



**LET'S PLAN IVINS FUTURE TOGETHER**

**IVINS CITY 2022 GENERAL PLAN  
RESIDENT SURVEY REPORT**

**Part 2 of 2: Survey Participant Comments**

December 2022

*Be sure to read Part 1:  
Survey Results*

# IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

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# IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

## Introduction

Ivins received 2,244 completed General Plan surveys. Almost three-quarters of them included comments. I recorded all the comments into a Word document as completely and accurately as possible. The number at the beginning of each comment is a reference number identifying the survey the comment came from.

The survey was anonymous, so we do not know who made the comments, but we do know which of the 14 emergency response areas the respondent lives in. The comments are grouped by those areas.

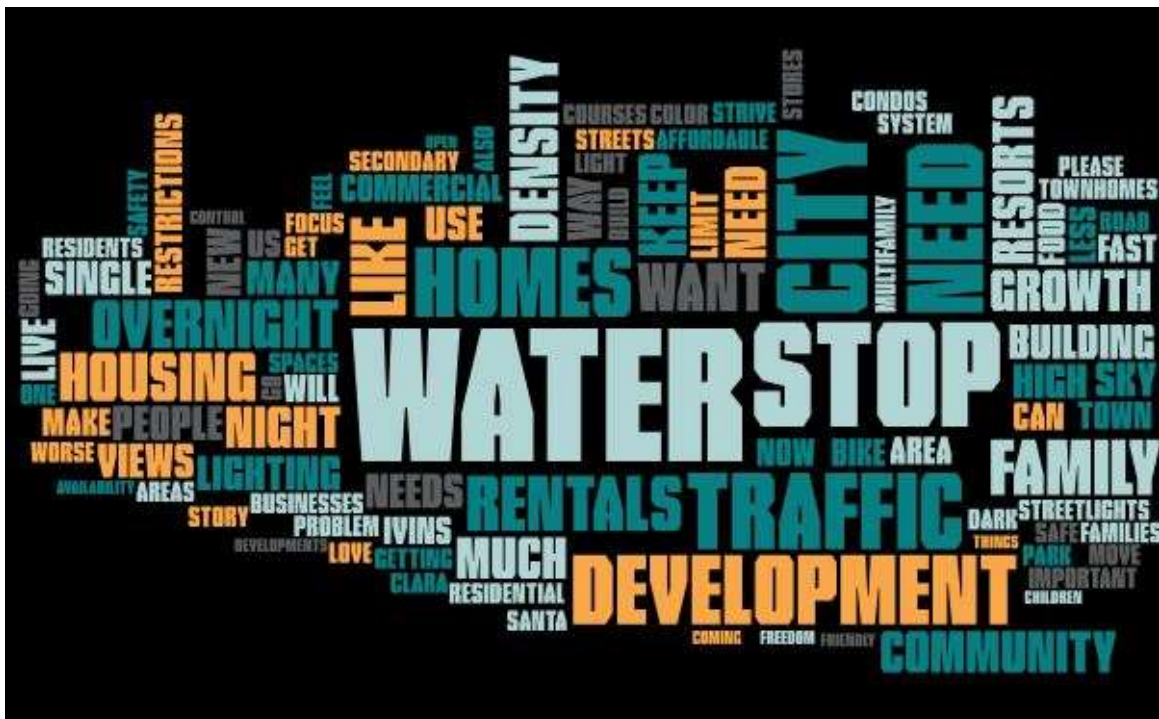
These are presented as written, except for problems interpreting some handwriting and some garbled words in dictation. I tried to record the comments as written, with very limited changes for clarification.

The comments were in response to 7 questions asking for additional information:

- Other actions the city should strive for a rating of 5 (most important)
- Other important needs that should be rated 5
- Other development needs that should be rated 5
- Other types of businesses you would like that you would rate 5
- Other attributes that enhance your quality of life here
- Other reasons you choose to live in Ivins
- Additional general comments

The Word Cloud below shows what words or issues are most on peoples' minds. It doesn't show what they think about these words or issues though. That's what the final report shows.

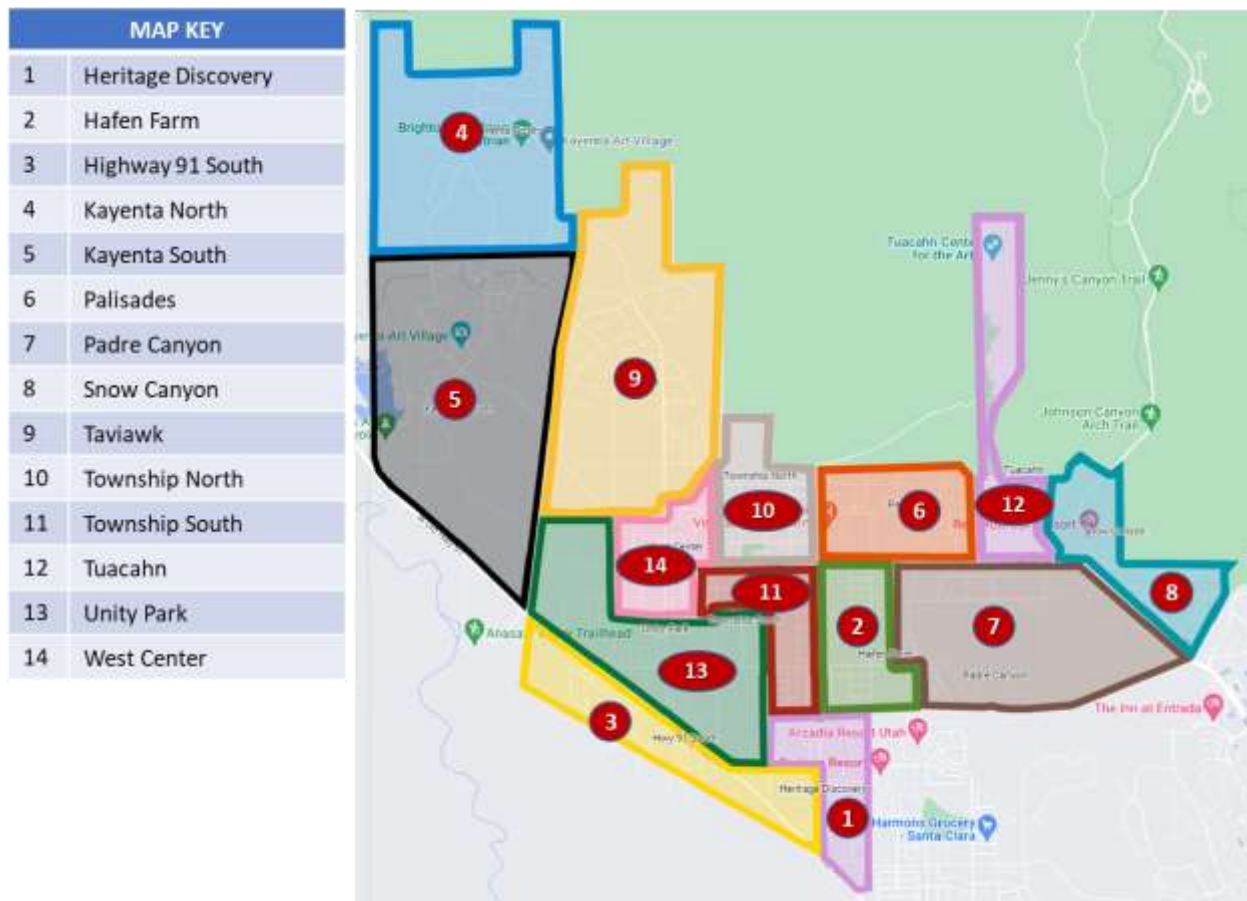
Mike Scott  
December 2022



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## NEIGHBORHOOD MAP (IVINS EMERGENCY AREAS)

This neighborhood map shows the approximate boundaries of the 14 emergency areas in Ivins.



