IVINS
CITY COUNCIL WORK MEETING
MINUTES
August 26, 2021

1) WELCOME AND CALL TO ORDER

MAYOR AND COUNCIL: The meeting was called to order at 5:32 p.m. and announced there was a quorum present.

All present included Council Member McDonald, Council Member Johnson, Council Member Gordhammer, and Council Member Larsen.

STAFF: Building and Zoning Administrator Cody Mitchell, and City Recorder Kari Jimenez.

EXCUSED: Council Member Mehr

Audience: Dan & Jan Brown, Jackie Snell, Myrna Ason, Jim Martinson, Eric Simonson, Sue Simonson, Sharon Barton and others who did not sign in.

A. Acknowledgement of Quorum

Mayor Hart acknowledged that there was a quorum present in the Council Chambers. Council Member Mehr was excused.

B. Disclosures

Council Member Larsen disclosed that he and his business partner have a $1,000 refundable deposit on a condo in the Black Desert Resort project. There were no other disclosures or conflicts of interest with items on this meeting's agenda.

2) WORK MEETING

A. On-site tour regarding the Planning Commission's recommendation on a Special Height Exception within the Resort Commercial Zone for Black Desert Resort; Enlaw, LLC-Owner; Patrick Manning-Applicant. Located at approximately 1630 East Snow Canyon Parkway, adjacent to the horse roundabout

Mayor Hart indicated that the purpose of the on-site field trip will be to see the proposed heights on portions of the Black Desert Resort project. **Council Member McDonald** commented that there was an individual who inquired if they could ask questions at the site. **Mayor Hart** stated that would be okay as long as it related to the agenda item. Those in attendance left the Council Chambers at 5:34 p.m. and moved on-site to property located at 1630 East Snow Canyon Parkway, adjacent to the horse roundabout. A few residents who were on-site asked several questions not related to the Special Height Exception agenda item. **Mayor Hart** requested that those questions be asked of the developer at another time, as they needed to address the specific agenda item. Developer **Patrick Manning** referred to a few 16 foot story poles that were in place and provided an explanation of how the drone would fly out to certain points to show the different heights, to demonstrate that when the buildings are built in front of the hotel, the elevator shaft will not be visible from Snow Canyon Parkway. The drone was flown over several points to demonstrate heights and distances. **Mayor Hart** commented that the approximate size of the elevator shaft is 12'x14', which is approximately 170 square feet. The Developer is asking for a height exception of 54 feet to accommodate the elevator shaft, which is the highest point and will open onto a roof. **Residents** attending on-site who live across the street in The Reserve development, were concerned with traffic, view obstruction, noise and similar concerns, with one resident requesting that the developer plant tall trees in front of the resort so that she could not see the resort from her home across the street. The residents were particularly concerned with noise that could be

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produced if parties, music bands and similar were allowed on top of the roof. **Mayor Hart** reminded the Council and the concerned residents that the Black Desert Resort property had been zoned Resort Commercial long before The Reserve development was built and that the current developer has a plan for the property that is significantly less dense than the previous owner, and well under the allowed density on the property. Developer **Patrick Manning** offered to meet with each concerned resident in The Reserve and provide a study from each of their homes, to show that their views would not be obstructed. The residents inquired as to when the City Council would be making a decision on the height exception. **Mayor Hart** indicated at the next City Council meeting on Thursday, September 2nd at 5:30 p.m.

3) ADJOURNMENT

MOTION: Council Member Larsen moved to adjourn
SECOND: Council Member Gordhammer
VOTE: The motion carried.

Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Gordhammer	AYE
Council Member Larsen	AYE
Council Member Mehr	ABSENT

The meeting adjourned at 6:18 p.m.

Respectfully,

Kari Jimenez
Ivins City Recorder

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