IVINS CITY COUNCIL
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 5:30 p.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 Dillon Hurt, and Council Member Wayne Pennington.
STAFF: City Manager Chuck Gillette, City Attorney Bryan Pack, Director of Finance Cade Visser, Chief of Police Jaron Studley, and City Recorder Kari D. Jimenez.
EXCUSED: None.
Audience: Bonnie Kline, Chris Haddad, Gail Fulde, Sue Birnbaum, Becky & Chuck Warren, Tiffany Wynn, Al Turnbridge 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, with Council Member Wayne Pennington being in attendance via the Zoom application.

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. Discuss and consider approval of a Proclamation regarding Constitution Week

BACKGROUND and RECOMMENDATION: Representatives from the Color Country Chapter of the Daughters of the American Revolution provided information regarding the history and purpose of Constitution Week. Mayor Kevin Smith read the Proclamation recognizing September 17 through September 23, 2026 as Constitution Week. The discussion may be accessed at time stamp 00:02:20.

MOTION: Council Member Dillon Hurt moved to approve a Proclamation regarding Constitution Week
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 00:08:34.

B. Discuss and consider approval of Resolution No. 2026-15R, a Resolution of Ivins City, Utah, appointing a Grand Marshal for the 2026 Heritage Days Parade

BACKGROUND and RECOMMENDATION: The Resolution was read, appointing former Ivins City Police Chief Bob Flowers as the 2026 Heritage Days Parade Grand Marshal. The Resolution recognized Mr. Flowers' extensive career in law enforcement and public safety, including service as Ivins City Police Chief, St. George Police Chief, with the Utah Department of Public Safety, and as Director of FEMA Region VIII. Mr. Flowers thanked the Mayor and City Council for the honor and credited the teams with whom he had served throughout his career. The discussion may be accessed at time stamp 00:09:30.

MOTION: Council Member Sharon Gillespie moved to approve Resolution No. 2026-15R, a Resolution of Ivins City, Utah, appointing Bob Flowers as the 2026 Heritage Days Parade Grand Marshal

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 00:14:08. Roll call vote. All Council Members were present and voted in favor.

Special Report: Police Chief Jaron Studley provided personnel updates and introduced newly hired Officer Brayton Tobler and Officer Laynce Bartruff. Officer Bartruff was accompanied by Forest, an explosives detection K-9 with previous deployments to Afghanistan and Jordan. The report may be accessed at time stamp 00:16:50.

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

Electronic reports are available as attachments to this agenda. Building and Zoning Administrator Rob Dalley and Public Works Director and City Engineer Tom Jorgensen were excused. The verbal report given by Director of Finance Cade Visser may be accessed at time stamp 00:23:18.

D. 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 00:24:20.

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

4) PUBLIC HEARING AND ACTION ITEMS - NONE

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider approval of Supplemental Development Agreement for Sage Villas Phase 2

BACKGROUND and RECOMMENDATION: The Mayor and City Council continued discussion regarding the proposed Supplemental Development Agreement for Sage Villas Phase Two. Updated conceptual renderings and a site plan were reviewed. Discussion focused on building height and appearance from Fitness Way, the proposed 16-unit configuration, parking, pedestrian access and stairways, existing HOA concerns, garbage service, deed-restricted affordable units and the feasibility of alternative two-story configurations. The developer explained that the proposed configuration was intended to respond to the site's topography while allowing the units to remain at a more attainable price point. Council Members expressed

concerns regarding existing parking conditions and the visual impact of the buildings from Fitness Way. The developer indicated that reducing the number of units would significantly increase per-unit costs and affect the project's economic feasibility. The City Attorney clarified that the City's role regarding existing HOA issues was primarily that of a mediator and that many of those matters would need to be addressed voluntarily by the HOA and property management. The Mayor and City Council discussed language in the Development Agreement relating to the subsequent zone change. Revised language was suggested to provide that the Development Agreement was contingent upon approval of the zone change and, correspondingly, that the zone change would be contingent upon execution of the Development Agreement. The developer agreed. The proposed stairway requirement was also revised to require at least one set of stairs, with up to three sets depending upon feasibility as determined by City staff. The discussion may be accessed at time stamp 00:32:34.