Click below for an online version of this Google map that can be expanded for each neighborhood to show street names. You can also enter your address in the search box at the top of the online map to see what area your address is in.

[https://www.google.com/maps/d/edit?mid=1GUHqwr9oYJp7Opfp0\\_MEwM1sRTqPaBQ&usp=sharing](https://www.google.com/maps/d/edit?mid=1GUHqwr9oYJp7Opfp0_MEwM1sRTqPaBQ&usp=sharing)

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### AREA = HERITAGE DISCOVERY (HD)

2. Need more weed control. Need more streetlights. Streets are too dark and hard to see. Need more food businesses. Open spaces. Affordable housing for families. Locally owned restaurant. No overnight rentals. Tight knit family-oriented city.
4. Attention to road systems should be given before housing developments are allowed. Coming from Oceanside, CA, the homeless problem was bad and getting worse. This entire area needs to stop this problem before it gets out of hand because it will get worse.
7. Concerned growth outgrows water availability.
9. More things for children. Sidewalks - repair areas that have lifted. Family-friendly. Less restrictions. Focus on freedom first. Let residents live.
10. Let people build how they want.
11. Too many two-story buildings that block views of Red Mountain. Too much growth for so little water.
12. Traffic is getting worse. Building at the expense of existing homes. No resorts.
14. Quit building. You are ruining Ivins.
16. No pickleball courts. Make housing affordable. How is my son going to be able to afford \$2000 in rent? No more townhomes. No more higher density homes. Stop getting rid of fields in favor of high-density housing. Keep single family residences. No more hotels, resorts, or overnight rentals. No traffic signals. Fund police and fire. Maintain night sky. Commercial is needed, but it needs to be a balance. We live here because it is a bedroom community.
17. We need streetlights. It's not safe.
21. Not having the splash pad all summer was a major inconvenience. If the logic is to preserve water, that does not add up because individuals go to their backyard sprinklers in the heat.
22. Why would park managers take out lawn area to put in rock that cannot be used safely by any park user?
23. Ivins needs to make water more affordable and give people more incentives to go completely rockscape. Landscapers are way too expensive here. Too much building going on. Contractors are way too expensive and only want the new builds. Even a handyman here is way too much.
514. Control speeds on residential streets. Traffic light at 200 E and Hwy 91.
515. Stop allowing more resorts and golf courses. We can no longer enjoy a lot of what we moved here for. Wasting water. Need to reduce speeding.
517. Walmart
518. We need water conservation and should mandate xeriscape
519. Set a master plan and keep it. Stop changing zones so the developer can maximize his profit.
520. We should have more Community events. Monthly newsletter needs a map of the areas that are being agenda items at the city meetings.
521. I also don't really like being told what kind of lighting I can have. It is so dark here, it feels eerie, and unsafe at times. There is not a single streetlight on my street. I am very much opposed to controlling the appearance of our

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homes, the color, the height, the materials, etc. I like the variety and think it keeps our city charming. I also feel all the restrictions cater to the elderly population and deters young families from coming here.

522. Stop trying to dictate the color of our homes. Stay out of the home owners business and concentrate on what a city should provide. We need the freedom to build the homes we want without restrictions, and with grass. Over the past eight years it has felt like we have had to fight to maintain the community we love against a select few who feel they somehow have the right to move here and impose their wishes on the rest of the community. If we wanted to live in Sedona we would move there. Stop allowing the minority loudmouths try and make us something the majority of us don't want to be. Give us our little town back. Too dark at night. No to night sky. Allow more commercial development to lower the overall tax rate. More lighting on public streets for the safety of our community and children.

523. Please zone for more family neighborhoods, less color and height restrictions.

524. Keeping the city clean and litter free is important to us. Perhaps a volunteer organization could be developed. More traffic enforcement. Strive for one-story single-family homes, less overnight rentals.

525. What happened to the program for emergency boxes on stop signs? Too much traffic and noise now. Stop blocking views of our vistas and mountains. It's wonderful the way it was.

526. Why was Snow Canyon turned over to the state? We need a secondary water system. We need a better relationship with Santa Clara. My quality of life is greatly affected by their quest for money. I built here because of the beauty of the area visible from my home. This was recently taken away by development in Santa Clara. Improve water resources.

527. We need more restaurants and fast-food places.

529. Be selective about new businesses. Fast food is not a priority. Be a good, safe place to live. Limit multifamily housing. Ensure very adequate water.

530. Will water supply keep up with population density? Not in favor of high-density development.

532. We need more businesses like Costco, Target. Love our town, don't want Kayenta. Keep the city family friendly. Switch power providers. Bring in middle class families.

533. Water conservation.

534. Stop the growth

540. I have no problem with overnight rentals if owners have rules. I think the night sky is not as important as safety at nighttime. Water availability. Rising cost of utilities. Road and traffic problems. Senior care.

541. I like the way things were ten years ago.

955. Better roads and road signs and streetlights. Build only one-story homes to appreciate the beautiful views of the mountains. A Macy's, Hobby Lobby, Burlington, bigger JC Penney store.

959. Too many overnight rentals, we are surrounded by them. Too many new condos, density, and traffic issues.

960. Traffic light on Hwy 91 and 200 E. Cellular coverage is terrible, especially now that this is a town for tourists.

961. Get rid of townhomes, more single-family homes.

962. Regulations restricting residents from storing old vehicles, old trailers, and junk in their yards. Provide standards and enforcement for unkempt properties. That's very important.

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963. Night sky, low lighting, do not overdevelop.

964. Thank you for trimming the landscape at Pioneer and Hwy 91.

965. Separate city manager from city attorney positions.

967. Standards for unkept properties. Xeriscaping and eliminate requirements for grass in HOA's and non-park areas. I do appreciate the City Council reaching out for feedback. Thanks.

969. Too many multifamily homes. Keep part time veteran EMT's instead of firing them for no reason.

970. The bike laws are not enforced. Stop the growth of condos.

973. We are growing too fast. Crime will go up. Don't have the water or power etc. to keep up. Use some land to make a large lake to store more water.

975. Stop all development, especially condos and townhomes.

976. Stop building homes and apartments. Don't have water for all now. Where is it going to come from for all the new builds? A community or senior center or rec center would be nice. No air traffic.

977. We need a dog ordinance.

979. More parks, swimming pool, bike trails. More grocery stores. Stay small, quiet, and safe.

981. Slow down development. Leave open spaces. Traffic is near good now, but will not be as fast-paced development continues. Love the roundabouts instead of signal lights. But could you have some safety courses to teach drivers how to navigate a roundabout? We like the idea of a city center but needs to be low profile so as not to block the views.

982. The city should not mandate the complete city for lighting, that is for individual communities. We do not need more high-density residential living. No more resorts. Less traffic.

983. More empowerment to residents than companies and resorts.

984. Limit growth. Focus on single family residences. Limit rentals encourage more business development. Stop limiting water use in new developments. Stop being woke. Stop limiting light pollution.

985. We need a compost area for leaves and trees. No more multifamily housing.

986. Need bike paths to connect to existing paths. Pickleball courts. Develop secondary water system.

987. Commercial development. Balanced commercial development and residential growth. Do everything you can to get away from making this one big HOA. We need to preserve independence in our living spaces.

991. No overnight rentals in the city. Need to have access to antenna TV stations also. Have the City Council listen to the citizens and vote for what the public wants, not what the developers and council want. Anyone associated with land development companies should be removed from office and replaced.

