# IVINS
## CITY COUNCIL
## MINUTES
## July 21, 2022

**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.ivins.com 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 Scott, Council Member Mehr, Council Member Johnson, Council Member Murphy, Council Member Anderson, and City Recorder Kari Jimenez.
**STAFF:** City Manager/Attorney Dale Coulam, Director of Finance Cade Visser, Building and Zoning Administrator Mike Haycock, and Public Works Director/City Engineer Chuck Gillette.
**EXCUSED:** None.
**Audience:** Patrick Manning, James Barder, Terri Draper, Scott Stowell, Mike Hugo, Dean Cavaleto, Sharon Gillespie, Jared Madsen, Dana Cook, Michael Cook, Dave Appel, Ed Budinsky, Chris Haddad, Craig F., Teresa F., Randy Johnson, Steven Weida and others who did not sign in.

A. Acknowledgement of Quorum

**Mayor Hart** called the meeting to order and acknowledged there was a quorum present.

B. Flag Salute

**Council Member Johnson** led the Flag Salute

C. Invocation

**Council Member Johnson** gave the Invocation

D. Disclosures

**Council Member Anderson** referred to agenda item 5)E regarding the Preliminary Plan for Kwavasa Phase 2 and disclosed that he is the applicant on that agenda item. There were no other disclosures or conflicts of interest with items on this meeting's agenda.

**2) REPORTS, PRESENTATIONS AND APPOINTMENTS**

A. St. George Regional Hospital update
https://www.youtube.com/watch?v=q1cpwP2gC6Y

**Terri Draper** with St. George Regional Hospital introduced Cyndy Gilbert, Board Chairman and Legal Counsel. **Cyndi Gilbert** outlined the history of the Hospital and referred to a YouTube video. A link to the YouTube video is available as an attachment to this agenda. **Cyndi Gilbert** indicated that she was grateful for the working relationships the Hospital has with the communities. **Mayor Hart** inquired how the HerediGene population study project was going. **Terri Draper** stated that it is going well. They currently have just over 125,000 people in the study, where the project aims to study the genes of 500,000 participants, to better predict and prevent serious diseases.

B. Department Reports: Building Department; Public Works/Engineering; Finance

**Chuck Gillette** reported that they have been fixing more water leaks. **Mayor Hart** inquired if there are more water leaks in the summer. **Chuck Gillette** indicated that there was a

correlation. He reported that the City has been working on wrapping up issues with right-of-way for the Highway 91 project and hope to have that ready to bid next month.
**Cade Visser** reported that the fiscal year was 100% complete at the end of June and the new fiscal year has begun. The City has received just over 95% of budgeted tax revenues year-to-date and will receive the final fiscal year 2022 tax revenue over the next two (2) months. Impact fees are pacing ahead of year-to-date expectations and all Enterprise Fund items are showing steady growth and operating within management expectations.

C. Quarterly Finance Report

**Cade Visser** provided a PowerPoint presentation, a copy of which is available as an attachment to this agenda. He reported that for 13 straight months, unemployment has been below 3%. There was extraordinary consumer spending in 2021 and residential permits are beginning to slow down. The General Funds are on track with where they should be and all departments came in under budget. **Mayor Hart** thanked Cade for his efforts in keeping expenditures in line.

D. Planning Commission Report

**Mike Haycock** reported that the Planning Commission changed their regular meeting date in October, to Tuesday, September 27th so that members could attend the Utah League of Cities and Towns Annual Convention in Salt Lake City. He reported that the Planning Commission held a continued Public Hearing regarding a concurrent land use and zoning amendment for the southwest corner of Black Desert Resort that abuts the SITLA parcel and recommended approval. They also recommended approval of a Preliminary Plan for the Black Stone subdivision. **Council Member Anderson** inquired where the Planning Commission was headed with regard to short-term rentals. **Mike Haycock** indicated that they will likely send it forward to the City Council by taking out the STRO (Short-Term Rental Overlay) and proceed with short-term rentals in the RC and RMU zones, as well recommending that the City Council develop other options and guidelines for their use throughout the City. **Council Member Murphy** commented that the Council talked about that at the last City Council meeting and decided that they do not want Short-Term Rentals to be allowed everywhere in the City.

