Ivins General Plan Comments – Sharon Gillespie

LISA GANZ

Pg 9 under Dry Washes, second paragraph: *"…consideration of this fact needs to be addressed."* What and how? Is there a process for this? Sensitive Lands Committee?

We can add "Consideration of this fact will need to be addressed by the Sensitive Lands Committee"

Pg 10 under Land Use Policies: height, scale parking and "fit" with the community would also apply to several of these policies. Also under Preservation of Community Character and Natural Environment: *"Growth should be orderly…"* How and what's orderly?

We should add "Including building height and parking to fit within the community" within the last sentence of the paragraph.

Pg 11 Updating and Enforcing Ordinances bullet #1: This ties into my above comment. We should state that "Land Use, Zoning and Table of uses MUST BE updated." Bullet #2: Be specific about RMU, Comm Resort, Resort Rec land use and RMU, RV and RC zones.

I agree, we should change "should" to "will be updated," and we can even set a goal "in the next 12 months."

Bullet 2: We can add the zones that allow transient lodging, I have no problem with that. It may not be necessary, but it does make it easier for anyone reading this to have it included

Pg 17 Future Growth section: is it possible to see some modeling on what these projections look like? Will the public have any input on land use, zoning, population projections and density policies?

I am not sure we need to go into depth with modeling. We can provide a statement that "growth is based on the following formula_____"

I am not sure we need to include it but she should know "public hearings provide opportunity to public input on many land use decisions."

Pg 20 under Obstacles, bullet #4: *"…developers are often <u>incentivized</u> by market conditions to pursue higher density projects."* How? This shouldn't be true if the zoning stays consistent with the plan.

I had the same question and the mayor emphatically said to leave this as written. We can add clarity if you think we need to.

Pg 21 Adherence to the General Plan: "*All zoning and land use decisions must strictly follow the General Plan*." Same points made above. Let's review ordinances before the GP is final.

I don't think we need to address this unless we want a statement in the introduction explaining that the GP is first, providing the overall vision and strategy and then the ordinances follow.

Pg 25 under Water Conservation second paragraph, second sentence: add" "At this time,..." The WCWCD rebate programs could change.

I would add the word "currently"

Pg 30 under Water Action Steps: Add something about pacing the city's development/growth based on the CURRENT status of the WCWCD's situation, not on their unresolved future plan for reuse (pg 27.) This is a prudent approach and the city should not gamble on speculative planning.

I defer to you on this - My vote is to leave it as is.

Pg 37 under this section: It might be noteworthy to mention that all people who live in Ivins either were born here or moved here knowing that there was limited retail/commercial services. Most are ok with commuting a bit to get to the services that need.

I am not sure this is necessary, but am open to others views.

Pg 38 Promote Pedestrian-Oriented Commercial Development: Aside from BDR, is this really feasible or going to happen? Most are against the Commercial Center on Center St.

I think we leave this as is. Land on Center Street and at Snow Canyon interchange is already zoned.

Pg 38 Enhance the Positive Impact of Tourism: *"Strategies will be developed...."* How? I might have missed it but did not see this in the Summary of Action Steps.

I don't have an answer here....

Pg 70 Implementation Plan: Can you clarify? Is the strategy/plan to oversee all of the Action Steps starting on pg 74? Are we going to get through Land Use, Zoning, Table of Uses ordinance review in 1 year?

We can add timeline goals here if you feel we need to.

Pg 71 Land Use Plan: Perhaps a plan should accompany the map. And I've suggested in the past, can both land use and zone maps somehow show plats that are not developed yet?

We have a land use plan starting on page 8. We could add an additional map.

Pg 74 Ordinance Update and Enforcement: Include updates and public review of Land Use, Zones and Table of Uses.

Could change to read..."Ivins will ensure ordinances, table of uses and zoning are regularly updated..."

Pg 74 and several other references to Open Spaces Committee: Suggest more regular meetings.

This is up to the committee and what they determine is necessary and productive

CHERISE SPENSER

2: Introduction page 4 - I think a paragraph should be added that includes the importance of families and children in the community. I have put a couple examples below and highlighted them. I tried to use the writing style already used in the introduction page so it would have better flow, but you might find a better way to include what I am trying to say.

With the different types of families that live here we understand children are the future of the community, we have focused on providing parks, sports activities, and social gatherings that bring the community together.

or

I think this(below) would be fine to add

Understanding the importance of fostering a strong sense of community, has motivated the city in creating parks, sports activities, and social gatherings not only enhances the quality of life for families but also helps build lasting connections among residents. These initiatives can play a vital role in nurturing children and ensuring they feel valued and engaged.

