

**IVINS
CITY COUNCIL
MINUTES
December 5, 2019**

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 Hart, Council Member Mehr, Council Member McDonald, Council Member Johnson, Council Member Elliott, and Council Member Densley.

STAFF: and City Manager/Attorney Dale Coulam.

EXCUSED: None.

Audience: Chris Haddad, Randy Johnson, Regina Roper, Sue Gordhammer, Becky & Chuck Warren, CJ Koharcheck, BP Osburn, Ryan Cain, Judith Kapuscinski and others who did not sign in.

A. Acknowledgement of Quorum

Mayor Hart acknowledged there was a quorum present and expected Council Member Mehr to arrive anytime.

Council Member Mehr arrived at 5:34 p.m.

B. Flag Salute

Council Member Densley led the Flag Salute

C. Invocation

Council Member Densley gave the Invocation

D. Disclosures

There were no disclosures or conflicts of interest with items on this meeting's agenda.

2) REPORTS AND PRESENTATIONS

A. Department Reports: Parks and Recreation and Public Safety

Benny Sorensen reported that they are finishing the landscaping at the skate park, which has been delayed because of the rain. The skate park is busy and is being used. He reported that the Run Run Reindeer will be on Saturday, December 21, 2019 and the City has put together another bus day trip, this time to Hoover Dam.

Dale Coulam indicated that Chief Flowers was excused. An electronic copy of the Public Safety and Fire reports are available on Ivins website www.ivins.com

B. Planning Commission Report

There was no one present to provide a report.

3) CITIZEN COMMENT REQUESTING FUTURE AGENDA ITEMS

None

4) PUBLIC HEARING AND ACTION ITEMS - NONE

5) DISCUSSION AND POTENTIAL ACTION ITEMS

Mayor Hart request that the rules be suspended to bring agenda item 5)F to this point in the agenda.

MOTION: Council Member Mehr moved to suspend the rules and move agenda item 5)F up to this point in the agenda

1 **SECOND: Council Member McDonald**

2 **VOTE: The motion carried.**

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Elliott	AYE
Council Member Densley	AYE

3 F. Presentation, discussion and consideration of proposed City entrance sign

4 **Mayor Hart** reported that he's received some sign concepts and indicated that Ryan Cain with
5 YESCO signs was present. Ryan Cain stated that he is an Ivins resident and provided some
6 renderings including in 3D with a night view. He suggested there be no direct lighting on the
7 sign and it only be halo lit. The renderings are for the triangular piece of property on Highway
8 91 as you drive up the hill from Santa Clara. **Council Member Densley** inquired what the base
9 would be made of. Ryan Cain stated that there are options. The base could be concrete and the
10 sign itself steel or aluminum. There are very expensive ways to make a sign and less expensive
11 ways. **Mayor Hart** inquired if the dimensions are approximately 12 feet. Ryan Cain clarified
12 that it is but indicated that they can play with the size. **Council Member Densley** inquired as to
13 ballpark numbers as to cost. Ryan Cain stated that it depended on the materials used but the
14 range is anywhere from \$40,000 to \$65,000. **Mayor Hart** indicated that the location on
15 Highway 91 coming into Ivins from Santa Clara allows for a large sign but inquired if the City
16 really wants something that size. Ryan Cain stated that there are some rules for signs to be read
17 easily but the sign could be shrunk and still easily read. **Mayor Hart** suggested shrinking the
18 sign by 25-30% and have the base be elongated. Ryan Cain indicated that the arch to be shrunk
19 down as well. **Mayor Hart** referred to the word "Utah" in the logo and commented that they
20 don't really need that. **Council Member Densley** liked #7 and then shrinking the mountain and
21 arch in #7. He also liked acid concrete as a base. Ryan Cain indicated that he would let them
22 know if the sign becomes too small to be effective. **Council Member McDonald** suggested that
23 Ryan play with some downsizing and then bring this back to the City Council with some
24 photos. **Council Member Elliott** stated that if this is considered public art, she would want this
25 information to be reviewed by the Arts Commission because that could also be helpful. **Mayor**
26 **Hart** indicated that at the next City Council meeting the intent is to make a decision but the Arts
27 Commission could look at this between now and then. **Council Member Densley** would like to
28 look at the option of staining acid on the cement base.
29 **Mayor Hart** inquired about keeping the word "Utah" in the sign. The Council pointed out that
30 the word "Utah" is contained in the logo. The **Mayor and City Council** agreed to keep the word
31 "Utah" in the sign.

