IVINS CITY
SENSITIVE LANDS COMMITTEE
MINUTES
October 7, 2025
435-628-0606

1. WELCOME AND CALL TO ORDER

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 12:00 p.m. All present included Chair Tyler Froelich, Dave Black, Chris Blake, Rob Dalley, and Tom Jorgensen.

Audience Attending: Chuck Gillette and Wayne Pennington

A. Disclosures/Conflict of interest--None.

2. GENERAL BUSINESS

A. Discuss and consider approval of Chair and Vice-Chair for 2026.

MOTION: Chris Blake moved to approve Chair to be Tyler Froelich and Vice-Chair to be Dave Black for 2026.
SECOND: Dave Black

VOTE: The motion carried unanimously.

Chair Tyler Froelich	AYE
Dave Black	AYE
Chris Blake	AYE
Rob Dalley	AYE
Tom Jorgensen	AYE

B. Consider approval of Sensitive Lands Committee minutes for April 1, 2025.

MOTION: Dave Black moved to approve Sensitive Lands Committee minutes for April 1, 2025.
SECOND: Rob Dalley

VOTE: The motion carried unanimously.

Chair Tyler Froelich	AYE
Dave Black	AYE
Chris Blake	AYE
Rob Dalley	AYE
Tom Jorgensen	AYE

3. DISCUSSION ITEMS

A. Sensitive Lands Application for Red Mountain Ranch, LLC at approximately 800 West and Old Hwy 91.

Rob Dalley stated Sensitive Lands will see this in the near future, but we have not received an application yet. The zone change is still with City Council but is on hold. Terry Marten withdrew his portion of this application so they are working on a resubmittal. **Tom Jorgensen** stated that he received their updated plans. There were 11 lots and divided between lots 1-7 which are on top of the bluff and lots 8-11 that are down below at the bottom of the bluff. Areas exceeding 30% of that slope are categorized in the dark red. **Dave Black** inquired if they can disturb a percentage of the 30% slope? **Chuck Gillette** stated if it is Low-Density Residential, there are bigger restrictions. They are allowed to disturb up to 70% in the higher density. Low-density has different calculations. **Dave Black** stated that he would like to ask their engineer to put on the map what they are actually disturbing. **Chuck Gillette** stated he recommends that we don't zone anything in Sensitive lands that is not Low-Density Residential. We may not feel that way about tis slope since it is right next to the main highway coming in. Being sensitive to those slopes could have a high impact on the City. It would be totally appropriate to look at it and say because of the slope we are recommending only Low-Density Residential. City Council is kicking it back to sensitive lands before they make a decision on this property. **Tom Jorgensen** stated the site is where the low-lying areas for lots 8-11 are, and the top of the bluff is where the other lots would be located. **Chuck Gillette** stated we also have setback requirements on the top of the bluff. They need to submit their sensitive lands application. This is just information to help determine feedback to City Council at this moment. When their application comes there will be a more in-depth map with their application. There is a list in the ordinance that they are required to submit. This was their first attempt at that but some of this area would not qualify as sensitive lands for both slopes and ridgeline protection because they have to meet a certain height. As the bluff fades out and reaches Hwy 91 it may not meet that criteria. It is steeper and taller in the back. **Tom Jorgensen** stated the smallest lot size is 7400 sq ft. **Chuck Gillette** stated they

would need Medium-Density which would be okay but if they need ridgeline protection in that area, there is a ridgeline setback. **Tom Jorgensen** stated that he thinks it is 35 feet and a view angle. They can put a wall to help the view line, but not by much. His response to the developers when they sent the map, was to look at our ridgeline and slopes portion of the sensitive lands ordinance and the slope disturbance portion. **Chuck Gillette** stated that slope stability is a 12% angle that starts six feet above wherever the ridgeline is defined to be. Section 16.08.215 **Dave Black** inquired if it is beneficial for us to do a site visit? **Chuck Gillette** stated yes after they submit their application and inventory. **Tyler Froelich** inquired if this is a Class B ridgeline? **Chuck Gillette** stated yes. Class A is just Land Hill. **Sharon Allen** stated that this was really just an update and when we receive their application we will bring it back and plan a site visit at the same time.

B. Additional Items and Updates--None.

4. ADJOURNMENT

MOTION: Dave Black moved to approve ADJOURNMENT
SECOND: Rob Dalley

VOTE: The motion carried unanimously.

Chair Tyler Froelich	AYE
Dave Black	AYE
Chris Blake	AYE
Rob Dalley	AYE
Tom Jorgensen	AYE