**3) CITIZEN REQUEST FOR FUTURE AGENDA ITEMS REGARDING ORDINANCES, POLICIES OR OTHER LEGISLATIVE ITEMS**

None

**4) PUBLIC HEARING AND ACTION ITEMS - NONE**

**5) DISCUSSION AND POTENTIAL ACTION ITEMS**

A. Discuss and consider the Planning Commission's recommendation to approve a Preliminary Plan for Falcon Park Subdivision, located at approximately 225 East and 800 South. Kevin Petersen and Jared and Megan Bringhurst-Owner/Applicant

**Mike Haycock** reported that this subdivision consists of 2 lots on 1.01 acres. The land use is Medium Density Residential and the property is zoned R-1-7.5, which is one of the zones allowed for Medium Density Residential. The proposed density and use is consistent with the Land Use Map and City Ordinances.

**MOTION: Council Member Mehr moved to approve the Planning Commission's recommendation to approve a Preliminary Plan for Falcon Park Subdivision, located at approximately 225 East and 800 South. Kevin Petersen and Jared and Megan Bringhurst-Owner/Applicant**
**SECOND: Council Member Johnson**
**VOTE: The motion carried.**

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| Council Member Scott | AYE |
| Council Member Mehr | AYE |
| Council Member Johnson | AYE |
| Council Member Murphy | AYE |
| Council Member Anderson | AYE |

B. Discuss and consider the Planning Commission's recommendation to approve a Preliminary Plan for Vista Estates, located at approximately 200 West and Red Vista Drive. Sunshine Seven, LLC and Bench Seven Series, Owner. Jared Madsen-Applicant

**Mike Haycock** reported that the Vista Estates subdivision consists of 24 lots on 7.16 acres. The land use is Medium Density Residential and the property is zoned R-1-7.5 which is one of the zones allowed for Medium Density Residential. The proposed density and use is consistent with the Land Use Map.

**MOTION: Council Member Murphy moved to approve the Planning Commission's recommendation to approve a Preliminary Plan for Vista Estates, located at approximately 200 West and Red Vista Drive. Sunshine Seven, LLC and Bench Seven Series, Owner. Jared Madsen-Applicant**
**SECOND: Council Member Scott**
**VOTE: The motion carried.**

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| Council Member Scott | AYE |
| Council Member Mehr | AYE |
| Council Member Johnson | AYE |
| Council Member Murphy | AYE |
| Council Member Anderson | AYE |

C. Discuss and consider the Planning Commission's recommendation to approve a Preliminary Plan for Black Desert Golf Village, located at approximately 1500 East Black Desert Drive, north of the horse roundabout. Enlaw, LLC-Owner. Jared Madsen-Alpha Engineering-Applicant

**Mike Haycock** reported that the Black Desert Golf Village consists of a total of 186 golf suite units. The land use is Resort Mixed Use and the property is zoned Resort Mixed Use, which is one of the zones allowed for Resort Mixed Use. The proposed density and use is consistent with the Land Use Map and Conditional Use Permit.

**MOTION: Council Member Scott moved to approve the Planning Commission's recommendation to approve a Preliminary Plan for Black Desert Golf Village, located at approximately 1500 East Black Desert Drive, north of the horse roundabout. Enlaw, LLC-Owner. Jared Madsen-Alpha Engineering-Applicant**
**SECOND: Council Member Johnson**
**VOTE: The motion carried.**

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| Council Member Scott | AYE |
| Council Member Mehr | AYE |
| Council Member Johnson | AYE |
| Council Member Murphy | AYE |
| Council Member Anderson | AYE |

D. Presentation and discussion on the Planning Commission's recommendation for a Zone Amendment per the Project Plan. Located at approximately Puerto Drive and 400 South. School Institutional Trust Lands Administration-Owner. Jerry Miyahara-Applicant

