IVINS CITY COUNCIL AND PLANNING COMMISSION
JOINT WORK MEETING MINUTES
NOVEMBER 6, 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 4:02 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, Council Member Lance Anderson, and City Recorder Kari D. Jimenez.

STAFF: City Manager Chuck Gillette, and City Attorney Bryan Pack.

Audience: BJ and Steve Manaster, Wayne Pennington, Kim Wheatley, Al Turnbridge, Fred and Sue Birnbaum, Denis and David Belsky, Kathy Barth, Rich Bryant, Julie and Drew Fleming, Dan and Ann Little, Don Robinson, Debbie Marry, Darrell and Michelle Draper, Alan and Sherry Kent, Janice and Martin Kendrick, Sandra Roberts, Scott and Leainne Buie, James Barden, Shad Johnsen and others who did not sign in.

EXCUSED: None.

A. Acknowledgement of Quorum

Mayor Chris Hart acknowledged there was a quorum present. All City Council Members were in attendance. Planning Commission Members Pam Gardiol, Brandon Weight, Perry Brown, and Doug Clifford were present.

B. Disclosures

City Council Member Lance Anderson disclosed that he put a bid on this project and he has also been working heavily with SITLA regarding the piece of land that he has in Ivins where the project would fit better because he disagreed with the current project location. He also disclosed that his development Indigo Trails is next to this property and his backyard is where the proposed upper lots would be. **Planning Commission Member Brandon Weight** disclosed that he works for the Engineering Company Civil Science but had no connection to this project. There were no other disclosures or conflicts of interest with items on this meeting's agenda.

2) WORK MEETING

A. Discussion regarding the current proposal for the SITLA 40 property consisting of 3000 square foot lots

BACKGROUND and RECOMMENDATION: The Utah Trust Lands Administration also known as SITLA, is proposing a 254-unit attainable housing development called *Anasazi Ridge* on a 40-acre parcel off Highway 91, with small single-story homes priced under $400,000. The development teams presentation is available as an attachment to this agenda. Local leaders support the need for attainable housing, but significant concerns were raised about whether this particular site is suitable. A copy of Ivins City's memorandum regarding a list of concerns is available as an attachment to this agenda. The property has steep slopes, costly soil conditions, and likely expensive grading and retaining wall requirements. It also lacks nearby parks or open space, which are important for a high-density neighborhood primarily intended for young

families. An alternative parcel already inside Ivins City limits may avoid most of these challenges and is located near a planned park, potentially offering lower costs, easier approvals, and better long-term livability. If SITLA decides to proceed with the Highway 91 site, the City and SITLA would need to collaborate closely on issues such as buffering, night-sky protections, parking, architectural character, and utility connections, especially since Ivins would be making substantial concessions to support affordability. The City supports attainable housing but emphasizes that site selection is critical. Choosing a location with fewer infrastructure challenges and stronger access to amenities would better support both affordability and quality of life. Ensuring long-term affordability, potentially through deed restrictions, would also be important. The discussion may be accessed at time stamp 00:03:30.

B. Discussion regarding potential changes to Ivins Land Use and Development Ordinances

Due to time constraints, this agenda item was not discussed.

3) <u>ADJOURNMENT</u>

MOTION: Council Member Lance Anderson moved to adjourn

SECOND: Council Member Mike Scott

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 01:21:40.

The meeting adjourned at 5:24 p.m.

Respectfully,

Kari D. Jimenez, MPA, MMC
Ivins City Recorder