IVINS CITY COUNCIL
MEETING MINUTES
APRIL 16, 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".

MAYOR AND COUNCIL: The meeting was called to order at 5:30 p.m. and announced there was a quorum present.

A. Acknowledgement of Quorum

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

B. Flag Salute

Council Member Sharon Barton led the Flag Salute

C. Invocation

Council Member Sharon Barton 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. Department Reports: Building & Zoning; Public Works & Engineering; Finance

Electronic reports are available as attachments to this agenda and verbal reports given by 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:
Building and Zoning Administrator Rob Dalley: 00:02:49
Public Works Director and City Engineer Tom Jorgensen: 00:03:55
Director of Finance Cade Visser: 00:13:28

B. Planning Commission Report

A report was provided to the Mayor and City Council. The report provided by Chairperson Perry Brown may be accessed at time stamp 00:14:00.

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

4) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing on the Planning Commission's recommendation to approve a Zoning Text Amendment to Section 15.05.204 of the Ivins City Code regarding Flag Lots

BACKGROUND and RECOMMENDATION: This amendment would allow certain existing flag lots to be converted into up to two additional lots without increasing frontage on a dedicated roadway or publicly approved street, creating additional opportunities for infill development. The Planning Commission held a public hearing on March 31, 2026, and recommended approval of the amendment. Mayor Kevin Smith opened the Public Hearing. There being no comments in person or through the Zoom application, Mayor Hart closed the Public Hearing. The explanation of this agenda item may be accessed at time stamp 00:00:00.

B. Discuss and consider approval of Ordinance No. 2026-10, an Ordinance of Ivins City, Utah, Amending Section 15.05.204 of the Ivins City Code clarifying the Use of and Development Standards for Flag Lots

BACKGROUND and RECOMMENDATION: Council Member Mike Scott suggested clarifying the use of the term "lot" to read "all requirements of this section shall apply to each lot,

including but not limited to lot areas with setback requirements". He referred to the WHEREAS' and commented that there is a disconnect because in Part 9 of the Ivins City Code regarding the Historic Township District, that part minimizes flag lots and encourages in-fill and re-development within the Historic Township but the goal of this current change is to make flag lots simpler. He suggested adding the following WHEREAS statements for clarification: "WHEREAS, the Historic Township Overlay District is intended to both minimize the creation of flag lots and encourage in-fill and re-development; and WHEREAS the City Council finds in certain circumstances flag lots can be a practical and appropriate means of achieving in-fill development, particularly on irregular or constrained parcels; and WHEREAS the City Council desires to clarify and refine the standards for flag lots to ensure they are used in a predictable and well regulated manner, consistent with the City's overall land use goals. The discussion may be accessed at time stamp 00:20:18.

MOTION: Council Member Mike Scott moved to approve Ordinance No. 2026-10, an Ordinance of Ivins City, Utah, Amending Section 15.05.204 of the Ivins City Code clarifying the Use of and Development Standards for Flag Lots with the addition that he suggested and the additional WHEREAS' that he suggested and eliminating the term predictable

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 00:26:04. Roll call vote. All Council Members were present and voted in favor.

MOTION: Council Member Wayne Pennington moved move to the Hub Box

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 City Council meeting was in recess from 5:56 p.m. to 6:14 p.m. for the Mayor, City Council and members of the public who were in attendance, to participate in the Great Shakeout exercise.

5) <u>DISCUSSION AND POTENTIAL ACTION ITEMS</u>

A. <u>Discussion regarding America 250 events and funding</u>

Parks and Recreation Director Marc Christensen provided a flyer of events Ivins City will be holding. A copy of the flyer is available as an attachment to this agenda and the discussion may be accessed at time stamp 00:28:32.

B. <u>Discuss and consider proposal to provide municipal funds towards Switchpoint to address homelessness in Washington County</u>

BACKGROUND and RECOMMENDATION: The Mayor and City Council heard a presentation regarding potential participation in a funding contribution model to support the

Switchpoint Community Resource Center shelter services. Ivins City does not operate its own shelter and relies on services provided by Switchpoint to address homelessness. Ivins City contributes approximately $40,000 annually through a mandatory deduction from statewide sales tax distributions allocated to the State Shelter Fund. Recent state legislation has created opportunities for additional funding to local shelters. The Mayor and City Council agreed to place a discussion regarding funding on a future agenda. The discussion may be accessed at time stamp 00:36:44.

C. Discuss potential policy change regarding paid parental leave

BACKGROUND and RECOMMENDATION: The Mayor and City Council discussed the pros and cons of the suggested parental leave benefit. The pros include the opportunity for recruitment and retention, reduces turnover, which is a cost savings for the City, positively affects employee wellness, higher engagement and moral overall. The cons include potential strain on staff who are already wearing a lot of hats in the departments. Budget issues would likely only occur if the City would be paying overtime due to spreading out the workload or hiring temporary work. The Mayor and City Council agreed that it made sense to consider this, as the cost of 1-3 weeks of paid leave is a fraction of the cost of recruitment. The Mayor and City Council discussed the options and instructed the Human Resources Manager, City Manager and City Attorney to work together to put a policy together and bring it back before the City Council to review for approval. The discussion may be accessed at time stamp 01:02:34.