**Mike Haycock** reported this is a SITLA parcel located south of Padre Canyon and adjacent to the Black Desert Resort. The applicants original zone request was for RC (Resort Commercial) but the Planning Commission's recommendation was for RMU (Resort Mixed Use) with it buffered on the north and west and south along another development. It has been proposed for other buffers that are consistent with the request of the community to buffer one more row throughout the project. **Council Member Mehr** referred to the north buffer and inquired if the buffer was 300 feet. **Dale Coulam** indicated that would need to be researched if this proceeds to a public hearing. At the Planning Commission, he was asked how this would meet the requirements or definition of a horizontal hotel and was told there would be centralized management, an onsite office, as well as centralized booking. He is not aware of an updated Project Plan for RMU to give those assurances. This is resort mixed use, which allows a developer to combine a residential zone, with a commercial zone. He was concerned by a letter that was received in a letter from Kyle Paisley from SITLA that reads in part "I am confident in the abilities of the Rise Development team to provide a well-planned, top notch residential development project." The letter is inconsistent with what has been asked for and what was granted pursuant to an application for the land use change. The land use is RMU. If this were to be an all residential project with the densities increasing to the east as has been represented, he would expect to see residential densities of low density, going to medium density, and then to high density. He had no problem with it becoming a residential development, but was concerned that what has been represented to this point, has been a resort. There is no request for residential zones and there is no request for a short-term rental overlay and was perplexed at what he sees, versus what he reads, as it seems like this project has morphed over time and requested to hear from the representatives of this project. **Mayor Hart** stated he wasn't sure if that was a misstatement in the letter or if there is a change of intent. The applicant was present and was asked to step forward. Applicant **Jerry Miyahara** clarified there is no change of intent and indicated that Mr. Paisley was not able to attend this meeting and wrote a letter in lieu, representing SITLA. He indicated that there seems at times to have been some confusion with the word residential. The plan from the beginning, even with staff recommendation, was to pursue a resort commercial zone and that has not changed. This is a residential for sale program, with the ability to have short-term rentals with a single booking entity, a single maintenance entity, and an onsite presence. There is a whole variety of different product types within the existing zone of 37,000 square feet. Then existing zone on the west and southwest is 10,000 square feet, with a 7,500 square foot lot minimum as a secondary buffer and then resort mixed use area as defined in the Project Plan. The greater densities are focused in the area moving away from away from the existing residential and closer to the Black Desert Resort and the lava. This plan hasn't changed from the beginning, and they are trying to adapt to recommendations from the Planning Commission. **Dale Coulam** stated that he appreciated that clarification because the letter from SITLA was inconsistent with previous discussions and pointed out for the public that the only way that the City can notice the public hearing, would be per the Project Plan, to see what zone and densities are expected. He inquired if they are proposed to be single family homes? **Jerry Miyahara** indicated that was correct. The Ivins City ordinance for the resort mixed use zone, specifically requires a like-type product next to an adjacent residence. To the north and west, a primary buffer is provided in accordance with the

ordinance, along with a secondary buffer. Good land development is not going to put a high-density product right next to a 37,000 square foot lot. **Mayor Hart** referred to additional single family residential homes across the street and inquired if that is the secondary buffer. **Jerry Miyahara** clarified that there would be a road between the single family residential and then on the north it goes from 37,000 square foot lots on one side of the street, to 10,000 square foot minimum lots on the other side of the street and then along the west, the existing zone of 10,000 square foot lots, with a street and another row of 7,500 square foot minimum lots. **Mayor Hart** indicated that the question was raised about the depth of those lots and stated that he also recalled the buffer as 300 feet. **Dale Coulam** clarified that he will research that for the next meeting. **Mayor Hart** inquired if that would affect moving forward to the public hearing. **Dale Coulam** stated no. This was a presentation to provide the City Council with what the Planning Commission's recommendation was and discuss it, so that the Council understood and felt comfortable before holding a public hearing. **Council Member Anderson** indicated that he recalled that when the Layton property came in before the Council, the Council decided to leave it at RE-37 with a 300-foot buffer and the developers of the Layton property went all the way around the subdivision. He did not recall that the R-1-10 density had a buffer of 300 feet, he recalled it being closer to 250 feet. RMU allows use of any zone on the zoning map, except for RV. If RMU is used, two (2) zones are picked and if it is residential or the short-term overlay, that is what allows the short-term overlay. He likes the concept because the plans must be submitted with the heights, colors and similar. That was the intent back around 2016 where the commitment was made to the residents in the area, that there would be no short-term rentals in those residential zones. **Dale Coulam** stated that he did not think that the developer was intending for the single family homes in the buffer areas to be overnight rentals. Those are just homes. It is those that are in the RMU brown that would be available for rental. **Jerry Miyahara** indicated that was correct and clarified that the RMU zone would not require a separate overlay but within that zone, overnight is an allowable use. **Dale Coulam** stated that was correct if they meet the definition of a horizontal hotel. He was hoping to see an updated Project Plan that puts in writing those commitments that were made verbally to the Planning Commission, those being that there would be centralized management on site and centralized booking, with a commercial office on-site, to handle those rentals. **Jerry Miyahara** indicated that is their intention. Prior to the public hearing and after this meeting, those can be included in the updated Project Plan. **Mayor Hart** stated that it is researched as to what the actual motion that was made was, back when that land use change was made. **Council Member Anderson** indicated that RMU was put on the land use plan a long time ago and maintaining the transition zone is important.

