Chuck Gillette

From: Chuck Gillette
Sent: Friday, December 26, 2025 3:00 PM
To: Mike Scott; Kevin Smith; Bryan Pack; Sharon Gillespie; Sharon Barton; Dillon Hurt
Cc: Tom Jorgensen
Subject: RE: BDR development on the Shivwits reservation

Thanks Mike,

I do appreciate your sentiment that we should at least know and understand what the impacts are. That is certainly the first step to seeing if we are able to have any influence on the outcomes.

Traffic
In order for us to calculate the traffic volumes, we will have to see if they have completed a traffic analysis. If they haven't the only way for us to do it ourselves. It makes sense that this just becomes part of our Transportation Master Planning that we are in the midst of completing. I will ask to see if they have a traffic analysis that they are willing to share with us. Then I will have Tom work with our consultant to build this into the traffic model. If they don't have the analysis, it is reasonable to expect the consultant to be trying to identify the traffic volumes and we can try to assess a factor of how much additional traffic that this will add.

I will say that typically development adjacent to cities do not have any responsibility for impacts to roads in the adjacent city. This issue came up with the Black Desert Development. The public works director of City of St George was demanding to me that Black Desert Development should pay them some sort of impact fee for the impact on Snow Canyon Parkway. I told them to find any precedent of this occurring anywhere else in Utah. They never came back to me with anything and so their demand faded away. I had also asked some traffic engineers if there was any precedent for this and they said they have never seen it. I just want to mention this, that our leverage on this issue is pretty weak.

Emergency Response
I think regarding the emergency response, this is an entirely different situation since we will definitely be expected to be the responding entity. I do think we need to be using every lever we can find to make sure that we are compensated for providing this service and do not end up having to provide it for free. I hope that we do not get stuck with the bill on this one. It is the one that I am most concerned with.

Other Impacts
Regarding the other public works infrastructure impacts. Here is my synopsis:

- Culinary Water – I am not sure where they will be getting their culinary water, but the most likely source is the Gunlock Wells since the reservation already is connected to this source. I don't know what agreements they have with the City of St George, but I think we could ask our Public Works Department to see if they can find out. Again, we are working on the water master plan and we can ask the consultant to evaluate what impacts they can foresee. It might not be anything.
- Irrigation Water – This one area where I do not see big impacts as the reservation has excellent water rights in both volume and priority. I don't see that if they take advantage of this, that it impacts us. Again we can ask the consultant to evaluate.
- Sewer – I am not at all sure how they are going to sewer the development. We did not provide capacity in our sewer lines for their flows and so this is actually a huge problem for them. They either need to upsize our system, find a route to bypass us, or build their own treatment plant.
- Drainage - I see no impacts from drainage from their project.

- Power – Right now they receive power from the City of St George. This means that the power does not curtail power sources from Rocky Mountain Power and thus is likely to have no impact on our system. Certainly the project is going to add demand to the existing power line that parallels Old Highway 91. St George has always indicated to us a hesitancy to bury that power line due to the fact that they would like to increase voltage on the line to service additional power demands with this project being the perfect case in point.
- Telecommunications – There are multiple fiber lines in Old Highway 91 that are expected to serve the project. I do not see that having any impact on Ivins.

From: Mike Scott <mscott@ivinsutah.gov>
Sent: Tuesday, December 23, 2025 3:11 PM
To: Kevin Smith <ksmith@ivinsutah.gov>; Chuck Gillette <CGillette@ivinsutah.gov>; Bryan Pack <bpack@ivinsutah.gov>; Sharon Gillespie <sgillespie@ivinsutah.gov>; Sharon Barton <sbarton@ivinsutah.gov>; Dillon Hurt <dillonfletcherhurt@gmail.com>
Subject: BDR development on the Shivwits reservation

I've received multiple emails from Ivins residents expressing concern about the scale of the proposed Black Desert Resort development on land owned by the Shivwits Band of Paiutes. Most concerns are about off-reservation impacts to Ivins, particularly traffic, police, fire/EMS, infrastructure strain, and overall quality of life.

I believe it is important that the City acknowledge these concerns and take appropriate, proactive action, rather than remaining silent or reactive.

Please see the attached.

Merry Christmas

Mike