The Motion may be accessed at time stamp 01:01:02. Roll call vote. All Council Members were present and voted in favor.

5) DISCUSSION AND POTENTIAL ACTION ITEMS

B. Discuss and consider approval of Resolution No. 2025-18R, a Resolution of Ivins City, Utah, approving the Ivins City Utah 250 Community Committee

BACKGROUND and RECOMMENDATION: This is a requirement because the City is seeking a grant. The discussion may be accessed at time stamp 01:03:14.

MOTION: Council Member Lance Anderson moved to approve Resolution No. 2025-18R, a Resolution of Ivins City, Utah, approving the Ivins City Utah 250 Community Committee
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

Roll call vote. All Council Members were present and voted in favor. The Motion may be accessed at time stamp 01:03:56.

C. 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: The Mayor and City Council discussed this agenda item at length. Some City Council Members were in favor of the map amendment and zone amendment, with the developers willingness to work with the City and having made significant modifications to the plans at the request of the City. A majority of the City Council Members felt there was a need to be flexible on a case-by-case basis. A few City Council Members were not in favor of the map and zone amendment due to the higher densities and existing homes that are adjacent to the property. One Council Member wanted the homes to be deed restricted as owner-occupied to avoid large corporations buying up the project and limited to one story in height or approximately 15 feet. It was clarified that 15 feet was unrealistic and would be difficult if families wanted to build a walkout basement for additional space.
The Mayor and City Council were discussing agenda items 5)C and 5)D interchangeably and determined to combine the two into one agenda item for discussion.

MOTION: Council Member Kevin Smith moved combine agenda items 5)C and 5)D for discussion
SECOND: Council Member Lance Anderson
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 01:22:34.

One Council Member appreciated the developers price point of $525,000 but there was no guarantee that would happen and wanted to see in the development agreement that 20% of the homes would be deed restricted at $425,000, although the Council Member was still not in favor of the higher densities. Another City Council Member agreed, commenting that the City would not be doing the right thing because it would not be including the missing middle. The majority of the other Council Members disagreed, commenting that the market should drive the pricing of the homes. The developers were present and would agree to a height restriction of 20 feet but would not agree to price or deed restrictions. The City Council members were fine with the 20' height restriction. One Council Member requested that the development agreement include the requirement for ultra water conservancy standards. It was also suggested that no parking being allowed in the detention basin.

MOTION: Council Member Sharon Gillespie moved to approve the Development Agreement for the Solterra subdivision, Ivins City, Washington County, Utah, with the following identified stipulations: adding a height restriction to 20'; the detention basin be adjusted based on the hydrology in the southwest corner; there will be no parking in that southwest corner; the developer agrees to implement ultra efficiency water standards in the development and along with that, the Ordinance No. 2025-18 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. The land use and zone change are conditioned upon approval of the development agreement by the developer.

SECOND: Council Member Lance Anderson

A Council Member requested discussion and commented to the City Attorney that the land use and the zone change should be conditioned on the approval of the Development Agreement.

Council Member Gillespie amended her motion to include that the land use and zone change are conditioned upon approval of the development agreement by the developer. The Motion may be accessed at time stamp 01:54:54.

VOTE: The motion carried.

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

D. Continued discussion regarding approval of a Development Agreement for the Solterra development

BACKGROUND and RECOMMENDATION: This agenda item discussion and approval was combined with agenda item 5)C above.

E. <u>Discuss and consider approval of Resolution No. 2025-19R, a Resolution of Ivins City, Utah, appointing Tom Jorgensen as the Public Works Director</u>