IVINS
CITY COUNCIL
MINUTES
July 16, 2026

NOTICE: This meeting will be held in person. You may listen to the live audio feed by going to www.ivinsutah.gov under "Upcoming Events". When the meeting is live, it will reflect "In Progress" - click on the "In Progress" link to listen to the meeting live.

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, Director of Finance Cade Visser, Parks and Recreation Director Marc Christensen, Building and Zoning Administrator Rob Dalley, City Attorney Bryan Pack, and City Recorder Kari D. Jimenez.

EXCUSED: Public Works Director and City Engineer Tom Jorgensen

A. Acknowledgement of Quorum

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

B. Flag Salute

Council Member Sharon Barton led the Flag Salute

C. Invocation

Council Member Sharon Barton gave the Invocation

D. Disclosures

Mayor Kevin Smith referred to agenda items 2)B and 4)A & B and disclosed that the individual who may be appointed to the Arts Commission is an employee of Tuacahn and with regard to agenda items 4)A and 4)B, he has a son that lives in Sage Villas.

2) REPORTS, PRESENTATIONS AND APPOINTMENTS

A. Community Garden update - Lorraine Sanders

Lorraine Sanders provided an update to the Mayor and City Council. The discussion may be accessed at time stamp 00:04:48.

B. Discuss and consider approval of Resolution No. 2026-14R, a Resolution of Ivins City, Utah, appointing an individual to the Arts Commission

BACKGROUND and RECOMMENDATION: Josie Brzenk was introduced to the Mayor and City Council. The discussion may be accessed at time stamp 00:09:52.

MOTION: Council Member Sharon Gillespie moved to approve Resolution No. 2026-14R, a Resolution of Ivins City, Utah, appointing Josie Brzenk to the Arts Commission

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 00:13:32. Roll call vote. All Council Members were present and voted in favor.

C. <u>Department Reports: Building & Zoning; Public Works & Engineering; Finance</u>

The Public Works Director and City Engineer Tom Jorgensen was excused. Electronic reports are available as attachments to this agenda and verbal reports given by the Building and Zoning Administrator Rob Dalley and Director of Finance Cade Visser, may be accessed at the following time stamps:

Building and Zoning Administrator Rob Dalley: 00:14:32

Director of Finance Cade Visser: 00:15:20

D. <u>Planning Commission Report</u>

The report provided by Chairperson/Commissioner Perry Brown may be accessed at time stamp 00:17:32.

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

4) <u>PUBLIC HEARING AND ACTION ITEMS</u>

A. <u>Public Hearing on the Planning Commission's recommendation on 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: This agenda item addresses the final two undeveloped buildings within Sage Villas Phase 2. The proposed zone amendment would allow the applicant to increase the number of residential units by changing the zoning designation from Residential Townhouse (R-TH) to Residential Multi-Family (R-M). **Mayor Kevin Smith** opened the public hearing. Members of the public addressed the Mayor and City Council, concerned about existing parking concerns within the development, increased traffic and visibility issues caused by on-street parking, compatibility with the approved development, architectural consistency, and completion of the promised community swimming pool. City Staff clarified that certificates of occupancy for the final buildings would not be issued until the community pool was completed and reported that permit applications for the pool had recently been submitted. There being no other comments in person or through the Zoom application, **Mayor Kevin Smith** closed the Public Hearing. The explanation of this agenda item and public comments may be accessed at time stamp 00:21:12.

B. <u>Discuss and 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 discussed the proposed zone amendment, including parking availability, architectural compatibility, pedestrian connectivity, completion of the community pool and amenities, and the need to ensure the final phase remains consistent with the existing development. The applicant explained that the proposed redesign would maintain a similar building footprint and appearance while providing additional attainable housing opportunities. Council Members expressed support for continuing discussions through a Development Agreement to address parking, architectural design, community connectivity, and completion of the pool and related amenities before acting on the requested zone amendment. The discussion may be accessed at time stamp 00:30:42.

MOTION: Council Member Mike Scott moved to continue the discussion and considering 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, to have time to work out details of a development agreement addressing parking issues, the pool and amenities timing, the architecture including building height, footprint, appearance and community connectivity to Fitness Way
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 00:44:32.