992. We already have a retail hub around Harmons that is high quality and is convenient. More farm food stands that feature local products and encourage agriculture. How about a creamery like in Beaver? Or a large summer farmers market. I hate overnight rentals. In completing this survey, I wonder what the objectives of the city officials are. Develop every square inch of property and increase population and the tax base at the expense of quality of life, and limited water resources. We are reaching a point where we can't have it all. I am totally in favor of quality of life, that's why I moved here.

993. Control the dust. Dark night sky most important.

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996. A Walgreens type pharmacy, Outback Steakhouse.

997. Keep air quality good. Limit drive-throughs and places where cars idle and pollute. Don't overbuild. Don't run out of water. Better TV access.

998. Less overnight rentals.

1002. Too dark around city, don't feel safe at night with children and play. More lighting and brighter. More businesses and services with less restrictions. I would like salons, spas, a gym. Less government oversight. Less, not more, regulation on everything. Less restrictions on commercial. Design standards are encroaching and ridiculous. Soccer park. Preserve the right of landowners. Let people decide what to do with their own property, stop adding restrictions. Apprehensive to answer survey because a lot of these questions appear to be loaded and leading to fit an agenda that I'm strongly opposed to. To quote Ronald Reagan, the most terrifying words in the English language are I'm from the government and I'm here to help. Stop trying to help and just allow us our freedom.

1004. Slow down on housing development

1005. Retrain the Police Department, pointed out one officer.

1007. More shopping, bicycle shop. More streetlights.

1010. We need raised markers on the roads. I can't see the striping at night on the streets. Install fiber internet. Reservoir for water conservation. I love the city. Please keep it healthy and wilderness friendly.

1011. Protect property owners' rights over trespass via easements.

1013. I feel we need more law enforcement patrolling at night. The amount of illegal, dangerous street drugs is all out of control. I would enjoy more food options. We already have plenty of retail out here and anything else is only minutes away. I don't mind the city maturing, however I don't want to lose what we have out here. I would rather keep the city quiet and preserve our quality of life. Ivins is peaceful, we should keep it that way. Too much land is being destroyed.

1015. It seems new construction is everywhere. There should be a better balance with growth. Most all the views are going away with multi-level building.

1016. It feels like there is a frantic pace to develop all the non-park green space. The city seems radically different than it was six years ago when we moved here, and not in a good way.

1019. Make city family friendly. Affordable housing for young families, not landlords. Water for plants and lawns. Less government. Let neighborhoods make decisions for themselves, able to live how I want to. Thanks for doing this survey, but I think it will not show the true feelings of our community because those who should be heard won't take the time to fill this out because they are too busy raising amazing families. Listen to all, not just those with too much time on their hands.

1020. Work with Santa Clara to control large apartment and condo buildings. Open space and views which is rapidly being destroyed.

1021. More parks, add more pickleball courts. Keep a small-town feel. Find ways to use less water, power, and the land.

1022. No to roundabouts, yes to speed bumps. Unkept properties are a fire hazard. A rec center with water features like the Washington Rec Center. Community gardens. Grocery store, Smiths or Trader Joe's. Don't be in a big rush to develop everything.

1025. Thanks for conducting this survey.



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1026. More police to patrol neighborhoods day and night. Due to the times, there needs to be a lot more police presence to keep crime at a minimum and to preserve a great reputation for the city.

1027. Traffic is starting to become an issue. Don't add too much more development. Limit more housing. Help conserve water.

1028. Traffic light at Highway 91 and 200 E. Full time fire and paramedics. Thank you for this great opportunity to comment.

1029. Regulate overnight rentals and apartments, too many. It creates more traffic. A water park, nice restaurants, Hobby Lobby, bar and grill, Spaghetti Factory.

1032. Streetlights on busy streets such as 800, also speed bumps. Stop all the overnight rentals, they are out of control. Target, Walmart, retail stores.

1035. No more resorts or golf courses. We need a proper grocery store in the city limits. An inviting area for small business and restaurants to expand into. Entertainment options.

1201. More family developments. Less regulation and restrictions. More lighting and residential. Less regulation on lighting and stucco color. Man-cave garages, toy garages.

1205. A limitation or moratorium on future development should be strongly considered, especially with the water crisis. And compromise to livability that has taken place due to rampant development. A community center building would be a nice addition. Emphasis should be on maintaining adequate water for the current residents. The conservation district hasn't faced the fact that water is not unlimited, and in addition to conservation, severe limits and a moratorium on future development should be considered by all the municipalities in the county. The small town feel and livability is being compromised by rampant development. The emphasis on overnight rentals and resorts is ruining the quality of life for our residents. It seems the City Council and Planning Commission are basically providing a rubber stamp for most developments. This will have a very negative effect.

1206. It's very hard to see pedestrians at night, install more streetlights. Too much regulation already. I'm frustrated with the talk that is going on regarding regulations on the height of homes, color of homes, and what kind of lighting they are allowed to have. This should be something regulated in CC&R's, not an entire city. I hope Ivins will continue to be a city that we feel we have freedoms, and those of us who grew up with our families here will want to stay. Thanks for doing this survey. Hopefully, it will give insight into what people are wanting.

1207. We love it here. Just recently moved to Ivins and we are enjoying every single moment.

1208. Too many barking dogs, cars speeding. Need a no leash dog park. Apartments and multifamily rentals typically have higher crime rates. Red Mountain Blvd posted speed is 30 miles an hour, but cars going 40 to 45. Never see any patrol being done. Maybe you should install speed bumps to slow the cars down or change the posted speed limit to 45.

1209. Fewer townhomes and condos.

1211. Fewer vacation rentals and more shopping. The busy intersection needs a light if it's a major pedestrian crossing or roundabouts for pedestrian crossings. The current trend for vacation rentals is pricing us out of Ivins. We need more commercial for jobs, for teens. Trader Joe's, Target, WinCo.

1212. We need a park area in the west.

1214. I feel like the night sky initiative makes it unsafe to walk at night because the city is so dark. I would like to see some greenery beautification on our main streets

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1216. We need a well-planned, balanced growth plan. Mixed-use of housing and commercial uses while preserving Ivins natural beauty. We need to grow smart. Traffic planning needs to be at the forefront of that, in my opinion.

1218. The city doesn't need to add a lot of things, it's not the city's responsibility. No more taxes. I moved here because of the beauty and peaceful environment. I would like the city to only focus on necessary services such as roads, public safety, etc., and not waste my tax dollars on things like affordable housing, parks, and arts. This is not the proper role of government. I understand that we need to bring some businesses here, but please don't turn my quiet, beautiful home into a zoo. I don't want to be a tourist destination.

1220. Quit catering to new transplants trying to change our quality of life with more restrictions in landscape, color, and lighting. We should maintain our liberties and be good neighbors without government overreach. Zero regulation of outdoor lighting. This survey was obviously written to be deceptive, trying to steer towards the night sky initiative because the beauty of Ivins is in what can be seen most in the daytime. We are against government trying to take away our liberties of home and property ownership, telling everyone what they must abide by.

1221. Reduce the options for low-income housing, apartments, resorts, and townhomes. Don't allow multi-unit apartments or townhomes. Preserve our small town and its people. Don't give in to developers. Keep large commercial out of Ivins. Thank you for this opportunity to voice our views and concerns for the future of the city. We chose Ivins for its small-town feel.

1222. We need good water conservation requirements. Just make sure we have enough water as new constructions continues to happen. Maybe a high-quality pre-school, or a gym in a city rec center. I would love to have more retail businesses nearby, but it is more important to keep Ivins a small town feel where there is open agricultural space and not too overloaded or busy. I love the idea like a community recreation center and other outdoor trail and park development. Thank you for all you do.

