IVINS CITY COUNCIL
MEETING MINUTES
FEBRUARY 19, 2026

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 Kevin Smith, Council Member Mike Scott, Council Member Sharon Gillespie, Council Member Sharon Barton, Council Member Dillon Hurt, and Council Member Wayne Pennington.

STAFF: City Manager Chuck Gillette, City Attorney Bryan Pack, Director of Finance Cade Visser, Building and Zoning Administrator Rob Dalley, Public Works Director and City Engineer Tom Jorgensen, and City Recorder Kari D. Jimenez.

EXCUSED: None.

Audience: Karl Von Graevenitz, Tiffany Wynn, Jerry Nostadt, Debrah Clarkson, Larry and Val Cazier, Becky & Chuck Warren, Dustin Garr, Barb Lewis and others who did not sign in.

A. Acknowledgement of Quorum

Mayor Kevin Smith acknowledged there was a quorum present. All Council Members were in attendance.

B. Flag Salute

Council Member Dillon Hurt led the Flag Salute

C. Invocation

Council Member Dillon Hurt gave the Invocation

D. Disclosures

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

2) REPORTS, PRESENTATIONS AND APPOINTMENTS

A. Ivins City Youth Council Report

The Youth Council reported on their trip to Salt Lake City for legislative days. The discussion may be accessed at time stamp 00:02:14.

B. Department Reports: Building & Zoning; Public Works & Engineering; Finance

Electronic reports are available as attachments to this agenda. Verbal reports given by Deputy City Recorder Sharon Allen for Building and Zoning Administrator Rob Dalley, Public Works Director and City Engineer Tom Jorgensen and Director of Finance Cade Visser, may be accessed at the following time stamps:

Deputy City Recorder Sharon Allen: 00:10:42

Public Works Director and City Engineer Tom Jorgensen: 00:12:30

Director of Finance Cade Visser: 00:15:14

C. Planning Commission Report

A report was provided to the Mayor and City Council. The report provided by Commissioner Pam Gardiol may be accessed at time stamp 00:18:22.

3) CITIZEN COMMENT & REQUEST FOR FUTURE AGENDA ITEMS

There was one Citizen Comment submitted by RT Marten regarding collaborative planning. Mr. Marten was not present. City Manager Chuck Gillette reported that he spoke with Mr. Marten regarding his concerns and staff will continue to work with him regarding his concerns. The discussion may be accessed at time stamp 00:20:48.

4) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing on the Planning Commission's recommendation on amendments to the ordinance adopting new residential zoning districts (R-1-3 and R-2-5) allowing 3,000 square foot lots and twinhomes on 5,000 square foot lots. Classifying the existing R-1-5 and the new R-1-3 zones as being appropriate for a new HDR (High Density Residential) single family land use designation and the existing R-2-10, RM and R-TH and the new R-2-5 zones as being appropriate for HDR multi-family land use designation and to be included in the Table of Uses

BACKGROUND and RECOMMENDATION: This is being proposed by Ivins City. Currently Ivins City code does not allow lots smaller than 5,000 sq. ft.. These amendments may assist with the availability of attainable housing. **Mayor Kevin Smith** opened the Public Hearing. There being no comments in person or through the Zoom application, **Mayor Kevin Smith** closed the Public Hearing. The explanation of this agenda item may be accessed at time stamp 00:23:10.

B. Discuss and consider approval of Ordinance No. 2026-06, an Ordinance of Ivins City, Utah, adopting new residential zoning districts (R-1-3 and R-2-5) allowing 3,000 square foot lots and twinhomes on 5,000 square foot lots. Classifying the existing R-1-5 and the new R-1-3 zones as being appropriate for a new HDR (High Density Residential) single family land use designation and the existing R-2-10, RM and R-TH and the new R-2-5 zones as being appropriate for HDR multi-family land use designation and to be included in the Table of Uses

BACKGROUND and RECOMMENDATION: Council Member Wayne Pennington referred to the information he provided to the Mayor and City Council and explained the land-use and zoning classifications. A copy of the information provided is available as an attachment to this agenda. The City Attorney explained the difference between zoning and land use and clarified that entitlement does not attach to the property until the zone change is effective. From a legal standpoint, it is the zoning that matters and not the land use as it relates to vesting or entitlement. The Mayor and City Council referred to the word "twinhomes" in the ordinance and agreed to change that to "Two-Family Home". There was discussion regarding the requirement of a minimum of 50% of units be sold to owner occupants. One Council Member suggested that the City look at a measure or deed restriction in order to enforce that and to look at a percentage requirement that are affordable based on State guidelines. There was discussion regarding Ivins City Code 16.09.104 regarding things that could be considered in a Development Agreement but not mandated for a project. The Mayor and City Council agreed to change the word "content" to "considerations for Development Agreements." It was agreed that this agenda item be continued to the next City Council meeting when the Council has accurate data throughout the ordinance. The discussion may be accessed at time stamp 00:24:40.

