

Respectfully,

Kari D. Jimenez, MPA, MMC
Ivins City Recorder