IVINS CITY COUNCIL AND PLANNING COMMISSION
JOINT WORK MEETING MINUTES
AUGUST 20, 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 8:00 a.m. and announced there was a quorum present.

All present included Council Member Mike Scott, Council Member Sharon Gillespie, Council Member Sharon Barton, Council Member Wayne Pennington, Chairperson Perry Brown, Commission Member Doug Clifford, Commission Member Pam Gardiol, and Commission Member Dave Robinson.

STAFF: City Manager Chuck Gillette, City Attorney Bryan Pack, Director of Finance Cade Visser, Parks and Recreation Director Marc Christensen, Building and Zoning Administrator Rob Dalley, Deputy City Recorder/Subdivision Coordinator Sharon Allen, and City Recorder Kari D. Jimenez.

EXCUSED: Council Member Dillon Hurt, Commission Member Brandon Weight

Mayor Kevin Smith acknowledged that a quorum of both the City Council and Planning Commission was present. Council Member Wayne Pennington was in attendance via the Zoom application.

2) WORK MEETING

A. On-site visit to Guy Lane and Fitness Way regarding attainable housing options

The City Council, Planning Commission, staff and others in attendance left City Hall at 8:05 a.m. and returned to the City Council room from the on-site meeting at 9:05 a.m.

B. Discussion regarding on-site visit and attainable housing options

BACKGROUND and RECOMMENDATION: The City Council and Planning Commission conducted an on-site visit of property near Guy Lane and Fitness Way to review a conceptual development proposal that included a variety of residential lot sizes and Resort Commercial townhomes. Survey stakes and balloons had been placed to assist in evaluating the transition from smaller lots and higher densities to larger lots and the potential impacts on the hillside. Following the site visit, the City Council and Planning Commission reconvened at City Hall to discuss the proposal and attainable housing options. The concept was intended to provide a range of housing opportunities and included smaller residential lots intended to be more attainable, larger residential lots and Resort Commercial townhomes that could accommodate short-term rentals. Housing types and densities, Resort Commercial uses and short-term rentals, building costs, market conditions and the potential use of deed restrictions to maintain attainable housing were discussed. Concerns included the effectiveness and enforcement of deed restrictions, impacts on future resale and homeowner equity, and the administrative responsibility associated with enforcing those restrictions. Applying restrictions to a percentage of the attainable units rather than the entire development was discussed as a potential option. The proposed zoning and its relationship to the City's Sensitive Lands Ordinance were reviewed. The concept included a variety of densities and zoning. The Medium Density Residential designation would allow the Sensitive Lands Ordinance slope provisions to apply beginning at a 12 percent slope rather than

an 8 percent slope, although the proposed lots within that area would be less dense than otherwise permitted by the designation. Development would generally begin near Guy Lane and Fitness Way in previously disturbed areas and proceed in phases based on market demand. The concept included wider streets than the previous proposal, sidewalks, greater separation between buildings, individual driveways and two-car garages. General feedback was provided regarding the concept, including options for maintaining a portion of the development as attainable housing. The proposal will continue to be evaluated with potential builders and proceed through the appropriate land use process as it develops. The discussion may be accessed at time stamp 00:10:22.

3) <u>ADJOURNMENT</u>

MOTION: Chairperson Perry Brown moved to adjourn
SECOND: Commission Member Dave Robinson
VOTE: The motion carried unanimously.

Council Member Mike Scott	AYE
Council Member Sharon Gillespie	AYE
Council Member Sharon Barton	AYE
Council Member Wayne Pennington	AYE
Chairperson Perry Brown	AYE
Commission Member Doug Clifford	AYE
Commission Member Pam Gardiol	AYE
Commission Member Dave Robinson	AYE
Council Member Dillon Hurt	ABSENT
Commission Member Brandon Weight	ABSENT

The Motion may be accessed at time stamp 00:34:50. The meeting adjourned at 9:33 a.m.

Respectfully,

Kari D. Jimenez, MPA, MMC
Ivins City Recorder