5: Vision page 7 – (Safety is covered in the first Guiding Principal) I think safety for the residents should be the number one priority for all cities, so I believe the **Maintain** paragraph should go before the **Retain** paragraph. (I like Retain first as it flows well from the statement above it)Even though the list is not numbered to me the page shows/reads what the city prioritizes and protections of vistas and landscape should NEVER be more important than the residents safety. That should be clear if a resident reads the general plan or a developer.

As I stated above, I believe that "retain" flows well from the statement above it, to carry forward the legacy left us. We can switch them but I don't think we need to.

6: Guiding Principles: Road Map For The Future page 8 - I dislike everything about the second paragraph. I think it contradicts itself with the vision statement on page 7 and the bullet points below, I also do not like the tone. I have highlighted the sentences in the paragraph below that I will be referring to.

According to my notes, this was added by the mayor. I read through her concerns, but I think the words we wrote protect the city and the residents better than what she offers. I understand she is concerned about property rights and government overreach.

"The values outlined in the vision statement form the foundation of this General Plan. They are not to be overlooked even when market forces, cost considerations, or other development pressures

are applied. Staying true to these values is the only way to preserve the city's magnificent natural environment and desirable lifestyle. This may result in more comprehensive ordinances than is typical elsewhere. However, the significance they create for Ivins residents in preserving the character of the community and residents' quality of life is greater than any future development that would attempt to ignore them."

In the vision statement it states "prepare for population growth by accommodating a wide variety of circumstances through appropriate zoning, development regulations and design guidelines;" On one page you are saying the city should prepare for population growth by accommodating a wide variety of circumstances, but on another page you are saying even when market forces, cost considerations, or other development pressures the city should not deviate from the plan. You or I have absolutely no idea what the future will look like for the area. I can guarantee that my grandfather and great grandfather would have never imagined the future would include smaller lot sizes, design guidelines, HOA, or even large grocery stores like a Walmart where residents get most of their goods instead of separate small businesses. But why did the city change from farming land to higher density housing, because most of us no longer grow our own food. How is the city going to accommodate a wide variety of circumstances, but then not consider markets, cost, and development pressures? What you all might think takes away from residents' quality of life now might actually be something that enhances it in the future and on top of that to justify that the city may need to put in "more comprehensive ordinances" which I am sure, will have an excuse for the greater good. Justifies a possible government overreach of the city for future generations on property rights. Below the second paragraph it even states the city should "Govern carefully to safeguard the rights and opportunities of all residents." So what is the actual purpose of the second paragraph? I think it should just be removed or completely rephrased to say something similar to what I wrote below (it is highlighted). I would also like to see a bullet point on this page that mentions maintaining a family friendly environment, Maybe under the "foster growth" or "Offer enrichment experiences" sections.

(I could accept the first two sentences, but that is all)"Ivins is dedicated to a thoughtful and balanced approach to development. By prioritizing the values in the vision statement, the city is ensuring that growth aligns with the community's identity and well-being. This commitment to governance that safeguards the rights and opportunities of all residents is vital for fostering inclusivity and shared prosperity. Comprehensive ordinances may be a key factor; they serve as important tools for maintaining the character of the community. As a city we envision engaging residents in the planning process to ensure their voices are heard and incorporated into future decisions while staying within the bounds of federal and state law."

7: Land Use page 9 - Paragraph about Night/Dark Sky I think it would be good to include a safety sentence, I highlighted what I think should be included, "Ivins is committed to protecting the dark night sky. The City was an early adopter of outdoor lighting standards that help limit light pollution, light trespass, glare, and nuisance lighting, enhancing the scenic quality of the dark night sky. While maintaining and prioritizing residents safety."

I have no problem adding this

8: Open Space Natural Resources pages 14-17 - A lot of repetition, I am not understanding why the same thing is being said over and over again. For example page 15, "The City requires landscape buffers on arterial and collector streets, Old Highway 91, and medians throughout the City. These buffers add to the sense of open space in the City. Snow Canyon Parkway's landscaped median, along with landscaping along the multi-use trail, provides an inviting entrance to the City. Other streets and trails in Ivins should incorporate similar landscape buffers." Page 16, • "A plan will be developed to add landscape buffers along old Highway 91 and other streets where these would be beneficial." Within the pages of 14-17 I read the exact same things in the introduction to the chapter from explaining what open space ivins has and requirements to then repeating itself by putting it under policy and action steps. I just don't understand why it is so repetitive.

I believe this should stand as written. One is a statement and the other is an action step. I don't feel it is repetitive, but am open to change is you do.