**Council Member Scott** indicated that he had a lot of questions that he needed clarification on. Regarding the short-term rental overlay issue, he has heard that short-term rentals are allowed in the resort mixed use zone but he did not believe that was correct. He thought that Ivins code said that short-term rentals shall only be permitted on those areas identified on the Ivins land use map as recreational resort short-term rental overlay and located within the residential zones, including multiple residential. If the zone was changed to resort mixed use, that doesn't by itself give the applicant any ability to get short-term rentals. They would have to apply for the overlay and the Council could either approve an overlay or not approve an overlay. **Dale Coulam** stated that if resort commercial is chosen, which allows hotels including horizontal hotels like Sentierre has been allowed, in keeping precedent with other projects, that would allow rental of those units. Black Desert as resort commercial, does not have a short-term

rental overlay. That is a little easier to treat as a horizontal hotel because all of the units are available for rental. The design can't specify which homes would be short-term rentals up front because that is up to the individual owners. The proposed development would be more like the Sentierre development where the homes may have some lock off areas and they could rent the entire home or rent one of the lock off areas. He saw this project as the same as Sentierre and does not require an overlay. That would be an area zoned residential with an overlay that allows the overnight rentals. The resort mixed use is mixing some residential, which would be that second row of buffer. Those are all going to be residential units mixed in with a horizontal hotel concept, which is a commercial use. **Council Member Anderson** indicated that he has seen it applied as choosing two zones, resort commercial and residential and that meets the criteria of the hotel scenario. **Council Member Scott** stated that the current land use for this property shows that in the P1 area and the P3 area, those are already zoned as residential 37,000 square foot lots on the north and 10,000 square foot lots on the west. The resort mixed-use requires a buffer area in the resort mixed-use zone. There are already two zonings in this area, those aren't the buffer area. The buffer area would have to be within the resort mixed use area, and it must be a similar type properties. What is being proposed in that secondary buffer area the P2B and the P3 are much smaller lots. It is also being proposed for these to be available for short term rental. He does not consider short-term rental by itself to be a compatible use with just regular for sale single family homes. In the P2B area, 10,000 square foot lots, as compared to 37,000 square foot lots right above them, that's not really a similar kind of use. The one good thing that the applicants are saying that the P1 area are already zoned for 37,000 square feet. Just being one story homes with flat roofs. He questioned it this applicant would be required to do this because it is stated in the Project Plan or is that just a concept that is being talked about? **Dale Coulam** clarified that it certainly helps from an evidence standpoint but the Project Plan applies to RMU and not to those other areas that were previously zoned. The applicants have made some promises that they have said they will put in writing. If the Council changed the zoning to RMU as proposed per the Project Plan, that is then incorporated and they have expressly made those representations in the plan. He wanted other representations to help with the definition of a horizontal hotel, expressly stated in the Project Plan because he did not think that it was adequate to just verbally state that to the Planning Commission and then not update their plan. As far as the compatible use in the RMU, it requires its own buffer and that will be researched before the next meeting. **Mayor Hart** commented that he recalled that the R-37 density was intended to be the buffer for the RMU. **Council Member Anderson** referred to the RE-37 area and indicated that the whole property is the plan and that is the buffer. Short-term cannot be rented based on what is already zoned, which is 300 feet. **Council Member Scott** stated that the applicant is saying that the current RE-37 zone in the P1 area will be one-story buildings with flat roofs and inquired if that is in the Project Plan, if the community is guaranteed that they will be one-story buildings, even though the zone allows two-story and pitched roofs? **Dale Coulam** clarified that the Project Plan would be used to draft the Development Agreement for the project and that is a binding document that is recorded with the County Recorder's office and runs with the land. **Council Member Scott** inquired if the zone change was approved but the current applicant does not turn out to be the final applicant or developer of the property and the next applicant comes in and decides they want to build two-story homes with pitched roofs, would a future applicant be tied to any of that? **Dale Coulam** indicated that it would be helpful to have all of that in the updated Project Plan because they may not get to the Development Agreement stage before it's flipped to a different owner. As far as the zoning change to RMU, that would be

