# IVINS CITY COUNCIL
# MEETING MINUTES
# AUGUST 21, 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 Attorney Bryan Pack, and City Recorder Kari D. Jimenez.
**EXCUSED:** None.

### A. Acknowledgement of Quorum

**Mayor Hart** acknowledged there was a quorum present. All Council Members were in attendance.

### B. Flag Salute

**Council Member Mike Scott** led the Flag Salute.

### C. Invocation

**Council Member Mike Scott** 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. Department Reports: Building Department; Public Works/Engineering; Finance; Quarterly Report

Electronic reports are available as attachments to this agenda and verbal reports given by Public Works Director and City Engineer Chuck Gillette, Director of Finance Cade Visser and Building and Zoning Administrator Rob Dalley, may be accessed at the following time stamps:
Public Works Director and City Engineer Chuck Gillette: 00:02:52
Director of Finance Cade Visser: 00:06:24
Building and Zoning Administrator Rob Dalley: 00:14:28

### B. Planning Commission Report - None

There was no Planning Commission meeting on Tuesday, August 19, 2025

## 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 proposed Concurrent Map Amendment from a land use of MDR (Medium-Density Residential) and Neighborhood Commercial to HDR (High-Density Residential) and a Zone Amendment from RA-1 (Residential Agriculture, minimum lot size 1 acre) to R-1-5 (Residential Single-Family minimum lot size 5,000 square feet) on approximately 13.02 acres located at approximately 290 South 100 West. Carrol Winsor and Donald Alva Best Family Protective Trust-Sherrie Jean Best Jones Successor-Trustee-Owner. The Lofts Development LLC-Applicant

**BACKGROUND and RECOMMENDATION:** This is a proposed zoning map amendment for the property located at approximately 290 South and 100 West. The owner, Carrol Winsor and

Donald Alva Best Family Protective Trust-Sherrie Jean Best Jones Successor-Trustee, and the applicant, The Lofts Development, LLC seeks to rezone the parcel(s) from RA-I (Residential Agriculture, minimum lot size I acre) zone to R-1-5 (Residential Single Family, minimum lot size 5,000 sq ft) on approximately 13.02 acres. The land use is currently a MDR (Medium-Density Residential) and Neighborhood Commercial use. The applicant is seeking a HDR (High-Density Residential) use. The Building Official reviewed this application and found it to be a complete application and in compliance with City Code, as well as the land use plan. The applicant proposes this zone change to accommodate a specific development type. The zone request is consistent with the following land use designations: This land use is currently an MDR and Neighborhood Commercial use, which holds the RE-12.5, R-1-10 and R-1-7.5 density and commercial uses. The applicant is seeking an HDR use, which holds the R-1-5, R-2-6, R-2-10, RM and R-TH density uses. They are requesting the R-1-5 zone. **Mayor Chris Hart opened the Public Hearing. Residents** who live adjacent to the area had questions and concerns regarding the location for this proposed high-density because of its proximity to UNITY Park, traffic, nuisance, public safety, water availability, inadequate parking, the lots being too small, construction traffic, the proposal goes against the General Plan and their preference that the property remain as Medium-Density Residential. Some residents submitted Public Comments and those are available as attachments to this agenda. **There was a young couple** who have been saving to buy a house and spoke in favor of this amendment to High-Density Residential.

**The developer** spoke in favor of this amendment and clarified that it was the intent for this development is for single family homes that are approximately 1500 to 1700 square feet for sale and not for rent. He supported water conservation, desert landscape and earth tone colors. Medium-Density on this site would be 69 units but they started with 74 units with the intent to blend on the north side. It would be difficult to blend in Medium-Density throughout the project due to attainable housing price points. He was passionate about building for the missing middle. He pointed out that each of the other parks in the City have Hight-Density Residential next to the park. One audience member inquired if a couple of the lots could be sacrificed for parking.

There being no other comments in person or through the Zoom application, **Mayor Chris Hart** closed the Public Hearing. The discussion may be accessed at time stamp 00:17:00.

**B. <u>Discuss and consider approval of Ordinance No. 2025-18, an Ordinance of Ivins City, Utah, approving a Concurrent Map Amendment from a land use of MDR (Medium-Density Residential) and Neighborhood Commercial to HDR (High-Density Residential) and a Zone Amendment from RA-1 (Residential Agriculture, minimum lot size 1 acre) to R-1-5 (Residential Single-Family minimum lot size 5,000 square feet) on Approximately 13.02 acres</u>**

**BACKGROUND and RECOMMENDATION:** The **Mayor and City Council** discussed this agenda item at length and determined that they wanted to continue this to a future meeting so that staff could work with the developers on a Development Agreement and a new drawing of a plan. The discussion may be accessed at time stamp 01:33:02.

