Date: March 29, 2022

To: Ivins City Council
From: Mike Scott

RE: WATER CONSERVATION ORDINANCE COMPARISONS – ADDITIONAL INFORMATION

Sentierre made additional recommendations after my March 15th memo primarily due to their concerns for the different needs of resorts. However, many of their recommendations are also helpful in improving the ordinance for single-family and non-residential development as well. For each item, I show the item number from my March 15th memo and the line number from the WCWCD ordinance. Other Sentierre recommendations that apply specifically to resorts will be the topic of the next memo.

1. After #3 – Line 75. Does active recreation area need a more detailed definition? Comments from Sentierre: This dynamic of an "active recreation area" needs to be very well defined. Would it include an "Event Lawn" for people to have wedding receptions as well as active sports or activities? Needs a lot of thought for definition.

2. After #7 – Line 90. Add definition: Grass area: The total square footage of grass located within the landscape area.

3. After #7 - Line 108. Landscape Area. Change definition to also cover resorts, as follows: For developments regulated by Chapters 3 or 4: Area within a lot or parcel that is not the home footprint, driveway, sidewalk or patio. For resorts regulated by Chapter 6: Area within the resort development that is not a building footprint, driveways, parking lots, sidewalks, patios, sports courts and other hard surfaces.

4. #9 – Line 135. Add one more exclusion = resorts.

5. #11 - Line 151+. Here is a better definition for Resorts: A full-service lodging and recreational facility located in a Resort Commercial zone that is the primary provider of a range of amenities, recreation, or wellness facilities to emphasize a leisure or wellness experience beyond those found at motels and hotels. Separately platted residences or commercial facilities will be deemed part of the Qualified Resort so long as they are intended to be rented or otherwise used as a part of the hotel operations.

6. #14 – Line 155. Modify definition to exclude resorts: Any residential use comprised of a dwelling designed for occupation by two families in any zone, but for purposes of this Chapter excludes dwellings in a resort development, dwellings containing an approved internal accessory dwelling unit, or dwellings which are an approved accessory dwelling unit to a primary dwelling.

7. After #14 Line 158+. Add definition: Water efficient shade trees: (Note from Sentierre – "A planting list from the District will be helpful, but native trees generally don't provide much shade. It really seems this should have a seasonal dynamic to it."

8. #18 – Line 172. Modify prior recommendation to: New single family or multiple family residential dwellings shall install WaterSense labeled fixtures or fixtures at least as water-efficient, including, but not limited to faucets, showerheads, toilets, and urinals

9. #19 – Line 175. Modify prior recommendation to: New single family or multiple family residential dwellings shall install Energy Star qualified appliances or appliances at least as energy efficient.

10. #44 – Line 272. New suggestion – delete last sentence: “The configuration of the vegetation in the Planting Plan is at the sole discretion of the City” because the para. Already states it is an “approved” plan.

11. After #45 – Line 381. Change Title to: CHAPTER 5: LANDSCAPE AND IRRIGATION DESIGN STANDARDS FOR ALL NEW DEVELOPMENT IN ANY ZONE REGULATED BY CHAPTERS 3 AND 4.

12. After #51 – Line 422+. After the heading (5-3: Irrigation Design Standards) provide the following exception: “For projects in nonresidential zones, the following provisions can be waived if a landscape architect that is licensed in the State of Utah and approved by the City provides a statement and documentation showing that the design meets the intent of this Ordinance. (This is a slightly modified suggestion from Sentierre. Is it good enough?)

13. After #51 – Line 429. Didn’t catch this the last time - add “or fixtures at least as water-efficient” after WaterSense labeled smart irrigation controller.