IVINS CITY COUNCIL
MEETING MINUTES
SEPTEMBER 18, 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 Chris Hart, Council Member Mike Scott, Council Member Kevin Smith, and Council Member Sharon Barton.
STAFF: City Manager Chuck Gillette, City Attorney Bryan Pack, Building and Zoning Administrator Rob Dalley, City Engineer Tom Jorgensen, Director of Finance Cade Visser, and Deputy City Recorder Sharon Allen.
EXCUSED: Council Member Sharon Gillespie, Council Member Lance Anderson
Audience: Susan Ertel, Tiffany Wynn, John Baas, Chris Haddad, Barbara Lewis, Kathleen G., Bonnie Kline, Jerry Nostadt, Wayne Pennington, Chris F., Myrna Pettengill, Gail Fulde, Scott and Shannon Cottam, James Barden, Suzy Appel, Shad Johnsen, Liz Fortney and others who did not sign in.

A. Acknowledgement of Quorum

Mayor Chris Hart acknowledged there was a quorum present. Council Members Sharon Gillespie and Lance Anderson were excused.

B. Flag Salute

Council Member Kevin Smith led the Flag Salute

C. Invocation

Council Member Kevin Smith 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. Arts Commission report - update on Whitaker Sculpture Fundraiser

BACKGROUND and RECOMMENDATION: The goal to raise private funds for the Lyman Whitaker sculpture that is in the roundabout at Kwavasa and Highway 91, has been met with the help of Ivins Inspired and members of the community. Lyman Whitaker has been a working sculptor for more than 50 years, is world-renowned and known for his kinetic sculptures that are seen throughout the US, Europe, and Australia. Having the sculpture in that roundabout here in Ivins is something interesting for the residents who live here and those passing through. **Lyman Whitaker** gave a warm thanks to all.

B. Presentation regarding hosting a Strong Towns event at Ivins City Hall - Tiffany Wynn, Ivins Inspired

BACKGROUND and RECOMMENDATION: A presentation was provided by Strong Towns leadership team and Ivins Inspired regarding holding a Strong Towns Local Conversation at Ivins City Hall on October 22, 2025 from 5:00-6:30 p.m. The event will offer a valuable opportunity to deepen the community's commitment to thoughtful growth and resident

engagement, aligning with Ivins' existing strengths and long-term vision. The discussion may be accessed at time stamp 00:13:38.

C. Presentation regarding the PGA - Black Desert Resort

There was no one present to provide a presentation.

D. **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, City Engineer Tom Jorgensen and Director of Finance Cade Visser, may be accessed at the following time stamps:

Building and Zoning Administrator Rob Dalley: 00:23:35

City Engineer Tom Jorgensen: 00:27:44

Director of Finance Cade Visser: 00:43:02

E. Planning Commission Report

No report. There was no Planning Commission meeting held on September 16, 2025.

3) CITIZEN COMMENT & REQUEST FOR FUTURE AGENDA ITEMS - None

4) PUBLIC HEARING AND ACTION ITEMS - NONE

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. **Discuss and consider approval of a Proclamation Declaring October as Domestic Violence Awareness Month**

BACKGROUND and RECOMMENDATION: There was a representative present for this agenda item who provided information regarding Domestic Violence Awareness Month to the Mayor and City Council. **Mayor Chris Hart** read the Proclamation. The explanation of this agenda item may be accessed at time stamp 00:46:00.

B. **Continued discussion regarding 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; also known as the Solterra development**

BACKGROUND and RECOMMENDATION: There have been a number of concessions requested by the City Council to be made by the developer. There were three (3) City Council Members present and two (2) excused. The three (3) City Council Members who were present had differing opinions regarding this concurrent map and zone amendment and requested that this agenda item be continued for the other two (2) City Council Members to be present for the discussion. The discussion may be accessed at time stamp 00:55:38.

MOTION: Council Member Mike Scott moved to continue this discussion

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	ABSENT
Council Member Lance Anderson	ABSENT

The Motion may be accessed at time stamp 01:04:58.

C. **Discuss and consider approval of a Development Agreement for the Solterra development**

BACKGROUND and RECOMMENDATION: This agenda item relates to agenda item 5)B that has been continued for the other two (2) City Council Members to be present for the discussion.

MOTION: Council Member Mike Scott moved to continue this agenda item
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	ABSENT
Council Member Lance Anderson	ABSENT

The Motion may be accessed at time stamp 01:06:22.