MOTION: Council Member Sharon Gillespie moved to continue Ordinance No. 2026-06 to the next City Council meeting when the Council has accurate data in the ordinance.
SECOND: Council Member Mike Scott
VOTE: The motion carried unanimously.

Council Member Mike Scott	AYE

Council Member Sharon Gillespie	AYE
Council Member Sharon Barton	AYE
Council Member Dillon Hurt	AYE
Council Member Wayne Pennington	AYE

There were technical difficulties with the audio not recording the motion because of the snow storm but the City Recorder recorded the motion as reflected above.

C. Public Hearing on the Planning Commission's recommendations on a zone amendment adopting PUD-R requirements

BACKGROUND and RECOMMENDATION: The Deputy City Recorder in the Building and Zoning Department provided an introduction. **Mayor Kevin Smith** opened the Public Hearing. There being no comments in person or through the Zoom application, **Mayor Kevin Smith** closed the Public Hearing. The explanation of this agenda item may be accessed at time stamp 00:43:00.

D. Discuss and consider approval of Ordinance No. 2026-07, an Ordinance of Ivins City, Utah, adopting PUD-R requirements

The Mayor and City Council discussed this ordinance at length and made suggested changes and additions. They suggested that this agenda item be continued to include those in the final ordinance before approval. The discussion may be accessed at time stamp 00:46:40.

MOTION: Council Member Wayne Pennington moved to continue the Council's discussion and approval of Ordinance No. 2026-07, an Ordinance of Ivins City, Utah, adopting PUD-R requirements

SECOND: Council Member Sharon Barton

VOTE: The motion carried unanimously.

Council Member Mike Scott	AYE
Council Member Sharon Gillespie	AYE
Council Member Sharon Barton	AYE
Council Member Dillon Hurt	AYE
Council Member Wayne Pennington	AYE

The Motion may be accessed at time stamp 01:05:16.

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Continued discussion to consider approval of expenditure to purchase Verkada security system

BACKGROUND and RECOMMENDATION: After the City Council discussion on November 2, 2025, staff followed the Council's recommendation to remove the door access function and internal cameras from City Hall from the quote to reduce cost. There was a recommendation that Ivins look into neighboring entity's system that would deliver similar value as Verkada but for less cost and that system is the Hanwha system. The findings were that Verkada is less expensive and provides a better warranty. The Verkada security system will become a more valuable tool to the Police and Parks departments as the City continues to grow and expand services and is already being utilized at the Center Street fire station. The Verkada cameras have significantly better functionality to help officers review footage more efficiently when needed. The discussion may be accessed at time stamp 01:06:06.

MOTION: Council Member Sharon Gillespie moved to approve the purchase of the 10-year Verkada security system for $237,881.00
SECOND: Council Member Dillon Hurt
VOTE: The motion carried unanimously.

Council Member Mike Scott	AYE
Council Member Sharon Gillespie	AYE
Council Member Sharon Barton	AYE
Council Member Dillon Hurt	AYE
Council Member Wayne Pennington	AYE

The Motion may be accessed at time stamp 01:15:30.

B. Presentation and discussion regarding secondary water system

BACKGROUND and RECOMMENDATION: The City is still working with the consultant on this issue and this agenda item was continued to the next City Council meeting.

C. <u>Discuss and consider the Planning Commission's recommendation to approve a Class V Conditional Use Permit and Development Agreement for Aventura, located at approximately 800 South Main Street. Aventura at Ivins, LLC-Owner. Rosenberg Associates-Applicant</u>

BACKGROUND and RECOMMENDATION: This is a Conditional Use Permit and Development Agreement. The Mayor and City Council referred to the document provided by Council Member Mike Scott, a copy of which is available as an attachment to this agenda. Sharon Allen received communication from one of the developers who felt that the additional conditions were items that could be addressed through a Home Owners Association and/or CC&R's. The Mayor, City Council and developers went through Council Member Mike Scott's additional concerns and conditions. The discussion may be accessed at time stamp 01:16:30.

MOTION: Council Member Dillon Hurt moved to approve the Aventura Conditional Use Permit and Development Agreement with the recommended amendments for the Class V CUP and Development Agreement
SECOND: Council Member Sharon Barton
VOTE: The motion carried unanimously.

Council Member Mike Scott	AYE
Council Member Sharon Gillespie	AYE
Council Member Sharon Barton	AYE
Council Member Dillon Hurt	AYE
Council Member Wayne Pennington	AYE

The Motion may be accessed at time stamp 01:45:16.