1224. Don't build so many apartments and townhomes.

1225. Get rid of the traffic circles that are too small and tight. Only use roundabouts where there is a large space that allows even flow. The small roundabouts are too dangerous.

1442. Healthy and useful shops only. Do not install streetlights. Keep Ivins dark.

1443. Would love to see the development of small businesses. Better high-speed internet is most important.

1444. Please do not let Ivins become another Santa Clara. Especially don't allow an eyesore like Arcadia come into our community, it is bad enough where it is. Mayor Hart has done a wonderful job, I will hate to see him go. Also, I have been very careful with my water use. Wanting to ensure we have enough for our crops, etc. next year. What I see for my effort is this water given to more construction and move-ins. We cannot sustain this rate of growth.

1445. Stick to the ordinances as written opposed to making modifications when residents are upset. There's trash on the streets, and vehicle noise pollution.

1447. Take action to have residents clean up and maintain their property. Many homes near City Hall look like dump yards, needs enforcement. Police are not enforcing codes on properties. Need more street cleaning on a regular basis. Clean up vacant lots.

1449. Love the fact you are doing this survey. Thank you.

1452. Pave all the roads completely from side to side. Now and always.

1453. Don't build vacation rentals. Is there any way to stop destroying the lava fields and stop Santa Clara from building on our boundaries? We will pay for the traffic and population increase, not Santa Clara.

1454. Parking. Dog ordinance.

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1455. Veterinarian.

1456. Create a business district.

1458. Drinking fountains on bike paths.

1459. More palm trees lining the streets. More Park City or Palm Springs feel. Don't like apartments. Condos are ok if classy and taken care of. No more 10-foot setbacks and consideration for current homeowners views being obstructed. Any view I have left, they are growing trees to block this view of Red Mountain. There is no quaintness. Appropriate low-profile landscaping. I built my home for views, I am looking at roofs and trees. My neighbor poked his head over the fence. I do love that you are asking our opinions. Please make this city cute. This is a secret gem and I'm proud to live here. Visitors all love the peace and beauty.

1461. We are opposed to businesses that will bring lots of traffic. We are fine to drive to St George to get things. We would love for the city to remain a small town, family-oriented place. A city center would be great, but nothing that will increase traffic or reduce safety, such as movie theaters, box stores, etc.

1463. Stop building resorts and vacation rentals. Stop turning the town into a short-term tourist stay. I hate that we have so many vacation rentals in our town.

1464. Don't turn us into California. We moved from there to get away from all the looney laws and government oversight. Hiking and walking paths.

1566. Worried about townhomes built that look down into one story homes.

1567. There is too much building of homes and condos. Many of the beautiful green farm spaces are being developed. The many new buildings obstruct the beautiful red rock views. I thought the land on the other side of Hwy 91 was mostly BLM land. Why do they continue changing the natural land at such a rapid rate?

1568. Keeping in mind the bigger picture, if we keep adding too much short-term or resort housing, those people don't live in Ivins and are not as invested in keeping the small-town feel along with the beauty, cleanliness, lack of crime, etc. If you keep allowing it, our resources will suffer. More local businesses so the tax revenue can stay in Ivins. Limit zoning for overnight rentals. For businesses, I'm all for anything that enriches our community and respects the land. Tourism is important, but must be curtailed to what Ivins can handle while keeping our resources beautiful. I understand growth is needed, but also have seen how growth the wrong way can ruin communities. We can host events that bring much needed revenue to our city without compromising our community. Developers' pockets are deep, but need to be kept in check.

1570. Finish the roads and have developers pay for it later. Dog park, maybe. Dog poop all over the city is a bigger deal than dogs off leash. Maybe just one dog park. I think we have enough open space. Mixed-use development is best. Please consider downtown city center architecture to be charming and cool, not just strip malls and box buildings. It should match how cool the views are. We could use unique stores and restaurants that draw people here, not just the same old thing that is everywhere. We love Vista School very much. It is a big reason why we will choose to stay here and raise our kids here.

1574. Listen to current residents, not just developers. Senior assisted living, nursing care for non-veterans. The general plan was carefully planned out and is good as is.

1576. Listen to residents, not developers. Senior housing, assisted living, and nursing care.

1578. Regulate height restrictions on new construction. Maintain views for existing homes. No vacation rentals.

1579. Decisions on traffic signals versus roundabouts should be made on an individual basis.

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1583. Thank you for all your efforts to involve the community to participate and share their voice as development and growth comes, please continue. And act on the shared voices.

1584. Slow overnight rentals.

1586. Reduce building due to water shortage and space availability.

393. We love living here. And hope for it to continue to be a great place to live and raise a family.

394. Rights and liberties regarding building heights, i.e. multilevel family homes. Protect individual freedoms equals minimal regulation. Uphold the Constitution of the United States and make the protection and development of single family, large homes, and yards a priority. Protect the family, not resort interests.

395. Leave some open space in the city interior. Are there limits on cars that are loud? Slow the growth, it's shocking. We don't need more businesses, I think we're good as is. The night sky situation is bad. I can only see the moon, Venus, and Mars consistently, and occasionally the Orion belt. You have to leave town to see the stars or night sky events like comets, meteor showers, etc. Also hold development for ten years or until water reclamation technology improves. Reservoir water evaporating directly into the air, as they do in Bloomington, causes respiratory issues. Lawsuits will come eventually.

398. Actually listen to residents at council meetings.

1865. Control developers as best as possible. Preserve agricultural land as best as possible. Restaurants that serve alcohol or a bar.

1923. Stop with the night sky initiative, please. Senior centers aren't welcoming to families, but community centers are welcoming to seniors and families. Less restrictions. Restrictions are not welcoming to young families. While I appreciate what Kayenta is with its restrictions, please don't impose those same rules on the entire town. Families are unable to afford flat roofed homes and they don't want them, so they come to Ivins. Please recognize the city as a family-based town, and not just for retirees and what they desire.

1925. I appreciate the city keeping the small-town oasis within a metro area. Thank you for asking direct questions.

1927. I love roundabouts. Too many vacation rental homes. Limit multiple person rental buildings with transient people. No to traffic signals. More street lights. It's dark and scary walking at night. Don't want tree huggers telling me how many Christmas lights I can put up. If they want dark night, they can move farther west. Our EMT's, police, fire are all awesome. Even if they insist on giving me the occasional ticket.

1928. Stop development until the drought is over or dealt with. Come up with low-income housing. My single parent daughter has to live with me in my 1,000 square foot home. Show Washington County how to help people like my daughter. Please no more multi units for sale. Santa Clara has destroyed the open space feel. Keep focus on what makes Ivins special - open spaces. I also would like to see the city think outside the box and come up with low-income housing for the many single mothers suffering here in the county. Be the radicals and show the rest of the county how it's done. Also, keep focus on our precarious water situation. Thank you for doing this. All these issues have been on my mind, especially seeing Santa Clara doing what they're doing. It feels good to be heard.

1929. Private property rights. Street maintenance - 400 E is so annoying. More tennis and pickleball. Light or pedestrian light at the Vista crosswalk or underground tunnel or overhead bridge. It's very dangerous, don't wait until someone is killed. It's better than it used to be, but it is still a problem. More vacation resorts equal more strangers in my neighborhood, equals more traffic, equals less rural feel and less peace and quiet. The same goes for condos. We don't need more businesses. Remember, your job is to represent us. Your job is to protect our life, liberty, and property rights. Planning often leads to more socialism and control. If I wanted to live in a resort, I

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would have moved to one. If you stop building family homes, then you won't have families and then you will have a resort retirement community.

2076. Please don't take after Santa Clara and dedicate every acre to development and nightly or weekly rentals. Please keep Ivins rural, beautiful, and friendly to families.