D. **Discuss and consider approval of Resolution No. 2025-16R, a Resolution of Ivins City, Utah, for the purpose of encouraging developers to implement voluntarily Ultra Water Efficiency Standards approved by Washington County Water Conservancy District**

BACKGROUND and RECOMMENDATION: The Washington County Water Conservancy District Conservation Manager reported that there is an incentive to be built to this standard, with builders paying a smaller impact fee if they build to this standard. There are developments in Ivins already that meet this standard, which is an optional standard. The Water Conservancy District is encouraging common areas like parks with grass and a swimming pool where the community can swim. The discussion may be accessed at time stamp 01:07:16.

MOTION: Council Member Kevin Smith moved to approve Resolution No. 2025-16R, a Resolution of Ivins City, Utah, for the purpose of encouraging developers to implement voluntarily Ultra Water Efficiency Standards approved by Washington County Water Conservancy District.
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	ABSENT
Council Member Lance Anderson	ABSENT

Roll call vote. All Council Members who were present voted in favor.
The Motion may be accessed at time stamp 01:12:40.

E. **Discuss and consider approval of Resolution No. 2025-17R, a Resolution of Ivins City, Utah, adopting a Water Conservation Plan**

BACKGROUND and RECOMMENDATION: City Manager Chuck Gillette reported that the Water Conservancy District has prepared a Joint Water Conservation Plan and convinced the State of Utah to allow this to be adopted for the entire region. Ivins City has its own Water Conservation Plan that the City may want to update but Ivins City will not be required to update their own if Ivins City adopts the joint plan. It was clarified that a Public Hearing is required so this is an introduction and a Public Hearing would be held at the next City Council meeting. The discussion may be accessed at time stamp 01:13:20.

MOTION: Council Member Kevin Smith moved set a Public Hearing on October 16, 2025 regarding Resolution No. 2025-17R
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	ABSENT
Council Member Lance Anderson	ABSENT

The Motion may be accessed at time stamp 01:17:02.

***F. Discussion regarding possible noxious weed eradication ordinance revision**

BACKGROUND and RECOMMENDATION: There is a plant type commonly known as bamboo on six (6) or seven (7) properties throughout the City that have been permitted on a grandfathered basis that the City needs to no longer allow those to remain in place. Current City codes indicated that if the bamboo is removed by whatever means, it cannot be replaced and the City could enforce that. The State of Utah has gotten involved and analyzed this and determined that it is on the State of Utah's noxious weed list. What has happened as a result, is the Washington County Noxious Weed Department has been working with the State of Utah and sent notifications to 93 owners throughout the County to initiate the process of eradicating these plants. The Ivins City Council has the option to revisit Ivins ordinances and emphasize that this plant is no longer an accepted plant type, it is a noxious weed and set time limits to eradicate it. That process would begin with the Planning Commission. A Council Member inquired it it would be better for the County to handle this. The City Attorney commented that would be an option because there is a grant that the County to apply for from the State of Utah that Ivins City would not have the ability to apply for and would be a less expensive option for the City. The County's enforcement through the Noxious Weed Act is stronger than what Ivins City has. **Mayor Chris Hart** suggested that the City move forward with clarifying City code to not allow this, because it is currently allowed for some properties and that should not be the case because that is inconsistent with State code. It endangers neighboring properties and catches fire very easily and there are areas in the City that are in violation of City code because this plant is being allowed to be regrown. The **Mayor and City Council** agreed to move forward with the Planning Commission reviewing Ivins City code at their next Planning Commission meeting. The discussion may be accessed at time stamp 01:18:06.

6) CONSENT AGENDA

A. Approval of City Council Work Meeting Minutes for August 21, 2025
B. Approval of City Council Meeting Minutes for August 21, 2025
C. Approval of City Council Special Meeting Minutes for August 26, 2025
D. Approval of City Council Meeting Minutes for September 4, 2025

MOTION: Council Member Mike Scott moved to approve the Consent Agenda
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	ABSENT

Council Member Lance Anderson	ABSENT

The Motion may be accessed at time stamp 01:31:36.

7) CONSENT AGENDA ITEMS FOR DISCUSSION

8) REPORTS

A. **Council**

The City Council reports may be accessed at time stamp 01:31:52.

B. **Mayor**

The report by the Mayor may be accessed at time stamp 01:35:50.

C. City Attorney Bryan Pack

No report

D. **City Manager Chuck Gillette**

The City Manager report may be accessed at time stamp 01:39:12.

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) ADJOURNMENT

MOTION: Council Member Kevin Smith 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	ABSENT
Council Member Lance Anderson	ABSENT

The Motion may be accessed at time stamp 01:42:10.

The meeting adjourned at 7:12 p.m.

Respectfully,

*Kari D. Jimenez, MPA, MMC
City Recorder

*Deputy City Recorder Sharon Allen was in attendance at this meeting. City Recorder Kari D. Jimenez prepared these Minutes.