D. Continued discussion to consider approval of the Restated Interlocal Agreement Governing Law Enforcement and Fire/EMS Services

BACKGROUND and RECOMMENDATION: The City Council discussed the updated interlocal agreement governing shared Police and Fire/EMS services between Ivins City and Santa Clara City. Animal services is not addressed in this agreement, with both cities intending to negotiate a separate animal services agreement at a later date. Council Member Mike Scott requested that the chart of accounts be included as an addendum and clarified to identify only the accounts excluded from shared costs. He also noted prior concerns regarding delays in receiving department budgets and expressed support for the revised requirement that budgets be provided by the last Wednesday in March. City Attorney Bryan Pack was directed to finalize the agreement, subject to non-material edits and changes. The discussion may be accessed at time stamp 01:23:14.

MOTION: Council Member Dillon Hurt moved to approve Resolution 2026-09R, approving the Restated Interlocal Agreement Governing Law Enforcement and Fire/EMS Services effective July 1, 2026, on condition of Santa Clara's approval of their Resolution, with non-material changes

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

The Motion may be accessed at time stamp 01:37:20. Roll call vote. All Council Members were present and voted in favor.

The City Council meeting was in recess for three (3) minutes.

E. Budget presentation, 5-Year Budget Plan presentation and discussion

Director of Finance Cade Visser provided the Mayor and City Council with a 5-Year Budget Plan presentation. The presentation and discussion may be accessed at time stamp 01:42:32.

F. *Discuss and consider approval of an expenditure for civil and structural engineering design for the fire station remodel and expansion

BACKGROUND and RECOMMENDATION: The Mayor and City Council considered approval of an expenditure for civil and geotechnical engineering services related to the Ivins Fire Station Expansion and Remodel project located at Center Street and 100 West. The project includes additional apparatus bays, building expansion, and associated site improvements. The City previously retained GH Turner as the project architect and now requires additional engineering services to support the next phase of design, including site layout, grading and drainage, utility planning, and subsurface soil evaluation for structural and foundation design. Based on prior experience and familiarity with City standards, staff determined that Rosenberg Associates was better suited to provide timely and coordinated service for the project. The discussion may be accessed at time stamp 02:20:24.

MOTION: Council Member Wayne Pennington moved to approve the expenditure for civil and structural engineering design as proposed for Rosenberg and Associates

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

The Motion may be accessed at time stamp 02:25:16.

Council Member Dillon Hurt was excused at 8:12 p.m.

G. Continued discussion of fire station remodel and expansion

BACKGROUND and RECOMMENDATION: This is a general item carried over from the prior City Council meeting. The City Manager provided updates to the Mayor and City Council. There was no further discussion. The updated information may be accessed at time stamp 02:26:08.

H. Discuss and consider approval of Ordinance No. 2026-13, an Ordinance of Ivins City, Utah, approving a Concurrent Map Amendment from MDR (Medium-Density Residential) to HDR (High-Density Residential) Land Use, and R-1-10 (Residential Single Family minimum lot size 10,000 sq ft) Zone to R-2-10 (Residential Two-Family District, minimum lot size 10,000 sq ft) on approximately .23 acres

BACKGROUND and RECOMMENDATION: The City Council approved this action at their last meeting but because from a recommendation of denial from the Planning Commission, an ordinance was not drafted for approval. The Council would be approving the text of this ordinance consistent with what the votes were before. The City Attorney commented that the votes should be the same as the vote at the last meeting. Due to Council Member Hurt being excused earlier in the meeting and not present, Mayor Kevin Smith would need to vote on his behalf. Mayor Kevin Smith clarified that he would vote as Council Member Dillon Hurt voted at the last City Council meeting. The City Attorney clarified that the Mayor and City Council would be moving to confirm Ordinance No. 2026-13 consistent with the roll call vote of the April 2, 2026, City Council meeting. The discussion may be accessed at time stamp 02:35:38.

MOTION: Council Member Sharon Gillespie moved to approve the text of Ordinance No. 2026-13, consistent with the roll call vote from the last Council meeting
SECOND: Council Member Wayne Pennington
VOTE: The motion carried.

Mayor Kevin Smith	AYE
Council Member Sharon Gillespie	AYE
Council Member Wayne Pennington	AYE
Council Member Mike Scott	NAY
Council Member Sharon Barton	NAY
Council Member Dillon Hurt	ABSENT

The Motion passed. The Motion may be accessed at time stamp 02:40:00. Roll call vote. All Council Members were present. Three Council Members voted in favor, one Council Member was absent and two Council Members voted in opposition. Mayor Kevin Smith voted in favor, breaking the tie and reflecting Council Member Dillon Hurt's motion in favor at the last City Council meeting.

6) CONSENT AGENDA

A. Approval of City Council Work Meeting Minutes for March 19, 2026

B. Approval of City Council Meeting Minutes for March 19, 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 02:41:02.

7) CONSENT AGENDA ITEMS FOR DISCUSSION

8) REPORTS

A. Council

The City Council reports may be accessed at time stamp 02:41:18.

B. Mayor

The report by the Mayor may be accessed at time stamp 02:42:34.

C. City Manager Chuck Gillette

The City Manager report may be accessed at time stamp 02:44:34.

D. City Attorney Bryan Pack

No report

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 Wayne Pennington 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 02:46:58. The meeting adjourned at 8:33 p.m.

Respectfully,

Kari D. Jimenez, MPA, MMC
Ivins City Recorder