5) **DISCUSSION AND POTENTIAL ACTION ITEMS**

A. **Discuss and consider approval of the corrected consolidated fee schedule**

BACKGROUND and RECOMMENDATION: The Building Official presented proposed revisions to the City's Consolidated Fee Schedule to clarify that building permit valuations are based on the current International Code Council (ICC) Building Valuation Data rather than the previously referenced 2021 valuation table. The proposed amendment was intended to eliminate outdated language and ensure the fee schedule automatically reflects current valuation data used by the City's permitting software. The **Mayor and City Council** discussed the accessibility and transparency of the Building Valuation Data, including how residents determine permit fees, the availability of the ICC valuation tables, and opportunities to provide additional guidance for owner-builders. Discussion also addressed incorporating the current multiplier into the fee schedule and providing additional information through the Building Department or the City's website to assist applicants in understanding permit calculations. The Mayor and City Council supported updating the fee schedule to reference the current ICC valuation data and a multiplier of one, while continuing to explore ways to make the information more user-friendly for residents. The discussion may be accessed at time stamp 00:45:12.

MOTION: Council Member Sharon Gillespie moved change the Consolidated Fee Schedule to eliminate the year 2021 to say current, and add the multiplier as 1
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 01:03:32

B. **Discuss and consider approval of spending budgeted funds on the installation of landscape in the Hamblin Parkway Roundabout and center medians**

BACKGROUND and RECOMMENDATION: The Public Works Director presented a proposal to expend budgeted funds for landscaping improvements within the Hamblin Parkway roundabout and center medians. The proposed landscape design is intended to complement the adjacent landscaping installed by Black Desert Resort and The Reserve while enhancing the appearance of the corridor. The total installation cost was estimated at approximately $85,600, with Ivins City contributing the previously approved budgeted amount of $40,000 and Black Desert Resort funding the remaining cost. The Mayor and City Council discussed the proposed landscape design and the maintenance agreement with Black Desert Resort. Discussion included ongoing maintenance concerns associated with the existing Mustang Roundabout and center medians, the importance of maintaining an attractive gateway into the City, and potential improvements to the existing landscaping. The new landscaping would be maintained by Black Desert Resort under the existing maintenance agreement and that discussions are underway to improve maintenance practices for the existing roundabout and medians. The Mayor and City Council supported moving forward with the project while encouraging continued improvements to the maintenance and appearance of the Mustang Roundabout. The discussion may be accessed at time stamp 01:04:24.

MOTION: Council Member Dillon Hurt moved to approve spending budgeted funds on the installation of landscape in the Hamblin Parkway Roundabout and center medians in the amount of $40,000

SECOND: Council Member Mike Scott

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

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

C. Discuss and consider award of contract and approval of expenditure for the Public Works Yard West Parking Addition Project on 200 West

BACKGROUND and RECOMMENDATION: The City Manager presented a request to award a contract and approve an expenditure for the Public Works Yard West Parking Addition Project located on 200 West. The project includes construction of approximately fourteen additional parking stalls, improvements to the access gate, installation of ADA-compliant ramps, and drainage improvements. The additional parking will improve access for both the Public Works Yard and the Ivins Animal Shelter by relocating employee parking outside the secured Public Works Yard. Although the project was budgeted during the previous fiscal year, construction was delayed pending completion of the Animal Shelter improvements. Two bids were received, with Interstate Rock Products submitting the lowest responsive bid. The Mayor and City Council discussed the bid results and the City's previous experience working with Interstate Rock Products. Council Members also discussed the bid format and confirmed that the recommended contract amount, including contingency funds, remained below the original project budget. The Mayor and City Council supported awarding the contract to Interstate Rock Products. The discussion may be accessed at time stamp 01:16:14.

MOTION: Council Member Sharon Gillespie moved to approve the award of the contract to Interstate Rock Products in the amount of $82,668.75 for the expansion of the Public

Works Yard West Parking Addition Project on 200 West
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 01:19:12.