2200. Not happy with all the high-density building, specifically moved to Ivins to avoid that. Lower lighting. People who want nights as bright as day. Please slow down on car washes and sugary drink stores. Santa Clara and St George have too many.

2201. No more golf courses that use so much water. Trail bike route access to Fire Lake would be nice.

2202. Protect night sky. Protect views. Secondary water system. Limit watering. Mixed-use, no more than three stories. We should strive to keep that small town feel. While being a showcase of smart growth, we don't have to have resorts and big box stores just like everyone else. Why don't we strive to be unique? How about mixed-use planning and lots of housing options to attract lots of different people? Let's be a place where all people live. How about a walkable community? Let's be something cool, not a mess. Red Mountain should always be the focus of Ivins, it's iconic. Please don't do anything to attract from it. It's who we are.

2209. Stop approving overnight rentals, and multi-level housing.

2801. Need a loud noise curfew. Seriously, it's getting ridiculous. Too many chopped, modified mufflers past 10 pm. Also, lots of speeding.

2802. Stop the development of short-term rentals. Implement water saving measures. Stop high density development.

2803. Streetlights for safety. Painted crosswalks at major intersections, example - Red Mountain Blvd. and 400 S. Business growth, commercial development to subsidize property taxes.

2842. Need better streets and sidewalks. Lots of new housing, but the roads need improving. No sidewalks, no turn lanes, but lots of traffic.

2848. More public parks. Complete the widening of residential streets like 400 E. We appreciate the opportunity to provide feedback and input in a manner where we don't have to physically attend a public meeting. This has been great.

2849. Regarding unkept properties, don't stick your nose where it doesn't belong.

2878. Concerned about safely accessing Highway 91. Just barely learned about accessing the newsletter. It seems like water needs are increasing rapidly with all the growth. Do we have enough water to grow even more? I don't want to plan on water from the Colorado River for our growth. That water is already overallocated.

### AREA = HAFEN FARM (HF)

25. Stop building. Enforce the weak rules we have.

26. Shade over bus stops. Provide assistance for elderly disabled homeowners who can't maintain their property. Reinstate paper newsletter. Enforce traffic violators. Limit growth. Try to show concern for infrastructure. Stop destroying the desert for greed. No more strip malls that end up empty. We need a dance studio for adults. Don't make decisions behind closed doors. All the reasons we chose Ivins rapidly vanished as government's vision didn't coincide with existing city charter.

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27. Need a stop light on Hwy 91 and Pioneer Rd.

28. Stop the growth.

29. Need dust mitigation. We hoped for good air quality, but the dust from unregulated overdevelopment is killing those hopes.

30. Limit growth. Preserve open space. We're very lucky to live in a community like this and the way it is currently, I sure hope it stays that way.

33. Control development. Preserve open space. We have enjoyed the open spaces that are rapidly disappearing and the quiet feel to the community. We are concerned about traffic safety for riding bikes and walking.

34. Almost three years ago, I purchased an existing home because I wanted to live here. I believe that if someone wants to live in Ivins, that person should buy an existing home rather than a new build. How many more homes can our water supply handle? Harness the growth, we're growing too fast.

36. Limit high-rise buildings. Slow growth.

546. No more marathons. More restaurants. No more overnight rentals. Ticket bicyclists who clog traffic.

547. Roundabouts versus traffic signals requires more discussion. Slow development. New strip mall by Red Mountain Spa is an eyesore.

548. Lights, it's too dark. It's a major safety concern. The lack of streetlights is unsafe. I would love to be able to walk in the morning or evening without fear for myself. Poor children.

549. No resorts. No overnight rentals. Stop the greed fueled expansion that brings crime, traffic, etc. We don't have water for this. Zero growth. No high density housing.

550. We are losing our views, the quiet and the safety with our growth being too fast. We need more community focused growth like parks, etc. I am saddened that our views are getting diminished every day by multi-story complexes, and they aren't even affordable to live in. A lose-lose scenario for everyone.

553. Stop rezoning for townhouses and high density.

554. Keep traffic and growth down. Sidewalks are to walk on, but bushes, trees, dirt, and rock make many unworkable.

556. Enforce city ordinances. Trailers parked on city streets for weeks at a time. No overnight rentals.

557. Stop over building in relation to water supply. You want to build high density housing, but require us to reduce water usage by 10%. We don't want to see hundreds of homes with not enough water to sustain them. We want to keep the natural beauty and small-town feel. We didn't move here to be in a tourist destination.

558. Need more moderate priced housing. Limit growth to a moderate pace. No more golf courses.

559. If no water, do not build.

562. More restaurants, less juice places.

563. I don't mind paying more in taxes to keep a small-town feel. We need to be competitive in our pay for our public safety to attract and keep top quality police, fire, and emergency services. We need a community rec center with an outdoor pool.

564. No overnight rentals. We have problems with noise and burning. Stop development.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

565. Are police patrolling the streets enough?

566. Neighborhood watch programs to help keep crime at bay. Surveillance cameras at least at our schools. Better safety measures in our schools. We need affordable housing, less overnight rentals.

567. The roundabout at Red Mountain Spa is too dangerous, with uneducated bike riders coming from the rental shop. Maybe a light or more signage. I would love to have a dog park. Establish a dog park with grass. Would like Trader Joe's, bar, tavern, music venue.

568. We need water conservation; we need to regulate new development.

569. We could use an outdoor market with food trucks. We need open spaces. Is there a way to do affordable housing that's not high density? Or to do high density in a way that's not unsightly? Also, higher density means more resources are needed. Maybe we're full already. Businesses are close in Santa Clara, so we don't need that in Ivins. Maybe Black Desert will fill the need, and provide a sufficient tax revenue base. With more population we will need more public safety. Limited natural resources may severely limit our plans for growth, especially water. Change is inevitable, but let's retain the peace and beauty of this city.

571. Get some businesses for the tax base. Residents pay too much taxes, especially senior citizens. We have to leave the city to shop. Need a recreation center for families. We need a water solution.

572. Less development, we are growing too fast. We want to keep small.

573. Keep us small, keep agricultural alive, preserve the land.

575. Limit growth and actually do what the majority of residents are asking for. Paint crosswalks with fluorescent paint so pedestrians are easier to see for drivers in the dark. We need height restrictions no higher than two stories to protect views with no exceptions. We need a senior center and library. We don't want to be a city like St George or Washington. We have access to every needed service within mostly a 10-to-15-minute drive. I moved here for the small-town feel, and to get away from all the tourism where I used to live. I am broken hearted to see the tourist trend here in Ivins. Please stop.

578. Plan for open space. Keep a rural feel. We have enough resort development.

580. We need less overnight rentals. More water resources. Wondering why no other churches have been built in Ivins? Wondering why Heritage days is all about early settlers only, and not about what the city has become. Asking for feedback and suggestions to make the city better, but not following up with ideas in a timely manner. How will the city actually use this survey, in theory or in real time?

581. Slow down development until the water issue is resolved. Also, traffic on streets is a problem. Keep a small-town feel. Restrict multifamily and row housing.

582. Never want to see all the development like in Santa Clara. I think we can adopt more native arts and culture to our community, especially when we transition to more desert landscapes.

752. Need toilets at trailheads

1036. Residential street repair cracks in our community have multiple 3- to 4-inch cracks. City should buy agricultural land that is available currently. Our city leaders are approving so much building, which is totally changing what our city has been known for. Don't let developers ruin the small community feel we are proud of. I love the peace and quiet. If I want most anything, it is for sure available in minutes. Thank you for asking for community input.

1037. Too much growth, open space going away with water used for new planned housing and golf.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1038. Stop building and think water. No more businesses. Let's keep Ivins beautiful and not congested.