MOTION: Council Member Dillon Hurt moved to approve the Supplemental Development Agreement, 8 lots within Sage Villas Phase 2, with the language amendments and adding in at least one set of stairs, up to three, depending on the feasibility and whatever the City determines

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 01:08:28. Roll call vote. All Council Members were present and voted in favor.

B. <u>Continued discussion to consider approval of Ordinance No. 2026-16, an Ordinance of Ivins City, Utah approving a Zone Amendment from R-TH (Residential Townhouse) to R-M (Residential Multi-Family) on approximately .81 acres Sage Villas Phase 2, Units 36-43. Sage White Mountain, LLC-Owner/Applicant</u>

BACKGROUND and RECOMMENDATION: The Mayor and City Council continued discussion regarding the Zone Amendment associated with the Sage Villas Phase Two Supplemental Development Agreement. The City Attorney identified the need to include the common area within the legal description.

MOTION: Council Member Sharon Gillespie moved to approve Ordinance No. 2026-16, an Ordinance of Ivins City, Utah regarding a Zone Amendment from R-TH (Residential Townhouse) to R-M (Residential Multi-Family) with the amended language to say that this is contingent on the Development Agreement being signed and including the common area

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 01:11:02. Roll call vote. All Council Members were present and voted in favor.

C. <u>Continued discussion regarding on-site visit to Guy Lane and Fitness Way regarding attainable housing options</u>

BACKGROUND and RECOMMENDATION: The Mayor and City Council discussed the conceptual attainable housing proposal following the joint on-site visit held earlier today. There was support for incorporating smaller-lot single-family homes and a variety of housing types near the planned parks and other amenities. The proposed relocation of the previously approved Resort Commercial units was discussed, including concerns regarding short-term rentals, views from Land Hill and surrounding areas, sensitive lands and traffic circulation. Concerns were raised about the proposed route to the future Arrowhead Park and Public Works facilities through residential streets. It was clarified that a future access is anticipated with construction of the Western Corridor. The Mayor and City Council expressed support for continuing to evaluate the concept, recognizing that it would proceed to the Planning Commission for further review. City Manager Chuck Gillette provided a summary of the Comanche Cliffs Settlement Agreement that governs this property. The Agreement resulted from litigation associated with adoption of the City's Sensitive Lands Ordinance and established requirements relating to density, open space, ridgeline protection, disturbance limits, building mass, grading, retaining walls, landscaping and revegetation. The discussion may be accessed at time stamp 01:12:14.

MOTION: Council Member Sharon Gillespie moved to suspend the rules and move item 5)E forward for discussion

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

E. <u>Continued discussion regarding progress of updating the Land Use Plan Map</u>

BACKGROUND and RECOMMENDATION: Business outreach questions have been incorporated into a Google Form and businesses have been identified for direct outreach, with additional businesses to receive a survey electronically. Responses presented publicly will remain anonymous, and the information is anticipated to be available in September. Visual examples of different housing types are being put together. The General Plan is being reviewed and action items are being compiled that are relevant to the Land Use Plan Map process. The discussion may be accessed at time stamp 01:23:30.

Council Member Dillon Hurt was excused at 7:00 p.m.

D. <u>Continued discussion of the fire station remodel and expansion</u>

BACKGROUND and RECOMMENDATION: Mechanical, electrical, plumbing and structural engineering work was proceeding. Preliminary unsolicited contractor estimates had been received based upon differing versions of the plans, and the City was preparing a request for letters of interest from contractors. Because the current plans continue to evolve, including the basement and Police Department components, a final project cost estimate was not yet available. The discussion may be accessed at time stamp 01:34:02.

6) CONSENT AGENDA

A. Approval of City Council and Planning Commission Joint Work Meeting Minutes for August 6, 2026

B. Approval of City Council Meeting Minutes for August 6, 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 01:36:18.

7) CONSENT AGENDA ITEMS FOR DISCUSSION

8) REPORTS

A. Council

The City Council reports may be accessed at time stamp 01:36:42.

B. Mayor

No report

C. City Manager Chuck Gillette

The City Manager report may be accessed at time stamp 01:45:52.

D. 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 Sharon Gillespie moved to adjourn

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 01:52:44. The meeting adjourned at 7:22 p.m.

Respectfully,

Kari D. Jimenez, MPA, MMC
Ivins City Recorder