binding on any applicant and the Project Plan would be binding and the Project Plan needs to specify the buffered areas as well.
**Council Member Scott** inquired if short-term rentals are considered commercial or residential uses because if they are a commercial use, there is a requirement under resort mixed use that at least 50% of the commercial structures must have a residential component and the residential component must represent between 40%-60% of the total structure. It seemed to him that everything on this site would either be residential, or it would be commercial. The RMU also requires that if any structure containing a residential use is two or more stories, there would be no residential on the ground floor yet the applicant's intent is to have residential on all floors. **Council Member Anderson** stated the other option is to do what the Encanto development did and not put any commercial in there, just residential with the short-term overlay. **Council Member Scott** indicated that the way he reads the code, the rules must be followed. **Dale Coulam** clarified that if it fits the definition of a horizontal hotel, they may opt into the pool and he would consider those to be commercial. It would be nice to spell out what amenities go with the resort horizontal hotel. If there was a site plan and a conditional use permit, that would be like the Sentierre development, which is purely resort commercial. Some of this proposed development will be homes but the hotel component is commercial. If they don't opt into the rental pool, then they are just buying it as a secondary home and it is taxed in full. If it's a primary home, there is a discount on the taxes that are paid. **Council Member Mehr** stated at some point he would like to know where the roads and traffic would go and if it would be on Puerto. **Mayor Hart** indicated that would come with the application for a Preliminary Plat. **Jerry Miyahara** indicated that Horrocks Engineering did a traffic impact study and one of the intersections that they studied was Puerto and 400 South. They measured the impacts at complete build out. With the Western Corridor extension of Snow Canyon for the north and with the extension to the South to Red Mountain, a very minimal amount of traffic from the community will be going out the west to 400 South. **Council Member Mehr** inquired as to the timing of those roads versus the timing of the homes and everybody coming? **Jerry Miyahara** stated that the connection of the Western Corridor to the South to Red Mountain is moving forward with the Black Desert Resort project. On the Western Corridor connection to the north of Snow Canyon Parkway, the timing is defined within the Black Desert Resort development agreement. He has had conversations with City staff and Patrick Manning on the timing and ultimately the most desirable way to bring future residents in to Ivins, is through Snow Canyon Parkway on the Western Corridor extension to the north. He would not want to bring them through the older communities into 400 South and it is part of the plan to get both of those connections completed early in the project before they start selling. **Mayor Hart** inquired if the City Council was satisfied that this was ready to go a public hearing. The **City Council** agreed that it was.

E. Discuss and consider the Planning Commission's recommendation to approve a Preliminary Plan for Kwavasa Phase 2, located at approximately Evening Star Drive. Kayenta Development (SITLA)-Owner. Lance Anderson-Applicant

**Council Member Anderson** recused himself from this agenda item and sat in the audience. **Mike Haycock** reported that Kwavasa Phase 2 consists of 3 lots on 3.415 acres. The land use is Low Density Residential and is zoned RE-43 with lot averaging, which is one of the zones allowed for Low Density Residential. The proposed density and use is consistent with the Land Use Map.