32 A. Discuss and consider acceptance of offer on the City's 15.5 acre parcel on Center Street

33 **Dale Coulam** stated that the City has received a full price cash offer from Sullivan Homes for
34 the City's parcel on Center Street. Sullivan Homes is different from S&S Homes and is known
35 for a nice quality home and is in concept, a more modern version of what the Hart Family had
36 envisioned there. Sullivan Homes has asked for this to be zoned Medium Density, not fully
37 understanding what Ivins' Medium Density zoning is, compared to other cities. In many cities
38 Medium Density goes down to 5,000 sq ft. lots. He and Mike Rodriguez met with the developers
39 briefly and determined that their concept may fit in an R-1-7.5 zone if they can get the density
bonus with open space. Ivins' Real Estate Agent Neil Walter described that the concept is

1 similar to the neighborhood where he lives in that there is a lot line on a plat map but he really
2 only owns the pad the home is on and the rest is common area controlled by the HOA. Fencing
3 of the backyard would be open and pockets of other open space which would be allowed under
4 the current overlay ordinance and would be similar to the Cliffrose subdivision as it relates to
5 open space qualifications. This developer's application would be filed under the current
6 ordinance and their intent is to be all single level, single family homes, with a combination of hip
7 and flat roofs. They have no intent for any of their development to be short-term rentals. They
8 have not spent the money to draw a layout yet but will do so if the Council feels like this concept
9 is close enough to what they want to see, which, to staff, appears to be very close. Dale Coulam
10 recommended that the City Council authorize acceptance of the offer and allow the developer to
11 do their due diligence and having a concept plan drawn up so that the City can see what the
12 densities are. The developers did not have an issue with the 15' degree view corridor and would
13 start working through the zoning and due diligence, which would include a Preliminary Plan
14 approval, and then escrow could close. **Council Member Mehr** inquired if the City has
15 received any other offers. **Dale Coulam** stated "not yet." **Council Member Mehr** inquired if he
16 thought that the City would get an offer that was more than full price. **Dale Coulam** indicated
17 that in discussions he had with a potential broker, that broker argued with the appraisal that the
18 City had, thinking that the asking price for the property was too high. One condition in the offer
19 is that the appraisal supports the price but that's common. The offers that Ivins has received
20 previously from three (3) other parties were all \$200,000 less than this offer. **Council Member**
21 **Mehr** inquired if this is residential property and if the City would be giving up any commercial
22 property. **Dale Coulam** clarified that the property is residential and the City would not be giving
23 up any commercial property. **Council Member Mehr** inquired if a design would come forward
24 to the City Council. **Dale Coulam** indicated that it would. **Mayor Hart** felt the developers idea
25 was very appealing. **Council Member Mehr** referred to the application being filed under the
26 current ordinance. **Dale Coulam** stated that the City has been working for a year and a half on
27 revising the subdivision enhancement overlay but this application falls under the current
28 ordinance. **Council Member Elliott** referred to the subdivision enhancement overlay and single
29 story homes and inquired how the City can tie what the developer is saying, to what really
30 happens. **Dale Coulam** clarified that when a developer files for a subdivision enhancement
31 overlay, they have to show what they're willing to do, to make the project unique and attractive
32 and allow for open space. The open space is a mathematical calculation but is vague as to the
33 standards. **Mayor Hart** liked the idea of the patio homes because that is pretty consistent with
34 the project that is above this piece of property. **Council Member Johnson** inquired if the offer
35 price included the cost of the road and trail improvement. **Dale Coulam** stated that it did and
36 those are part of Ivins' Master Plans. He clarified that the City has the ability to do some of that
37 work in conjunction with the developer to speed up those improvements being installed- but the
38 developer is required to put those improvements in. **Council Member Mehr** inquired what the
39 City would be agreeing to by accepting the offer. **Dale Coulam** clarified that the City would be
40 accepting the offer as it's written. **Council Member Mehr** inquired if the offer can be voided if
41 the property is not zoned how the developer wants it. **Dale Coulam** stated yes and indicated that
42 the offer to purchase is contingent on a zone change and Preliminary Plan approval. The land
43 use and zone change application would likely be concurrent. **Aaron Olson** with Sullivan Homes
44 commented that Neil Walter and Wes Davis with NAI had prior engagements and were not able
45 to be present but he indicated that what Dale Coulam has represented to the Council is exactly

correct. He looked forward to engaging with the Planning Commission, City Council and surrounding neighborhoods.