D. <u>Continued discussion regarding Anasazi Commons Annexation located along Old Highway 91</u>

BACKGROUND and RECOMMENDATION: The City Manager facilitated a work session with the Mayor, City Council, and Planning Commission to continue discussing the proposed Anasazi Commons Annexation and to provide preliminary policy direction for the applicant's revised concept plan. The discussion focused on identifying key issues and gathering feedback to assist the applicant in preparing a future proposal for formal consideration. The Mayor, City Council, and Planning Commission discussed several aspects of the proposed development, including residential density, preservation of sensitive lands, buffering adjacent to Indigo Trails, transitions in lot sizes, open space, neighborhood connectivity, commercial development, affordability, and consistency with the City's General Plan and Annexation Policy Plan. Support was expressed for maintaining lower-density development on the hillside and requiring the project to undergo the Sensitive Lands review process before finalizing development plans. Discussion also addressed providing an appropriate transition between the proposed development and existing neighborhoods, incorporating meaningful open space and pedestrian connectivity, evaluating commercial uses along Old Highway 91 through a development agreement, and preserving opportunities for affordable homeownership while protecting the City's natural environment and viewshed. Additional discussion included the need for a fiscal analysis of the proposed annexation, consideration of long-term infrastructure and transportation impacts, project phasing and grading, construction sequencing, and ensuring the proposal remains financially sustainable for both the City and future residents. The Mayor and City Council directed staff to provide the applicant with the feedback received and requested a revised concept plan addressing the issues discussed before further consideration of the annexation proposal. The discussion may be accessed at time stamp 01:20:00.

E. <u>Discussion regarding Mayor’s Minute Newsletter Articles</u>

BACKGROUND and RECOMMENDATION: The Mayor initiated a discussion regarding the monthly Mayor's Minute newsletter article and proposed alternating authorship between the Mayor and City Council Members to provide additional opportunities for Council Members to communicate with residents on topics of community interest. The Mayor and City Council discussed the purpose of the Mayor's Minute and the value of providing residents with a consistent message from the Mayor regarding the City's vision, priorities, and current initiatives. Council Members expressed support for continuing the Mayor's monthly articles while encouraging Council Members to share ideas and topics of interest for inclusion in future newsletters. The Mayor agreed to continue authoring the monthly Mayor's Minute and welcomed input from Council Members regarding future newsletter content. The discussion may be accessed at time stamp 02:18:08.

F. Continued discussion of the fire station remodel and expansion

BACKGROUND and RECOMMENDATION: The City Manager provided an update on the Fire Station Remodel and Expansion project, including revisions to the conceptual floor plan. The updated design expands the basement to accommodate an elevator, provide additional storage and future office space, and increase the overall flexibility of the facility. Discussion included the potential impact of the expanded scope on project costs, opportunities to reduce costs by completing portions of the basement in the future if necessary, and the long-term goal of designing a facility capable of meeting the City's needs for approximately fifty years. The Mayor and City Council also discussed providing additional space for the Police Department and preserving Heritage Park by pursuing measures to ensure future facility expansion would not encroach into the park. An update was also provided regarding the community fundraising campaign. Approximately $5,000 had been received through early donations, and fundraising materials, educational outreach, and future community events continue to be developed. The importance of providing consistent public information regarding the project was emphasized, and Council Members encouraged directing media inquiries to designated project representatives to ensure accurate and consistent communication. The discussion may be accessed at time stamp 02:21:54.

6) CONSENT AGENDA

A. Approval of City Council Meeting Minutes for June 4, 2026
B. Approval of City Council Work Meeting Minutes for June 18, 2026
C. Approval of City Council Meeting Minutes for June 18, 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 02:30:46.

7) CONSENT AGENDA ITEMS FOR DISCUSSION

8) REPORTS

A. Legislative Policy Committee report

The Legislative Policy Committee report may be accessed at time stamp 02:31:20.

B. Council

The City Council reports may be accessed at time stamp 02:35:20.

C. Mayor

The report by the Mayor may be accessed at time stamp 02:41:16.

D. City Manager Chuck Gillette

The City Manager report may be accessed at time stamp 02:42:26.

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) <u>ADJOURNMENT</u>
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 02:45:50 The meeting adjourned at 8:16 p.m.

Respectfully,

Kari D. Jimenez, MPA, MMC
Ivins City Recorder