Ivins Good Neighbor Alliance
Red Mountain Development Agreement

R-1 Good-Neighbor Communication Protocol (Exhibit GNS-1)

Purpose
Create a transparent, City-led framework for two-way communication and timely follow-through among Ivins City, the Developer, and adjacent neighborhoods.

Proposed Amendment
The Developer shall participate in the Good-Neighbor Communication Protocol (Exhibit GNS-1) established by Ivins City. The Protocol provides for quarterly coordination meetings between the Developer, City staff, and adjacent-neighborhood representatives to discuss project impacts, mitigation efforts, and future construction scheduling.
The Developer shall acknowledge inquiries within 72 hours and provide written responses or corrective actions within 15 business days. The City shall maintain a public issue-tracker summarizing all open and resolved items.

Impact
Builds accountability and collaboration, reducing conflict and delays—supporting Ivins General Plan goals for civic engagement and neighborhood compatibility.

R-2 Traffic Impact Study & Mitigation Schedule (see Exhibit TM-1)

Purpose
Ensure traffic safety, access, and neighborhood protection through a City-directed, data-driven study and enforceable mitigation program that adapts to real-world conditions.

Proposed Amendment
Before final plat or any site-work permits, Ivins City shall commission or direct an independent, Developer-funded Traffic Impact Study (TIS) performed by a licensed transportation engineer approved by the City and subject to peer review.

At the City's discretion, one designated representative from the Ivins Good Neighbor Alliance or equivalent neighborhood advisory group may consult with City staff and the TIS consultant during study scoping and review, providing community perspective and technical input without voting authority.

Based on that study, the Developer shall prepare a City-approved Traffic Management & Access Plan (TMAP) consistent with the standards and procedures outlined in Exhibit TM-1 – Traffic Management & Monitoring Framework.

All safety-critical improvements identified in the TIS/TMAP shall be completed before any Certificate of Occupancy is issued, with remaining mitigation bonded and implemented per a City-approved schedule.

If post-occupancy traffic conditions deviate materially from the TIS projections, the City may require supplemental mitigation within 60 days.

Impact
Creates enforceable, transparent, and adaptive traffic controls that protect public safety, prevent neighborhood overflow, and fulfill General Plan objectives for safe circulation and community compatibility.

R-3 Dust and Air-Quality Compliance Plan

Purpose
Protect public health and air quality during construction.

Proposed Amendment
The Developer shall comply with all state and county air-quality regulations and prepare a Dust and Air-Quality Compliance Plan approved by Ivins City before grading begins. The Plan shall include fugitive-dust suppression, Valley Fever prevention protocols, and continuous PM monitoring along the project perimeter. Monitoring data shall be published monthly on the City's website. Construction shall halt automatically upon exceedance of agency thresholds and resume only after corrective measures are verified by the City.

Impact
Provides real-time transparency and enforceable health protection—consistent with Ivins General Plan commitments to environmental quality and community health.

R-4 Bond & Obligation Matrix / Interim Maintenance

Purpose
Tie accountability to bonding and keep inactive sites safe and orderly.

Proposed Amendment
The Developer shall maintain all performance bonds and guarantees required by this Agreement and City ordinances. Ivins City shall publish a Bond and Obligation Matrix listing each improvement, amount, and release milestone. If construction pauses six (6) months or longer, the Developer shall implement an Interim Site Maintenance Plan. Upon notice of non-performance, the Developer has 30 days to cure before the City may draw on a bond or defer new-permit intake.

Impact
Protects taxpayers, ensures transparency in bonding, and keeps the project maintained—aligning with General Plan objectives for fiscal responsibility and orderly growth.

R-5 Voluntary Community Benefits Exhibit (CBE)

Purpose
Encourage goodwill contributions without creating unlawful exactions.

Proposed Amendment
As a voluntary commitment not required for approval, the Developer may enter a Community Benefits Exhibit (CBE) identifying public-safety or educational support projects—such as EMS equipment, trail connections, or pedestrian-safety enhancements. The City and Developer shall formalize commitments through a Memorandum of Understanding appended to this Agreement. Annual progress reports shall be made public.

Impact
Demonstrates partnership and tangible local benefit consistent with Ivins General Plan values of community well-being and collaboration.

R-6 Adaptive Water Reuse & Innovation (Exhibit WR-1)

Purpose
Advance conservation through practical measures and continuous improvement.

Proposed Amendment
The Developer shall implement reuse measures in Exhibit WR-1—including storm-water harvesting, grey-water reuse, and soil-moisture-sensing technology—and report annually on performance and savings. Each year the Developer will evaluate at least two additional reuse innovations for potential adoption, summarizing results in the City's annual sustainability report.

Impact
Reduces long-term water demand and demonstrates innovation—supporting Ivins General Plan principles of sustainable resource management.

R-7 Construction Management & Noise Plan (CMNP)

Purpose
Minimize neighborhood disruption using enforceable, City-administered tools.

Proposed Amendment
The Developer shall prepare a CMNP approved by Ivins City prior to any grading or building permit. The Plan shall include: (a) work hours limited to 6 A.M.–6 P.M., Mon–Sat, none on Sundays or City holidays; (b) compliance with City noise and dark-sky ordinances; (c) a public hotline and superintendent contact; (d) third-party noise spot-checks funded by the Developer; and (e) administrative citations or temporary permit holds for uncured violations.

Impact

Protects neighborhood peace and dark-sky character while keeping compliance realistic—furthering Ivins General Plan livability goals.

R-8 Metered Water-Use Transparency

Purpose
Turn planning promises into measurable, reportable performance.

Proposed Amendment
The Developer shall provide WCWD-verified annual metered data separating indoor and landscape use. Ivins City shall publish results annually. If actual use exceeds the approved water budget by over 10 percent, the Developer shall submit a Corrective Action Plan within 60 days. During declared droughts, the Developer shall implement corresponding reductions consistent with City ordinances.

Impact
Makes water performance visible and enforceable; supports drought resilience and public confidence—reinforcing Ivins General Plan resource-stewardship policies.