D. <u>Discuss and consider approval of Solterra Development Agreement, amending setbacks</u>

BACKGROUND and RECOMMENDATION: This is an approved Development Agreement that is being amended to change setbacks to allow for additional parking and to add a pony wall to hide garbage cans. The discussion may be accessed at time stamp 01:46:08.

MOTION: Council Member Wayne Pennington moved to approve the Solterra Development Agreement, amending setbacks
SECOND: Council Member Sharon Gillespie
VOTE: The motion carried unanimously.

Council Member Mike Scott	AYE

Council Member Sharon Gillespie	AYE
Council Member Sharon Barton	AYE
Council Member Dillon Hurt	AYE
Council Member Wayne Pennington	AYE

The Motion may be accessed at time stamp 01:49:54.

E. <u>Continued discussion regarding potential remodel and expansion of the Center Street Fire Station</u>

BACKGROUND and RECOMMENDATION: The Mayor and City Council discussed funding scenarios for the potential remodel and expansion of the Center Street Fire Station. The Mayor and City Council will have a more clear understanding of the budgets at the Work Meeting that will be held on February 26th. The discussion may be accessed at time stamp 01:55:46.

F. <u>Continue discussion and consider approval regarding expenditure for architectural services for the Center Street Fire Station remodel and expansion</u>

BACKGROUND and RECOMMENDATION: The Mayor and City Council discussed an expenditure for architectural services for the Center Street Fire Station. Two Council Members suggested that the City select an architecture firm that has experience in building, remodeling and expanding fire stations, which they did not feel that the recommended architecture firm has. The discussion may be accessed at time stamp 02:11:04.

MOTION: Council Member Sharon Barton moved to approve the expenditure for architectural services for the Center Street Fire Station remodel and expansion and work with GH Turner Design, in the amount of $95,000
SECOND: Council Member Wayne Pennington
VOTE: The motion carried unanimously.

Council Member Mike Scott	AYE
Council Member Sharon Gillespie	AYE
Council Member Sharon Barton	AYE
Council Member Dillon Hurt	AYE
Council Member Wayne Pennington	AYE

The Motion may be accessed at time stamp 02:17:18

G. <u>Discuss and consider approval of Ordinance No. 2026-05, an Ordinance of Ivins City, Utah, amending section 5.02.106 of the Ivins City Code requiring business license applicants, including renewal applicants, to allow inspections as a condition of issuance of the business license</u>

BACKGROUND and RECOMMENDATION: The Mayor, City Council and Staff had a lengthy discussion regarding amending this section. The Mayor and City Council agreed that they need to discuss whether or not to require home-based businesses to obtain a business license first, before discussing this requirement. The discussion may be accessed at time stamp 02:18:50.

MOTION: Council Member Sharon Gillespie moved to continue discussion of Ordinance No. 2026-05 amending the section of the Code requiring business license applicants, including renewal applicants, to allow inspections as a condition of issuance of the business license, until they review the home based business license application process
SECOND: Council Member Dillon Hurt
VOTE: The motion carried unanimously.

Council Member Mike Scott	AYE
Council Member Sharon Gillespie	AYE
Council Member Sharon Barton	AYE
Council Member Dillon Hurt	AYE
Council Member Wayne Pennington	AYE

The Motion may be accessed at time stamp 02:32:06.

6) CONSENT AGENDA

A. Approval of City Council Meeting Minutes for February 5, 2026

MOTION: Council Member Sharon Barton moved to approve the Consent Agenda
SECOND: Council Member Sharon Gillespie
VOTE: The motion carried unanimously.

Council Member Mike Scott	AYE
Council Member Sharon Gillespie	AYE
Council Member Sharon Barton	AYE
Council Member Dillon Hurt	AYE
Council Member Wayne Pennington	AYE

The Motion may be accessed at time stamp 02:33:12.

7) CONSENT AGENDA ITEMS FOR DISCUSSION

8) REPORTS

A. Legislative Policy Committee report

The Legislative Policy Committee report may be accessed at time stamp 02:33:27.

B. Council

The City Council reports may be accessed at time stamp 02:42:12.

C. Mayor

No report

D. City Manager Chuck Gillette

The City Manager report may be accessed at time stamp 02:46:26.

E. City Attorney Bryan Pack

No report

F. 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 Dillon Hurt moved to adjourn
SECOND: Council Member Sharon Gillespie
VOTE: The motion carried unanimously.

Council Member Mike Scott	AYE
Council Member Sharon Gillespie	AYE
Council Member Sharon Barton	AYE
Council Member Dillon Hurt	AYE
Council Member Wayne Pennington	AYE

The Motion may be accessed at time stamp 02:54:28

The meeting adjourned at 8:24 p.m.

Respectfully,

Kari D. Jimenez, MPA, MMC
Ivins City Recorder