**MOTION: Council Member Scott moved to approve the Planning Commission's recommendation to approve a Preliminary Plan for Kwavasa Phase 2, located at approximately Evening Star Drive. Kayenta Development (SITLA)-Owner. Lance Anderson-Applicant**
**SECOND: Council Member Murphy**
**VOTE: The motion carried.**

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| Council Member Scott | AYE |
| Council Member Mehr | AYE |
| Council Member Johnson | AYE |
| Council Member Murphy | AYE |
| Council Member Anderson | AYE |

F. Continued discussion regarding availability of water and approval of Acknowledgement of Water Supply form

**Mayor Hart** indicated that this is in final draft form for approval. **Council Member Anderson** inquired why the City of St. George had not passed this. **Mayor Hart** stated that he was not sure but was told that they are already using it. He was aware that Washington City and Hurricane City adopted it and are using it. **Dale Coulam** indicated that this would be used in the very early stages of the application process.

**MOTION: Council Member Scott moved to approve the Acknowledgement of Water Supply form**
**SECOND: Council Member Johnson**
**VOTE: The motion carried.**

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| Council Member Scott | AYE |
| Council Member Mehr | AYE |
| Council Member Johnson | AYE |
| Council Member Murphy | AYE |
| Council Member Anderson | AYE |

The form was to be in effect immediately.

G. Continued presentation and discussion on the Planning Commission's recommendation on the city-wide Sandbox Land Use Plan. Ivins City-Applicant

**Mike Haycock** indicated that the biggest fundamental change is separating resort and mixed use. **Council Member Murphy** inquired what the thought was behind why those need to be separated and what the benefit was. **Mike Haycock** stated that they would be better defining land use areas by separating out the uses. **Council Member Mehr** recalled that when they started the RMU zone, the intent was for smart and creative growth and having commercial mixed in. **Council Member Murphy** thought that the purpose of RMU was to have more variety in the way things developed and more creativity so they did not have the same cookie cutter projects and then look at the bubbles of commercial. She inquired if the City can even sustain that right now because Ivins is at the end of the road and she did not know how much commercial would come to Ivins. She could see commercial areas that tie into the medical center with doctor offices and similar but as far as a commercial zone, she did not see that happening. **Mayor Hart** commented that the likelihood of commercial district in Ivins was unlikely but the downtown project would be a mixed use project. **Council Member Anderson** commented that when you look at the map, there are very few areas left in the City that are RMU and inquired if it was worth changing. **Mayor Hart** agreed and stated that

typically commercial does not attach itself to a residential area. **Mike Haycock** stated that part of the moderate income housing discussion is mixed use development, which would pave a way for more roof tops in an area that would bring businesses in a walkable community. **Council Member Scott** indicated that the Planning Commission did a good job coming up with some ideas but felt that the cart was before the horse. He would like to do a revision of the General Plan first and let that drive the Land Use Plan. Other communities are doing community outreach, surveys and obtaining consultants or facilitators and inquired if the City should do that and suggested former City Manager Judy Gubler and resident Lisa Ganz to help staff. **Mayor Hart** indicated that there would be a cost to that and would likely require an RFP (Request for Proposal). **Dale Coulam** stated that was correct. **Council Member Anderson** felt that they were getting zoning confused with land use because when you look at it today, if they don't change the RMU, there are very few changes. **Mike Haycock** suggested that if they only address the RA-1 land use amendment map, that would take care of the original concern. **Mayor Hart** would be content with that, as long as that problem was solved then then they could follow the procedure that Council Member Scott suggested. **Council Member Scott** suggested moving that along and then get the General Plan addressed with the input of the community and focus on talking about the vision and get some concrete ideas. **Council Member Murphy** inquired what was wrong with Ivins General Plan now and commented that there may be some things to tweak but felt that it was a really good plan. **Council Member Mehr** indicated that it if were a tweak and not an overhaul, he would be okay with that. **Council Member Murphy** agreed. **Council Member Scott** stated that each person lives in their own little bubble and it was important to do the community outreach to obtain maximum community output. **Mayor Hart** indicated that they could do a survey but inquired what the right questions were because it's a very narrow focus of opinion based on who responds - families versus retirees. **Council Member Scott** inquired if VCBO would be able to do that. **Mayor Hart** indicated that he could arrange for Whitney Ward with VCBO to provide information on what the City could do and how that process would work. **Lisa Ganz** felt that VCBO would be ideal and inquired if rather than an RFP that takes time, if they could consider sole sourcing like a dollar limit so that VCBO would be able to assist the City. **Dale Coulam** clarified that the City could set the terms on the RFP but that is not something that is a sole source because there are other entities out there that could do that besides VCBO. **Council Member Murphy** indicated that she would love to hear from a larger cross-section and demographics of the City, instead of hearing from the same people about the same things. **Mayor Hart** recommended that the City invite someone from VCBO to explain that process and how they go about that. The **City Council** agreed.