1039. Overbuilding.

1043. Please, no more Dollar Stores or car washes. I was surprised how expensive my utilities are here compared to St George, despite Ivins being touted as affordable. However, my biggest complaint is the number of neighbors I have who have their dogs outside year-round. I wish there was enforcement on animal cruelty laws. Overall, Ivins has been a good place to live.

1044. We are very impressed and appreciate the close connections and interactions between residents and city officials, especially the mayor.

1045. Most streets around us were redone, but not 580 S or 250 E. It has many wide cracks with weeds in them. I talked to the street person at the city office, but it didn't get done. Less regulation on people's private property, like their garages, beehives, etc. Lower property tax. Costco, Deseret Industries.

1046. Less multiple rental units and commercial and resort development. Restrict overnight rentals. Control speeding of 50 to 70 miles an hour on 25 mile an hour streets. Control loud boom boxes and cars that shake windows. Control late night cars racing and loud tailpipes. Control animal owners letting dogs poop on private grass without removing waste. Reduce, eliminate rental properties. They speed and don't care about anyone else.

1047. Fix streetlights.

1052. Street lighting. Preserving the night sky comes at a cost to safety. It's a thinly veiled excuse to not spend any funds to properly light at the least intersections. Don't wait until there's an auto pedestrian accident in the dark.

1053. Insufficient lighting for safety.

1055. Too much natural beauty and wildlife habitat is being destroyed. Limit buildings to one story to maintain our beautiful vistas. Bars and nightlife. Let's do more to enforce the idea of reducing our water use. We are in a drought and anything we can each do to conserve will help.

1057. Gym, athletic sports training, firing range. The whole night sky thing is a waste of time and effort unless the surrounding municipalities are doing the same. I can see light pollution from St George while out camping by Enterprise Reservoir. Do not waste a penny of taxpayer time or money on any initiative like this.

1058. Low-income rentals for the poor.

1059. Stop building vacation rentals. Quit building. There's too much building and growing without changing the roads, traffic etc. Everything costs too much because we are allowing the building of too many things at once.

1060. We need to control growth. Discontinue development until new water sources are found. Family restaurant.

1064. A hotel or two would be helpful with restaurant.

1065. Less large density building. It's out of control.

1067. Single story buildings, residential only because our views are disappearing. Enforce road rules for bicycles. Better road striping. Enforce fireworks laws. Limit vacation rental development. Limit to one story to maintain views. Love living here. Zoning is terrible. Weather is great, so no reason road markings aren't done always. And limit the number of dogs in a home and maybe license them.

1068. I have two concerns. One is the escalating congestion where Pioneer Parkway and Hwy 91 connect. The narrowing of the road, 400 S and north Town Rd, where the field is being cleared for development. Will that road be widened?



## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1070. Roads are not big enough for the number of houses being built. Traffic will increase with the number of new residents moving into the city.

1071. The traffic is always busy on Snow Canyon Parkway. The speed limit is super slow. And the need to find detours for events is bothersome.

1072. Please stop the development of townhomes and large apartment structures. We also need to keep agricultural land. We moved here to enjoy the small town, but it is being slowly taken away from us.

1073. Water conservation requirements need to be strengthened. Loud engine noise from vehicles needs some attention, realizing it is a problem everywhere along with speeding. Here's an appreciation note: This is the only community I've been in that the leaders have sought citizens desires. Thank you.

1074. We need homes for the middle class. Do not threaten to take our public safety away, i.e., fire. Lights on busy streets, especially intersections, need to be lighted. Affordable family restaurant, a chain store such as Target, maybe Walmart. At city meetings, listen to the people.

1075. Less dense housing and height restrictions. Don't let developers decide what's best for Ivins. Less density. Affordable housing, no ghettos. Thanks for this opportunity. If the Black Desert development is a harbinger of things to come, then the city has betrayed the trust of those of us who came here 30 years ago because of building codes in effect then. No steeples. How high is that monstrosity going to be? Shame on you if you allow overnight rentals anywhere in Ivins.

1076. Stop building so many developments. Boys and Girls Club. The construction going on is crazy. We hear all the time we have no water, yet they are permitting 500 plus houses being built. There has to be a stop limit to all this construction.

1077. Indoor recreation for kids

1078. No more building of apartments.

1079. Stop resort and short-term rental development. Water conservation. Commercial retail developments should be required to be designed to blend in with the environment. Bookstores, boutiques, galleries. I think traffic here is bad at certain times of day and on certain streets, but not as bad as St George. I do not want to see us turn into a resort community. I want to be a self-contained, walkable community.

1080. Too many high-density units.

1081. Stop trying to figure out what more you can provide. Focus on spending less money.

1083. We play tennis at Unity Park every day. It is an exceptionally clean court. We love it. We need a community garden. We need more public art in outdoor spaces.

1084. Severely limit additional growth. The only needs to focus on are water supply, fire, and EMS.

1086. Control growth, preserve the natural beauty.

1087. Protect the beauty and care for the environment. It's a shame they tore into the lava fields for a resort. Stop building on top of each other and limit how much building and blocking of views goes on. The building of multistory complexes is excessive and too condensed considering how much space there is in Ivins, and destroying the view access. No chain stores. I moved here because I want to be on the outside of the city trappings. Growth is inevitable, but the way the city is going about it is destroying the natural beauty of the area. Development can be done in a way that respects the environment for all residents, not just those with money.

1088. Keep up the good work.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1089. Ivins is good.

1090. Stop growth.

1091. To be honest, this took more than a few minutes. Thank you for asking and I did see signs around town promoting the survey.

1092. Consider more the needs and desires of current residents than those of developers.

1093. No more vacation rentals or resorts or golf courses. No longer feels like a small town. Slow down home building. Make housing more affordable.

1094. Stop development because of water issues. Please stop with the building, or at least a moratorium on building of houses, condos, and rentals until the water issue is resolved. Don't fill up all the open space, you will ruin Ivins.

1095. Better information around zoning. Service outages. We need a rec center. Recycling. The balance with some agricultural space is very important. Finding the right balance between growth and maintaining the feel of Ivins is very important. While I support growth and tourism, I don't support becoming a tourist town where people don't take care of the community because they aren't here for the long haul. I also think tourists are coming to experience a place like Ivins to get away from the city bustle. I know I did and then moved here.

1096. Less overnight rentals. Need affordable housing or apartments.

1097. Slow the rapid building. I'm concerned about our water supply.

1098. Less development. Greater enforcement of speed limits and other traffic issues like tailgating. Outdoor sporting goods store. More emphasis and value should be placed on intangibles like quality of life rather than monetary profits.

1229. We need streetlights.

1230. Help residents transition to low water demand landscape. Incentives for water conservation. Avoid nightly rentals and fractional ownership. Please complete the half-finished roads. Waiting for a future developer to complete them only indicates the city's dependence on development over public safety and ease of access. Both are a hindrance to security and business opportunity.

1231. Cell and internet service is terrible. We don't need high density housing.

1232. Allow people to opt out of blue can recycling.

1233. More open areas like parks and nature trails. Don't pack us in. No new development, no businesses. The city of Sedona has come to realize that they have ruined the quality of life by being overbuilt, and that they have catered to tourism. And now have changed their policies with the approach of no more. But it is a bit too late for them. Don't make the same mistake.