MOTION: Council Member Densley moved to approve acceptance of offer on the City's 15.5 acre parcel on Center Street

SECOND: Council Member McDonald

VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Elliott	AYE
Council Member Densley	AYE

B. Discuss and consider approval of a Development Agreement for the Mojave Mesa subdivision, located at approximately Earl Road and Highway 91

Dale Coulam commented that he was just provided with copies of Exhibit A, which is the legal description for the property in this Development Agreement. **Lance Anderson** indicated that he just realized that the company name might be wrong. It should be AnA Enterprises. Teancum owns the property but it hasn't been switched over yet. **Mayor Hart and Dale Coulam** clarified that it could be approved as amended.

MOTION: Council Member Elliott moved to approve a Development Agreement for the Mojave Mesa subdivision, located at approximately Earl Road and Highway 91, as amended

SECOND: Council Member Johnson

VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Elliott	AYE
Council Member Densley	AYE

C. Discussion regarding possibilities for expansion of the cemetery

Chuck Gillette provided aerial photos of the existing cemetery, as well as the proposed cemetery on BLM land. He reported that the City has been digging out fill just above the current City cemetery and around three (3') or four (4') feet down, they hit hard rock. He had Public Works staff dig in various spots in the area and they started hitting rock in four (4') to five (5') feet throughout so the current plan for the current cemetery expansion and for the location on BLM land, may not work at all until they're able to do some soil boring and geotechnical investigations. **Benny Sorensen** reported that the whole new section is for cremations. **Mayor Hart** inquired as to depth for a cremation. **Benny Sorensen** stated three (3') to four (4') feet. **Council Member Densley** suggested that fill be brought in and then berm and rock it. **Chuck Gillette** commented that the City could collect dirt as it comes in. **Council Member Mehr** inquired if there were any flooding issues at the current City cemetery. **Chuck Gillette** indicated no and commented that the dam cuts everything off. **Mayor Hart** suggested that Chuck Gillette and Benny Sorensen work together on this. **Council Member**

1 **Johnson** stated that bringing fill in and terracing would look good in the cemetery. Benny
2 Sorensen indicated that this solution will likely buy the City three (3) to five (5) years and the
3 other area adjacent to the current cemetery five (5) to seven (7) years.

4 D. Discuss and consider approval of revisions to street sign standard

5 **Chuck Gillette** brought in an example of a stop sign and street sign on a pole. He researched the
6 costs and powder coating is the best option because it is practically maintenance free. The
7 approximate cost is \$500 to install a sign with labor and installation. Regarding their inquiry
8 about the logo replacement stickers, if the City purchases a pack of 48, the cost is \$5 a
9 sticker. **Council Member Mehr** inquired as to what the motivating factor was to revise the
10 street sign standard. **Chuck Gillette** commented that the City changed the logo and the City
11 needed to change the standard to include the new logo but then the City Council previously
12 discussed eliminating the logo all together because it was hard to read the old logo. The benefit
13 of having the logo on the street signs is it identifies the city the street is in. **Council Member**
14 **Densley** commented that the logo looks cool on the signs. **Council Member Mehr** inquired if
15 the City would retrofit the old signs. **Chuck Gillette** clarified that the old signs need to be
16 changed out because they're getting old. The **Mayor and City Council** had a discussion
17 regarding where the signs with logos would be placed as it relates to major, minor and other
18 collector streets and arterial streets. The **Mayor and City Council** decided to leave the standard
19 as it is written regarding placement of the signs with logos.