H. Continued discussion regarding ideas and activities to celebrate Ivins City's 100 year anniversary

**Mayor Hart** reported that Patrick Manning is bringing in some antique busses to tour the Black Desert golf course and the City may be able to use those to shuttle people around for Heritage Days. **Council Member Mehr** inquired if it had been decided as to when the 100 year anniversary is. **Council Member Johnson** indicated that there were two (2) families that settled in Ivins in January of 1922 and then others came later in 1935. She suggested that they center it around the month of September and do something within that month. Some ideas were to look at the history and incorporate those, plant 100 trees and have an ice cream social. **Council Member Mehr** suggested commencing the 100 year celebration and then have it last a year long. There could be one evening where a historical fireside is held, a musical presentation at Tuacahn, a service project, come for ice cream and an Ivins coin. **Council Member Scott** liked

the idea of making it a real celebration and commented that the Arts Commission had the idea of coming in with a mural, as well as painting the large dark green utility boxes and have kids do premade stencils like a tortoise or similar. **Council Member Murphy** suggested coming up with ideas to involve kids. **Council Member Mehr** suggested an essay contest and art contest. **Council Member Anderson** suggested chalk paint. **Council Member Johnson and Council Member Mehr** would combine the ideas and email them out.

**6) CONSENT AGENDA**

A. Approval of City Council Meeting Minutes for June 16, 2022

**MOTION: Council Member Mehr moved to approve the Consent Agenda**
**SECOND: Council Member Johnson**
**VOTE: The motion carried.**

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| Council Member Scott | AYE |
| Council Member Mehr | AYE |
| Council Member Johnson | AYE |
| Council Member Murphy | AYE |
| Council Member Anderson | AYE |

**7) CONSENT AGENDA ITEMS FOR DISCUSSION**

**8) REPORTS**

A. Council

**Council Member Mehr** reported that the National Day of Service will be held on Saturday, September 10th and he was aware that there are larger community service projects being organized that Ivins City may want to partner with. He referred to the volunteer Fire Department and recalled that Ivins direction is that we continue to be a hybrid force and committed funds to staff Center Street station and minor upgrades. He reported that he has been getting reports and spoke with Shelly Hurt, who has been on the Ivins Fire Department for 19 years as a volunteer. She has missed three (3) days of work, two of which were due do to Covid. Since that time, Shelly has worked a shift since July 1st. She received a call from the Battalion Chief last night, terminating her employment over the phone. This has happened to at least six (6) other volunteers. He did not have permission to use their names but stated that this is not okay. It is an issue and it needs to be dealt with. It is not right and is not who we are as a community and it's not how things should go. There may be reasons for what they do at the Fire Department but we need to treat people with mutual respect and acknowledge what they've done through the years. There are people on the Ivins Council that know Shelly and would absolutely vouch for her character and work ethic. He suggested that these people need to be reinstated until permanent decisions can be made. **Mayor Hart** reminded the City Council that there is a Joint meeting with the Santa Clara City Council on Wednesday, August 3rd at 5:00p.m., which is Santa Clara's regularly scheduled Work Meeting. In conversations with Santa Clara City's Mayor and City Manager, the two cities should have been meeting at least annually or biannually, to talk about issues both with Fire, EMS and Law Enforcement. Ivins City agreed to turn over the complete responsibility of day-to-day management and those kinds of decisions to the City of Santa Clara. Chief Parker and Brock Jacobson, the City Manager for Santa Clara, have said that they would continue to try to develop the volunteer core and that that would remain a part of the SCI Fire Department. Future Joint meetings will be the first Wednesday every January and July. This is going to be an opportunity for the first time to talk face to face about what is going on in all these public safety arenas. **Council Member Mehr** commented it is talked about the worry and the concern of the Ivins residents with response times for fire. That is