**MOTION: Council Member Lance Anderson moved to continue agenda item 4)B, Ordinance No. 2025-18 to a future meeting and have staff work with them (developers) on getting a Development Agreement and having the new drawing be part of that Development Agreement**

**SECOND: Council Member Sharon Gillespie**

**VOTE: The motion carried unanimously.**

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| Council Member Mike Scott | AYE |

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| 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 02:27:28.

The **Mayor and City Council** took a five (5) minute recess. The meeting was in recess from 7:56 p.m. to 8:01 p.m.

**C. <u>Public Hearing pursuant to Utah Code to consider disposing of City owned property containing a municipal utility easement/storm water drainage facility located immediately to the east of parcel number I-SB-21-B-1 at approximately 500 East 400 South, Ivins, Utah</u>**

**BACKGROUND and RECOMMENDATION:** The City owns this property and it has a storm drain line in it. The City would like to move the line out of the property and move it into the street. The developer of the adjacent property is putting in a line and the developer has agreed to retain the requested setbacks if the City discounts the land the developer would be purchasing from the City. Mayor Hart opened the Public Hearing. There being no comments in person or through the Zoom application, Mayor Hart closed the Public Hearing. The explanation of this agenda item may be accessed at time stamp 02:33:14.

**D. <u>Discuss and consider approval of disposing of City owned property containing a municipal utility easement/storm water drainage facility located immediately to the east of parcel number I-SB-21-B-1 at approximately 500 East 400 South, Ivins, Utah pursuant to Utah Code</u>**

**BACKGROUND and RECOMMENDATION:** The **Mayor and City Council** agreed that it would be beneficial to sale the property and the terms of the sale are included in the Development Agreement that will be addressed under agenda item 5)A. The explanation of this agenda item may be accessed at time stamp 02:36:40.

**MOTION: Council Member Sharon Gillespie moved to approve of disposing of City owned property containing a municipal utility easement/storm water drainage facility located immediately to the east of parcel number I-SB-21-B-1 at approximately 500 East 400 South, Ivins, Utah pursuant to Utah Code and agreeing to the City's request of the developer to retain 20 foot setbacks in return for the purchase of the land at a price reduced by $15,000.**
**SECOND: Council Member Lance Anderson**
**VOTE: The motion carried unanimously.**

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| 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 02:40:06.

**5) <u>DISCUSSION AND POTENTIAL ACTION ITEMS</u>**

**A. <u>Continued discussion to consider approval of a Development Agreement for the Hafen Farms Subdivision</u>**

**MOTION: Council Member Lance Anderson moved to approve the Development Agreement for the Hafen Farms Subdivision subject to item 4)D that the City Council approved**
**SECOND: Council Member Kevin Smith**
**VOTE: The motion carried unanimously.**

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| 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 02:42:22.

**9) CLOSED MEETING**

**Mayor Chris Hart** indicated that the Mayor and Council will be adjourning into a Closed Meeting that has been taking place since 1:00 p.m. today pursuant to Utah Code section 52-4-205(1)(a).

**MOTION: Council Member Sharon Gillespie moved reconvene our Closed Meeting to discuss the character, professional competence or physical or mental health of an individual pursuant to Utah Code section 52-4-205(1)(a)**

**SECOND: Council Member Lance Anderson**

**VOTE: The motion carried unanimously.**

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| 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 02:45:30.

The **Mayor and City Council Members** reconvened their Closed Meeting and this open meeting went into recess at 8:16 p.m.

The open meeting was reconvened at 10:23 p.m.

**B. <u>Ratification of the selection of a City Manager and Authorization to extend an Employment Offer</u>**

**Mayor Chris Hart** requested that each City Council Member express an opinion about this process. Each City Council Member expressed their thoughts on this process. The discussion may be accessed at time stamp 03:28:30.

**MOTION: Council Member Sharon Gillespie moved extend an employment offer to candidate number 43 and authorize the Mayor to work through the details for a final contract to present to Council.**

**SECOND: Council Member Lance Anderson**

**VOTE: The motion carried unanimously.**

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| 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 03:35:44.

**6) CONSENT AGENDA - None**

**7) CONSENT AGENDA ITEMS FOR DISCUSSION**

**8) REPORTS**

There were no reports.

**A. Council**

**B. Mayor**

**C. City Attorney Bryan Pack**

**D. 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.

**10)<u>ADJOURNMENT</u>**

**MOTION: Council Member Lance Anderson moved to adjourn**

**SECOND: Council Member Sharon Barton**

**VOTE: The motion carried unanimously.**

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| 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 03:36:50.

The meeting adjourned at 10:32 p.m.

Respectfully,

Kari D. Jimenez, MPA, MMC
Ivins City Recorder