Ivins Good Neighbor Alliance
Red Mountain Development Agreement

(October 2025)

Exhibit GNS-1 – Good-Neighbor Communication Protocol and Implementation Standard

Purpose
To establish a transparent and ongoing City-facilitated process that ensures residents, the Developer, and Ivins City remain informed, responsive, and cooperative throughout construction and operation of the Red Mountain Resort.

A. Structure and Participation
1. City Coordination Role. Ivins City shall serve as the coordinating entity for all Good-Neighbor meetings and documentation, ensuring the process remains balanced and transparent.
2. Participants. Meetings shall include City staff (Planning, Public Works, and Code Enforcement), representatives from the Developer, and appointed representatives from adjacent neighborhoods.
3. Frequency. Quarterly coordination meetings shall be held during active construction and at least semi-annually thereafter through project completion.
4. Agenda & Notice. The City shall circulate an agenda at least five (5) business days in advance, including updates on construction, mitigation measures, traffic, and any new concerns raised by residents or the Developer.

B. Issue-Tracking and Follow-Through
1. Public Tracker. The City shall maintain an online public "Good-Neighbor Tracker" summarizing open and resolved items by topic, date, and responsible party.
2. Response Timeline. The Developer shall acknowledge written inquiries within seventy-two (72) hours and provide a written resolution or corrective action within fifteen (15) business days, unless otherwise agreed.
3. Accountability. The City may review unresolved issues during coordination meetings and, if necessary, direct corrective measures under its enforcement authority.

C. Meeting Summaries and Public Access
1. Minutes. The City shall publish meeting summaries within ten (10) business days of each meeting, identifying commitments and next steps.
2. Public Access. Summaries shall be posted on the City's website and distributed electronically to participating neighborhoods.
3. Documentation Record. All correspondence and actions tracked under this Protocol shall be retained by the City as part of the Development Agreement compliance record.

D. Benefits
1. Builds trust and proactive communication.
2. Prevents misunderstanding and project delays.
3. Reinforces Ivins General Plan objectives for transparency, accountability, and neighborhood compatibility.

Exhibit TM-1 – Traffic Management & Monitoring Framework

Purpose

To ensure safe, predictable, and adaptive management of traffic conditions associated with the Red Mountain Resort through independent analysis, transparent monitoring, and responsive mitigation.

A. Independent Traffic Impact Study (TIS)

1. The City shall commission or direct an independent, Developer-funded TIS conducted by a licensed transportation engineer approved by the City and subject to peer review.
2. The TIS shall evaluate vehicular, pedestrian, bicycle, and e-bike circulation, construction haul routes, emergency access, and event/peak-surge conditions.
3. At the City's discretion, one designated representative from the Ivins Good Neighbor Alliance or equivalent neighborhood advisory group may consult with the City and TIS consultant during study scoping and review, providing perspective and technical input without voting authority.

B. Traffic Management & Access Plan (TMAP)

1. Following completion of the TIS, the Developer shall prepare a TMAP approved by Ivins City incorporating all required mitigation measures.
2. The TMAP shall include:
    (a) designated ingress/egress for construction and operations;
    (b) approved haul and delivery routes, with heavy-truck prohibitions through residential streets unless by City-approved exception;
    (c) signage, enforcement, and delivery windows; and
    (d) pedestrian/bicycle safety measures at all neighborhood interfaces.
3. The TMAP shall be published on the City's website prior to final approval of any traffic-related permits or plats.

C. Completion and Bonding

1. All safety-critical improvements identified in the TIS/TMAP shall be completed prior to issuance of any Certificate of Occupancy.
2. Remaining items shall be bonded and completed under a City-approved Mitigation Implementation Schedule.

D. Monitoring and Reporting

1. The Developer shall fund traffic counts at City-designated locations for the first twelve (12) months after opening.
2. The Developer shall provide quarterly summary reports to Ivins City, with results shared publicly through Good-Neighbor meetings under Exhibit GNS-1.
3. If observed traffic conditions deviate by fifteen percent (15%) or more from TIS projections at key intersections, the City may direct additional mitigation or routing changes within sixty (60) days.

E. Enforcement and Adaptive Management

1. The City may require TMAP modifications at any time if material changes in use, event patterns, or traffic safety issues occur.
2. All supplemental mitigation measures shall be completed within sixty (60) days of City directive unless otherwise approved.
3. Failure to comply may result in withholding of new permits or Certificates of Occupancy until mitigation is complete.

F. Benefits

1. Ensures enforceable, measurable, and transparent traffic control.
2. Protects neighborhoods from cut-through and unsafe congestion.
3. Demonstrates City leadership in aligning development with community livability and General Plan goals.