9: Future Growth page 21 Goals - include, encourage family friendly developments with open space and recreation. Also, include in the action plan at the end of the general plan.

Personally, We tend to overuse "encourage" . To me, it defies action being able to be taken, but we can add it if you think it brings value. How would she suggest we encourage this if she also believes in property rights?

10: Water page 27 - strategies bullet points, I think it would be good when addressing landscaping to include something like (I highlighted my change) "Require new development to adopt water conservation standards and water-efficient landscaping, while not increasing or causing a "Heat Island Effect" within the city.

Heat Islands can be an issue for the city as the development continues if developers choose to use rock instead of grass, mature trees, or shade structures in their landscape. Which then will cause issues for energy efficiency, which is actually a problem in the western region of the United States. Decreasing Heat Island Effects in my opinion should be in the city's action plan. In cities across California, Arizona, and Nevada.

Interesting concept; I am not sure how we can avoid this unless we require trees in all landscapes that don't include grass. I defer to council on this

13: Transportation page 41 - paragraph 2 it lists what seems to be the benefits of roundabouts and one word that is used is "cost-effective". In the dictionary cost effective means: effective or productive in relation to its cost, but if you go to the Ivins City Transportation Master Plan it says on page 68 last paragraph " traffic signals can be advantageous due to their lower cost and if higher speeds are needed to maintain a progressive flow of traffic. Roundabouts, although more expensive than traffic signals, encourage slower speeds, fewer accidents, and less delay per vehicle, on average. Roundabouts are also more aesthetically pleasing and encourage a more peaceful driving experience". I also remember reading, but I haven't been able to find the exact document. I think it was an Ivins budget document that stated roundabouts cost a specific higher amount, maybe $100,000 more than the cost of traffic signals. So are roundabouts really “cost-effective” like it was stated in the paragraph? Also when it mentions safety is it safer for pedestrians or just vehicle accidents? I would also like to know how a roundabout has less maintenance when normally a roundabout has some sort of landscape or sculpture included compared to a traffic signal intersection?

Under policy on page 42 paragraph Intersection Design and Traffic Management, one thing I would like to add even if nothing else is changed about roundabouts would be… “Ivins will continue to require roundabouts at major intersections instead of traffic lights to maintain efficient traffic flow and improve safety, unless safety concerns for pedestrians and bicycles become imminent, then an alternative option should be considered. To ensure that future traffic needs are met, the city will preserve necessary rights-of-way for potential future expansion and infrastructure upgrades. Street connectivity will remain a requirement for all new developments to promote ease of movement and reduce traffic congestion” I did notice you have a section for pedestrian safety for the residents, I feel it should be a priority especially if there are plans for a park on the south side of Highway 91 and I feel it can’t be overstated.

Cherise has brought this up before. I don’t believe we need to address, unless we do want to add her comment “ unless safety concerns for pedestrians and bicycles become imminent, then an alternative option should be considered.”

16: Health and Wellness Page 54 or 55 - This also might be a good location to mention the impacts of heat islands and the city wanting to prevent them. In the paragraph "Related health and wellness issues include noise, light, and air pollution. The City addresses noise pollution with a noise ordinance that does not allow loud, unnecessary, or unusual noise or any noise that negatively impacts the health, peace, or safety of others. The City Code also addresses light pollution, emphasizing the protection of the night sky while providing its residents with safety." Heat Islands can be an issue as development continues in the city. We are committed to providing solutions with shade structures, landscaping, and zoning practices that vary the height of new buildings. Which can help with energy efficiency. Or maybe that could be an action step on page 56?

I don't think we need to address this here- we have addresses creating shade structures in the parks section as well.

17: Parks & Recreation page 57 - I feel the first paragraph should include families (I have highlighted my change). I am sure you are aware of the studies done on city green space and how it helps children and families happiness.

"The Plan's guiding principles state that we "offer enrichment experiences through outdoor recreation." Parks and recreation are important aspects of a healthy community and help preserve quality of life for families. Ivins currently has 13 parks with 31 developed acres plus 13 miles of paved multi-use trails. The largest is Unity Park, with 12 acres, followed by Fire Lake Park, with just over 9 acres.

I have no problem including this – it would just be adding " and help preserve quality of life for families."

19: Fiscal Responsibility page 64 - Paragraph 5 year - fiscal plan, change "forward-looking look" to forward-looking approach?

I have no problem with this change

BILL AND GILLIAN PAPANIKOLAS

They offer to change the wording of "plans to" to "proposes to"

Page 14 and 27

I have no problem with this change

SHARON ASPENBERG

I don't believe we need to make any changes.