1234. Limit growth. Roundabouts do not work. Don't change Ivins. No more growth.

1235. Complete paving of 400 S to create proper lanes.

1236. Manage growth. High density with mandatory open space requirements. Xeriscape or natural.

1238. Stop building barracks. Stop building vacation homes. No parking on streets. Stop water sucking building.

1239. Stop issuing building permits. Sam's Club, Win Co, dry cleaning.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1240. Don't let certain people on the City Council try to make us another California. Control the people walking dogs to pick up after their pet. Control all the cats running loose. Our children and grandchildren can't afford to rent or buy here. Keep yards cleaner. There are plenty of bike paths, theaters, and arts all around us. Why let Kayenta people try to spend the city money on these things that the area already has plenty of?

1244. No more building permits. Keep weeds cut down along 200 E and 800 S to Hwy 91. Put the year Ivins was founded on signs. We are going to run out of drinking water. Make people clean up their carports that are full of junk. The town has grown too fast. Too many \$1,000,000 homes. Better street lights along 200 E. How much taxpayer money was spent on new signs on 200 E? Dumb decision, a waste of money.

1246. Please no more high density.

1247. Stop developing due to water issues. Water conservation. Stop development. Water crisis. Development ruining city character. Do not need more resort communities. Thank you for your time and attention to this.

1250. Be careful of the developments that you are allowing, and be careful of the commerce that you bring in. Finish unfinished sections of roads. Allow bed and breakfast.

1252. I would like to see this keep a small-town feel. I never know what's going on in the city. Better newsletter and website information. Because of the water issue, I would like to keep open space we have and not so much restrict the landscaping. Green space is good. Remember, rock is hot, green gives a cool feeling. We need both. But don't take it away from the ones who have green space. Maybe a few shopping areas, but no big chain stores.

1430. Vehicle noise, control less engine idle times as in parking lots. Don't want speed bumps. Do want a dog park called a bark park.

1431. Add traffic lights at the intersection between Highway 91 and 200 E.

1434. Please do not build two-story vacation rentals in Ivins like Santa Clara has done on the edge of our beautiful city.

1435. Conserve water, less grass, no swimming pools, fountains, etc. Pushing the growth of Ivins serves two purposes or masters. One is increased income tax for the city to spend. And two is developers' income. Stop building just to be building. The construction hastens the demise of the community by depleting our extremely limited water supply.

1438. Wait until it rains big time before adding anymore people.

1441. Stop expanding. Moved here so my kids could play outside safely. Can't do that anymore. Don't need any more bike lanes, they don't use them. Ivins utilities and customer service. Instead of businesses, have classes for children after school. Focus more on our older community families instead of bringing out of towners in. Can't even get streetlights on our street. Been living in Ivins over 20 years. Plus, Fire Lake Park is not even a fun getaway because of many out of towners. We hate that it is overcrowded and mistreating the land. Respect our small-town living.

1465. More business near, but not necessarily in, Ivins. An easy way to know information rather than just clicking on the website. Seems like we have golf courses that use water, but no family fun.

1466. You have already allowed companies to destroy our beautiful desert and lava fields. How about you stop thinking about the almighty dollar and save what can never be replaced?

1467. Stop barking dogs.

1468. Quit handing out building permits like its candy. You want those of us to conserve water and the city brings in more development, a little hypocrisy. Manager and attorney being same person is not ethical.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1470. Visual signs for streets in certain areas. Make sure sidewalks are around developments. Maybe a city pool, sit down restaurants. A good place to live and raise a family. We just need to remember not to develop or commercialize it too quickly, so we feel we lose our sense of community spirit and values for why we moved here in the first place.

1472. Listen to citizens before you approve developments. No one uses the bike lanes. Maintain the rural quality of life, that's the reason most residents moved here. Take development elsewhere. Limit business development to maintain a rural lifestyle. We should also take into consideration the ability of water, which we are encouraged to conserve before approval of major developments.

1473. Night sky.

1475. More street lighting. No more housing, no rental units. Would love more street lighting in some areas for additional safety.

1476. It is pretty quiet, but can hear work trucks in the early mornings Monday to Friday. Also, we smell too much time of day. Single story homes only provide better views for everyone. Thank you for the survey.

1477. Keep out high density housing.

1478. No more nightly rentals. Not impressed by Police Department. Full-service restaurants with outdoor seating. No apartments, no high density, no more nightly rentals. Need retail, parks.

1479. Recent developments have built commercial walls that now obstruct most of the clear views of the Red Mountain range, it's very disappointing.

1480. Community garden with fruit trees in different areas of the city to pick from anytime.

1588. Community rec center. Limit use of homes for rentals and vacation. State liquor store, music venue, salon, veterinarian, laundromat, drive-in movie, skate rink.

1589. I love living and working here. I interact with city employees, and I find them to be professional but friendly and easy to work with. And I love looking at Red Mountain every day. I like the collaboration with Santa Clara fire and police.

1590. Lower the power and water bills.

1592. Parks and trails. You need a follow-up survey on the results of this survey.

1593. Raise water manhole covers to street level. Chip seal on roads.

1594. Design buildings so they all fit with the desert landscape. Rocky Vista is hideous and also new city offices. They don't belong to the beautiful desert red rock community.

1596. Less development.

1597. Stop giving out building permits when there is a shortage of water, and our rates continue to go up after conserving water. You can't continue to build without water, hoping that if you build the water will come. Give out fewer permits if needed. Thanks for asking about what we want as a community. Please do what is best for all people that live here.

1598. Lots of speeding near 400 S and 320 E not obeying stop signs. No crosswalk on corner of Red Mountain Market and Family Dollar. Even speed bumps would help in high traffic areas. We love living here. We do not need any more unnecessary additions. We dislike black lava area being disturbed. Water is a huge concern. My husband is low vision and hearing impaired. He feels safe in our community. Accessibility to transportation.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1600. Incentives for xeriscaping and current residential areas. Slow growth perspective. Overview of water supply.

1857. Less overnight rentals. Less high-density housing. Better street maintenance. Dog park. Bike lanes are ok if bikers use them like they're supposed to. Secondary treatment. It's getting too crowded and busy. We are concerned about traffic and safety and water resources. I would like to see more fruit trees and gardens for food security, less lawns, better water conservation and enforcement, more xeriscaping. Thanks for the survey.

1858. Control the bamboo fields. Need better weed control in some areas. Complete roads - go the full width. Keep Ivins a bedroom community, the newer housing projects are a detraction from our identity. There are negative impacts to what distinguishes our unique character. Let's retain our original character and not go the way of big money, big city and the problem that comes with it.

2001. Why must we pay for recycling when we don't use it? When will the storm drain assessment be paid off? We pay too much for garbage pickup.

2002. Staying true to the city, mostly single-family homes and never allowing overnight rentals or hotels. We believe that the entire community should vote on any changes to the City Charter, especially zoning ordinance changes. From previous decisions by the City Council and Planning Commission, it appears that their decisions have not been in accordance with the community's voice.

2003. Allow commercial to match residential growth. Be wary of allowing too many overnight rentals.

2004. For youth with disabilities - a high school. A tech school, cemetery. CERT is a good program. It needs to be expanded and people need more info about it. A community senior activity center, hospital.

2005. Don't put in so many vacation homes. Businesses don't need to be all in one place. Water use.

2006. Slow building. EMT and police. Traffic enforcement.

2204. I love it here. Thanks for seeking feedback from residents. We need more streetlights on main roads. Traffic has increased, including pedestrians, and it is too dark to see them.

2205. Less nightly rentals. Open space. Bigger is not always better. Make a center of the city a place to visit. I don't mind going in St George for business, for less traffic and a quiet place to live. We have the opportunity to stay in a special city if we are careful in planning, and not letting it get too big with too much commercial and people who don't live here full time. Overnight rentals should be kept to a minimum to form a community. We should preserve our open space. Each development should be required to have open space. Night sky is such a treasure. Rec center would be a welcome addition to the city. Well planned, one level center shopping with walking and biking. No car traffic would elevate the city.