20 **MOTION: Council Member Densley moved to approve revisions to street sign standard**

21 **SECOND: Council Member McDonald**

22 **VOTE: The motion carried.**

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Elliott	AYE
Council Member Densley	AYE

23 E. Discuss and consider approval of revisions to standard specifications for design and
construction

24 **Chuck Gillette** commented that the information was passed out to the Mayor and City Council
25 at the last meeting for them to comment on before sending this out to the development
26 community for their feedback. **Mayor Hart** stated that most of the changes related to the new
27 LID (Low Impact Development) requirement. He inquired if, compared to other cities, anything
28 in the document was seen as extreme. **Chuck Gillette** indicated that the only complaint he has
29 personally heard is the requirement for six (6") inch curbing for the sidewalks rather than four
30 (4") inches. **Mayor Hart** inquired if the six (6") requirement has diminished the
31 cracking. **Chuck Gillette** stated "absolutely". **Council Member Densley** referred to the sewer
32 connections and inquired if he's heard about the bull horn. **Chuck Gillette** inquired if he was
33 talking about clean-outs. **Council Member Densley** indicated yes and felt those should be
34 required at the front of the house so that is easier to clean out a blockage. The **Mayor and City**
35 **Council** agreed. **Chuck Gillette** stated he would make that change and inquired if the City
36 Council was comfortable with him sending the revisions out to the development
37 community. The **Mayor and City Council** agreed. **Chuck Gillette** indicated that written
38 notification will go out and a public hearing will be set before the City Council in January.

G. Discuss and consider approval of Ordinance No. 2019-23, an Ordinance of Ivins City, Utah adopting the City Council meeting schedule for the calendar year of 2020

Council Member Mehr suggested that as the time gets closer to the July 2nd meeting, the Council look at whether there will be a quorum for that meeting. **Dale Coulam** clarified that January is odd in 2020 due to the swearing in of the elective offices. Some cities hold their swearing in at noon on the first Monday in January and Ivins has typically held it the first meeting in January, which would be January 9th. **Council Member McDonald** made the assumption that the dates would be different and made plans so he would not be in attendance on January 9th. The **Mayor and City Council** determined that the City Council meeting dates in January will be Monday, January 6, 2020 and Thursday, January 16, 2020 at 5:30 p.m. They suggested that the agenda for January 6th be kept light.

MOTION: Council Member Mehr moved to approve Ordinance No. 2019-23, an Ordinance of Ivins City, Utah adopting the City Council meeting schedule for the calendar year of 2020 as amended

SECOND: Council Member McDonald

VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Elliott	AYE
Council Member Densley	AYE

Roll call vote. All Council Members were present and voted in favor.

6) CONSENT AGENDA

A. Approval of City Council Meeting Minutes for November 7, 2019

B. Approval of City Council Meeting Minutes for November 21, 2019

MOTION: Council Member Johnson moved to approve the Consent Agenda

SECOND: Council Member Elliott

VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Elliott	AYE
Council Member Densley	AYE

7) CONSENT AGENDA ITEMS FOR DISCUSSION

8) REPORTS

A. Council

Council Member Mehr acknowledged Hyrum Wayne Smith and reported that he attended his funeral.

Council Member McDonald reported that he took part in the grand opening for the skate park and it has been a huge success with a lot of people using it. The Solid Waste District is working on contracts relating to recycling.

Council Member Johnson - no report

1 **Council Member Elliott** - no report

2 **Council Member Densley** - no report

B. Mayor

3 **Mayor Hart** reported that he attended the reception at Tuacahn the evening before the funeral
4 for Hyrum Smith. One of Hyrum Smith's daughters specifically asked the Mayor to thank the
5 City Council for appointing her dad as the Grand Marshal of the Heritage Days parade.

C. City Manager/Attorney Dale Coulam

6 **Dale Coulam** reported that the Economic Summit will be held on Thursday, January 9, 2020 and
7 the City needs to order tickets. Those who would like to attend will let him or the City Recorder
8 know.

D. Items to be placed on future agendas

9
10 **9) CLOSED MEETING**

11 **10) ADJOURNMENT**

12 **MOTION: Council Member McDonald moved to adjourn**

SECOND: Council Member Johnson

VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Elliott	AYE
Council Member Densley	AYE

13
14 The meeting adjourned at 7:05 p.m.

15
16 Respectfully,

17
18 Kari Jimenez
19 Ivins City Recorder