IVINS CITY COUNCIL
WORK MEETING MINUTES
NOVEMBER 20, 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 4:00 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 Chuck Gillette, City Attorney Bryan Pack, City Recorder Kari D. Jimenez, Planning Commission Member Perry Brown, Planning Commission Member Pam Gardiol, Planning Commission Member Dave Robinson, Planning Commission Member Brandon Weight, Building and Zoning Administrator Rob Dalley, and Deputy City Recorder Sharon Allen.
EXCUSED: None.
Audience: Shad Johnsen, Wayne Pennington, Chris Haddad and others who did not sign in.

A. Acknowledgement of Quorum

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

B. Disclosures

There were no disclosures or conflicts of interest with items on this meeting's agenda.

2) WORK MEETING

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

The motivation for this discussion is the Governor's Housing mission to tackle the state's severe housing shortage by facilitating the construction of 150,000 new homes by 2028, including 35,000 starter homes, through supply-side solutions, zoning reform, incentivizing diverse housing types, and support programs, with the goal of increasing affordability and homeownership for all Utahns. The City Council discussed the following: 1) creating an Affordable Housing Overlay Zone; 2) High Density Residential (HDR) Land Use working on High Density Land Use and related zones and to look at setbacks, whether or not garages are required and to be prepared for whatever SITLA or other developers might come in with or be interested in; 3) Planned Development Overlay District (PD); 4) Lot Size Averaging; 5) review all Multifamily zones to determine whether their current standards are still appropriate. Review townhome and multifamily construction requirements to ensure new projects are not boxy or out of character with the community. Consider adding mansion-style multifamily design standards and possibly new zones or an overlay to encourage multi-unit buildings that maintain a single-family appearance and scale; 6) Resort Mixed Use (RMU); 7) Resort Commercial (RC); 8) eliminate Commercial Neighborhood Land Use and Commercial Neighborhood Zone on City maps and in City Code; 9) Add Buffer Requirements to City Code; 10) Perimeter Walls – for new development along residential and minor collector streets, should the code prohibit continuous perimeter walls and instead require homes front or side onto the street and driveway

access be provided from the street or rear alleys? Alternatively should this be an encouraged guideline rather than a requirement?; 11) Revisit Home Occupation Standards to reestablish home occupation business requirements. Without clear current standards, staff and residents lack guidance on what qualifies as an acceptable home based business; 12) Review and Clarify Enforcement of Real Estate Sign Code – review Ivins City Code to ensure Ivins policies and practices are clear and consistently applied; 13) Short-Term Rental (STR) Code Gaps – Ivins City allows STRs in overlay areas and in the RC and RMU zones Ivins detailed standards apply only to the STR overlay, which leaves STRs in RC and RMU without any operating requirements. There are STRs in neighborhoods that are not allowed and steps can be taken under House Bill 256; 14) Civil Penalties for Violating City Code – The City needs to review and update its civil penalty provisions to remove confusion. The City should consider establishing different penalty levels for homeowners versus commercial entities since the current amounts may be unnecessarily steep for individual residents while potentially too low to deter commercial violations.

Of these items, the Mayor and City Council prioritized A, B, and C to address over the next several months. The first "A" priority is the High Density Land Use zone, as anything relating to affordability or attainability should be the priority. It was suggested that the priorities of A, B, and C are "Attainability", "Buffering" and "Community" as the three (3) categories and priorities. Ordinances already exist in other municipalities that the City can use as a pattern. There should be a way for Ivins to accomplish these objectives in a way that is not destructive to the community. The Planning Commission was in attendance for this discussion has direction based on the discussion. The discussion may be accessed at time stamp 00:00:52.

3) <u>ADJOURNMENT</u>

MOTION: Council Member Lance Anderson moved to adjourn
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 01:18:18. The meeting adjourned at 5:19 p.m.

Respectfully,

Kari D. Jimenez, MPA, MMC
Ivins City Recorder