why the whole concept of coming to the Center Street Station came about. The direction now from Chief Parker is a Fire Fighter can no longer respond from their home. The fire fighters have been told they will be terminated if they respond from their home directly to where the action is happening and that made no sense to him. If SCI Fire EMS is a hybrid force and a pager goes off, why aren't they allowed to respond to someone next door? It is adding time for no reason. Those that are involved and have been on the force, he respects them but commented that there is something not right with what's happening. **Mayor Hart** indicated that Chief Parker is relatively new to the area and comes from a jurisdiction in California with a large population and is implementing a program by the book, with no sensitivity to the history and culture of the two cities, or at least Ivins City. The Joint meeting is going to be an extremely important meeting with the other City Council because Ivins City Council, along with the Santa Clara City Council, are the ones who direct what is going to happen. Chief Parker is a terrific guy, very capable and receives his direction through a City Manager but under the direction of the Santa Clara City Council. **Council Member Scott** indicated that the Ivins City Council paved the way six (6) weeks ago to get the Center Street Fire Station running but nothing has happened except that they have reduced the number of volunteers, which clearly cannot be helping. **Council Member Johnson** stated that she had received a lot of phone calls and emails from the ones that were let go and has been told that there is a second wave coming in the next week or so and that was very concerning to her. **Council Member Scott** indicated that money is always an issue but this is public safety and he could not believe that a partner in this was not being a good partner.

B. Mayor

**Mayor Hart** reported he had been thinking about the fire stations, building new ones and so forth. He drove to the furthest house in Kayenta driving 40 MPH on the flat roads and 35 MPH on the inclines, as if it were an emergency and it took him 5 minutes and 45 seconds to get to the furthest house in the northwest corner of Kayenta. It took five (5) minutes and 45 seconds to get to Tuacahn, a little under four (4) minutes to get to Black Desert Resort, and four (4) minutes to get to the Ence house furthest out near Fire Lake Park. The Center Street fire station is in the perfect location to be the center of Ivins coverage area and is expandable without spending $2.5 million dollars. He personally did not want to look at new fire stations as part of the fire budget.

C. City Manager/Attorney Dale Coulam

**Dale Coulam** reported Mike Haycock mentioned that the Planning Commission moved their meeting because they have several members attending the Utah League of Cities and Towns Annual Convention Oct 5th through the 7th. He inquired if the Mayor and Council would also like to attend and if so, they would need to consider moving the October 6th City Council meeting. Lodging would be on their own but City Recorder Kari Jimenez would get those interested in attending, registered for the convention. Mayor Hart, Council Member Mehr, Council Member Anderson, Council Member Scott, and Council Member Johnson indicated they would like to attend. Council Member Murphy was unable to attend. The **Mayor and City Council** also agreed to move the October 6th City Council meeting to September 29th.

D. Items to be placed on future agendas

**Council Member Johnson** requested that there be a recognition for the Ivins Grand Marshal Heritage Days Parade on the next City Council agenda.

**9) CLOSED MEETING**

**10) ADJOURNMENT**

**MOTION: Council Member Anderson moved to adjourn**
**SECOND: Council Member Johnson**
**VOTE: The motion carried.**

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|---|---|
| Council Member Scott | AYE |
| Council Member Mehr | AYE |
| Council Member Johnson | AYE |
| Council Member Murphy | AYE |
| Council Member Anderson | AYE |

The meeting adjourned at 9:02 p.m.

Respectfully,

Kari Jimenez
Ivins City Recorder