PAM GARDIOL

Page 2, Paragraph 2: It is unclear what an elevated community character would look like. Perhaps the intent of this sentence is to *protect, respect, or preserve the community's character*?

This is the mayor's foreward, I think he should comment on any changes

> **Paragraph 4:** Perhaps words such as a sense of *unity, culture of common purpose, common respect for this place, etc. would get at the intent here.* "Connective tissue" seems like a medical term.

Again, I think this is up to the mayor – but I tend to agree…connective tissue is kind of weird.

Page 3, Paragraph 1: "Ivins is a scenic, safe, *and* growing . . ."

Fine with adding the word "and"

> **Paragraph 5:** Suggest rewording to: *Our extensive trail network and bike lanes throughout the city contribute to our active lifestyle culture.*
>
> I am fine with this change

Page 4: Paragraph 4.1: ". . .the goal of the Plan is to find growth strategies that *support our community character.*"

I don't think we need this change but won't fight it

Page 6: Paragraph 2: Change to "*For centuries, its indigenous people . . .*" The Paiute people are still here. They are not in the past.

I don't agree with her here – we are not saying they are gone, we are saying we we will continue to respect and protect.

> **Maintain:** Recommend rewording the end of the sentence to, *"by designing an organically integrated city using a variety of communication tools."*
>
> I don't agree with the word organically. It is an overused buzz word. We should leave this as is.
>
> **Prepare:** It is unclear what a "variety of circumstances" means. Perhaps, "*variety of community-enhancing issues, through community-focused* zoning, development . . ."
>
> Again, I don't think we need a change
>
> **Anticipate:** How will "appropriate" be determined? Perhaps, *"Encourage commercial uses that contribute to the community character."*
>
> I am ok with this change

Page 7, Paragraph 2: A common misnomer is that one has a vision statement. One does not have a statement, but a vision. *Recommend deleting the word statement*.

I disagree, we do have a vision statement – it is Page 6

> **Ensure that all aspects:** Recommend, "*Govern carefully and responsibly . . .*" Carefully is less the issue than being responsible/accountable to the people.
>
> I have no problem adding the word "responsibly"

Page 8: Paragraph 2: Are you saying low-density residential will exclude/ignore moderate-income housing? *You may want to add something to include that segment of the community, as it now says the distinctive charm doesn't include a variety of housing*.

I disagree, and we cover this in Housing.

Page 10: Obstacles: Are they obstacles or challenges? The first bullet seen as an obstacle is more confrontational than if these bullets are challenges. *Recommend using "challenges" throughout the doc*.

Mayor prefers Obstacles….I prefer challenges, but mayor called it.

Housing and Neighborhood Development: Recommend: *"For an overall sense of community, new housing should face existing streets to foster integration with adjacent neighborhoods. This will minimize the creation of walled-in developments segregated from the community.*

I know this is a hot button, but in a recent PC meeting where they discussed it relating to a new development it, Brandon came in with safety concerns, trying to back out onto a street.

I don't think we need to add this.

Page 11: Recommend another bullet: *"Natural desert open space should be encouraged within developments to create a sense of integration with the native environment."*

I think she sees this bullet under Preservation of Open Space. I have no problem adding it.

Page 15: Preservation of Open Space: Add another bullet: *"Work with developers to integrate more existing natural open space into their developments to preserve and protect the natural environment as presented in the second paragraph of this General Plan."*

I am not sure how we do this as we already have codes that address this. If we want to add it I would not include that last portion saying " as presented in the second paragraph of this General Plan"

Page 21: Innovation and Sustainable Planning: Recommend, " . . .development blends seamlessly and *organically within this* unique environment."

Again, I don't think we need the word "organically"

Promoting Community Connection and Open Space: "A system of *both natural and developed* open spaces should be created . . . "

I am ok with this change

Page 36-38: Incongruity between the Economic Development graphic and the Goal (support small, independent businesses that are unique to Ivins. Continue to promote our small-town character and provide amenities and services that enhance the quality of life for residents.) *Recommend a collage of business photos to reflect the Goal, Policies, and Action Step (Maintain Small-Town Character in Commercial Development). The verbiage says one thing, and the graphic conveys something significantly different*.

I disagree. I believe we should leave the photo as is… This is the chapter on Economic Development. The first sentence says that" tourism is quickly becoming the leading economic engine…"

Page 52: Paragraph 1: *Recommend changing "proud" to "proudly".*

I am fine with this.

Recommend a final Grammarly review of the document to catch various grammar and punctuation issues.

I am happy to run the entire doc through my Grammarly Premium again if you want.