IVINS CITY COUNCIL
AND PLANNING COMMISSION JOINT
WORK MEETING MINUTES
AUGUST 6, 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 4:00 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, Council Member Wayne Pennington, Chairperson Perry Brown, Commission Member Pam Gardiol, and Commission Member Dave Robinson.

STAFF: City Manager Chuck Gillette, City Attorney Bryan Pack, and City Recorder Kari D. Jimenez.

EXCUSED: None.

Audience: James Barden, Dori Pack, Kathy Barton, Gail Fulde, Suzy Appel and others who did not sign in.

Mayor Kevin Smith acknowledged there was a quorum present. All Council Members were in attendance, with Council Member Dillon Hurt in attendance via the Zoom application.

2) WORK MEETING

A. Discussion regarding attainable housing options

City Manager Chuck Gillette introduced the discussion regarding a conceptual attainable housing proposal presented by Lance Anderson. He clarified that the proposal was not an official land use or zone change application and was being presented as an additional option for attainable housing as the City continued its Land Use Plan and Map discussions. The proposal and the potential development of the SITLA property were independent projects and should be evaluated on the merits of their respective locations. Mr. Anderson presented the proposed development located near Highway 91 and Guy Lane/400 West, adjacent to the future Chinley Park and near the City's planned BLM park, cemetery and Public Works property. The concept included a range of housing and lot sizes consisting of 3,000-square-foot lots, 4,000-square-foot lots, estate lots and the previously approved 160 resort commercial townhome units. The larger estate lots are intended to provide a buffer along portions of the development and there would be limited disturbance to preserve open space. Existing and planned transportation connections, proximity to parks and an existing bus stop were identified as benefits of the location.

The City Manager explained that the concept was at a preliminary stage and did not currently conform to the applicable zoning and no land use or zone change application had been submitted. He reviewed the existing Comanche Cliffs/Chinley Cliffs settlement agreement affecting a portion of the property and explained that proceeding with the proposed concept would require addressing the existing agreement and establishing appropriate development standards through a development agreement. The Sensitive Lands Ordinance and protection of the viewshed was discussed. Preliminary topographic information and cross sections were reviewing and it was noted that grading could reduce some areas below the applicable sensitive lands slope threshold.

There were concerns regarding development of the larger estate lots, disturbance limits, building heights, grading, retaining walls and the visibility of development from Highway 91 and surrounding properties. The City Council and Planning Commission discussed potential impacts to the adjacent Pendleton property, including grading and retaining walls, as well as stormwater drainage. Mr. Anderson indicated that the intent was not to increase the existing drainage onto the Pendleton property. Stormwater would ultimately be directed toward the planned detention basin near Fitness Way. Additional engineering would be necessary to evaluate drainage, detention, sediment control and other technical issues before a development proposal could move forward. Mr. Anderson initially suggested zoning the overall project Resort Commercial and using a development agreement to restrict the permitted uses and establish the proposed residential layout. City Attorney Bryan Pack indicated that a development agreement could govern the permitted uses and development standards. Alternative zoning approaches were discussed, including retaining Resort Commercial zoning for the 160 previously approved townhome units while applying residential zoning classifications to other portions of the property. The importance of incorporating neighborhood gathering areas and opportunities for community interaction into new development was raised. Potential neighborhood commercial uses, food truck locations and concession opportunities within or near parks were discussed as possible ways to create gathering spaces while recognizing the challenges associated with sustaining small commercial businesses in the area.

The Mayor, City Council and Planning Commission Smith expressed interest in continuing to evaluate the proposal but indicated that viewing the property was important to understanding potential sensitive lands and viewshed impacts. The City Council and Planning Commission supported scheduling a joint work meeting and site visit to walk the property. That will occur on Thursday, August 20, 2026 at 8:00 a.m. The discussion may be accessed at time stamp 00:00:58.

3) <u>ADJOURNMENT</u>

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
Chairperson Perry Brown	AYE
Commission Member Pam Gardiol	AYE
Commission Member Dave Robinson	AYE

The Motion may be accessed at time stamp 01:04:00.

The meeting adjourned at 5:04 p.m.

Respectfully,

Kari D. Jimenez, MPA, MMC
Ivins City Recorder