2207. Streetlights.

399. Wish Ivins was on Dixie Power. Keep us rural, small, quiet, and peaceful. We appreciate the opportunity to be surveyed. Please limit the number of building permits issued.

400. Moratorium on any further development. It's already too much and negatively affecting many of us. Air quality is poor due to development. Maintain clear open spaces. Stop vacation rentals and short-term rentals. No more resorts. Moratorium on all development for one to two years. Our character is small town with open space and views. Views are being blocked with new development. No more businesses. We are unique. Let's not become another St George or tourist trap. I am saddened and sickened at what is being allowed to destroy the beautiful land, desert life, habitat and blocking views. It will cost. And we'll cause increased traffic and transients who will not care as much about Ivins. And I am appalled at what our city government is not only allowing against the wishes of a majority of citizens - but is encouraging much of it. You work for us - civil servants. You are not kings and queens who rule by what you think is best.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1930. Thanks for all you do to make Ivins better for the future.

1931. No more building in Ivins. Keep it small.

1932. Practical development, including preserving water. Outdoor swimming/recreation area, with lap swimming year-round. Outdoor showers. Businesses like arts, music, health, food, gourmet food. Thank you for the opportunity to complete this survey.

1934. Better water conservation. New homes should not have wood fireplaces.

1936. Family and children, entertainment, and recreation. Please consider updating the splash pad. Create a community pool and rec center. We need to focus more on the kids and family life here, it's not just a retirement city.

1937. More streetlights. Roads are way too dark and dangerous.

1940. More limits on vacation rentals. My greatest concern is that Ivins will become a resort city, encouraging and dependent on short stay, vacation rental, property development.

1941. City recreation center. No apartments.

1944. Stop growth. No dog parks. No new businesses. Continual growth is the worst thing that will happen.

1947. I know myself, along with most Ivins residents, do not like high density housing that is being built by Highway 91. Not only are they an eyesore, but they create a lot more congestion on the roads that are not being updated to accommodate them.

1948. Lowering the cost of living.

2831. Water.

2832. Slow down development.

2850. More outdoor lights to prevent theft and crime. Promoting the dark sky only causes residents to fight and point fingers. We have an amazing Police Department.

2851. Less use of water. Less construction until water shortage is mitigated. Not in favor of more resorts or short-term rentals.

2852. Too much growth is taking away the small town feel and beauty.

2880. Stop granting exceptions to our current code - example, the medical school and Black Desert height waivers. Vista School shouldn't be on a main road. Please stop caving to developers, consider where the water is going to come from. Create other recreational opportunities besides Unity Park. Put a BMX bike park in. More dog parks and make them walkable.

### AREA = HIGHWAY 91 SOUTH (HS)

38. Avoid dense housing. Include more and larger trail and bike system. Continue to plan open space, but more and larger. More decent eating places, not cheap and bakery pizza. Keep a city center small, not flashy.

39. We did not move here to be surrounded by resorts. We want elected officials who listen to their constituents. We appreciate the low density, low profile to maintain the wonderful landscape views. Night sky is very important

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

spiritually. Speaking to many new residents and transplants, their draw was because there was not an overabundance of commerciality.

40. No commercial in residential areas.

157. Please stop building houses taking all views and farmland and new housing additions turning into vacant houses destroying views.

158. Limit high density zoning. We need more telecommunications providers.

160. No overnight rentals should be allowed. Look at Sedona as an example of how it kills the community.

374. Highway 91 needs broadening, central median with trees. Pathways on both sides to break up traffic.

375. Keep property taxes low. I believe that the natural tendency of government at all levels is to expand. I value frugal, responsible government. We don't need monuments to political vanity like public art or community centers.

377. Control of development, especially limiting high density dwellings.

378. Stop the developers on the City Council from approving everything that pertains to them as a developer. Shut down the good old boy network. I don't think the survey will make much of a difference. There are too many developers on the Planning Commission and City Council.

379. Very concerned about all the townhouses being built, they are so close together. Also see the need to work on water issues in relationship to approving more development. Would love to see some restaurants and a grocery store here.

380. A general plan discussion without talking about water is foolish.

382. More and more residents installing permanent holiday lights, they are a nuisance and left on all the time, too many days and all night.

383. Put a roundabout on Hwy 91 and slow the traffic. Finish bike trails on Hwy 91 so we can safely connect to other trails.

384. Widen Hwy 91 and add turn lanes and acceleration/deceleration lanes. Finish bike and walk path along Hwy 91. Bury power lines on Hwy 91 on both sides of the street. Starbucks and a diner and a donut shop.

385. More connectable bike paths. Fewer overnight rentals. Too dangerous for bikes on city streets.

386. Family-owned restaurants. Highway 91 needs some TLC. Please widen and put in turn lanes to different subdivisions. Include wider bike lanes. It would be nice to continue Santa Clara's dividers with plants to continue the overall beauty of the area

388. Safety on Hwy 91, especially left hand turns off the highway.

389. Walmart and Costco, more restaurants, gun range.

753. More emphasis on ensuring an environmentally sustainable city in the desert. Less emphasis on real estate developers and short-term needs. Take water conservation very seriously, this is a desert facing a warming climate. Price water accordingly. Require landscaping to be xeriscape. Require all new plumbing fixtures to be water sense labeled. Look to other southwest states and cities that are further along the incentive and sensible water conservation path. High water use crops in the desert does not seem sensible, especially with ever increasing population. We support the smart growth principles outlined in the county's vision Dixie 2035 plan. Focus growth on inward redevelopment, mixed-use, small footprint, anti-sprawl. This could provide housing for our kids, starting families and workers at all stages of careers. It is a shame to allow sprawl in such a beautiful area. Improve the

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

walkability of Ivins. Is it possible to connect the gaps in the sidewalks and multi-use trails? They end at empty lots, farms etc. Preserve our viewshed and night sky.

1253. Light pollution at night. We need a water resource management plan. A moratorium on development should be instituted until our water resources and recycling has been addressed sufficiently for the mass influx of residents.

1254. Better communication, better dust control, better road maintenance, more parks. Infrastructure required for new development. Contain commercial development into a city center. No businesses in neighborhoods. No more overnight rentals. We treasure the night sky and magnificent views, please preserve these features. We support a city center near roads and infrastructure that will support the traffic. We support more parks, pickleball courts and recreation opportunities like a rec center or senior center. Develop a secondary water source is critical.

1255. Don't overbuild. Try to keep some rural. Better lighting at street corners on Hwy 91.

1256. Walking paths on Hwy 91 and roundabouts to slow traffic, and landscaping. Costco, Target.

1257. Discontinue construction of townhouses and apartments. No overnight rentals anywhere in the city.

1258. Build wider roads, bike lanes. Streetlights for safety. I understand why people love the night sky. But for security, it doesn't make sense to keep our city pitch black, especially as it's growing so fast.

1429. The city does not offer general public information unless you search out council member reports if they exist. Open burning is not good, stop this practice. It's air pollution. Highway 91 improvements have been delayed too long. Make plans to move forward as soon as possible. Put this project on a high priority from Red Mountain Drive to 600 W for 2023. Why such a delay? Bury power lines and utilities along Hwy 91 from Santa Clara to Kayenta. Need to be placed underground to facilitate east-west and north-south views and exploit the beauty of the west and south side of Ivins with the Red Rock Mountains and rolling hills.

1482. More affordable grocery store.

2007. Fewer multiple family dwellings. Keep commercial use limited to a small number of areas. Keep Highway 91 commercial free.

2010. Water, zoning, infrastructure, EMS. Water availability must be discussed before additional growth. We need to choose our priorities wisely. We can't have it all. Major growth here will create the same problems as Park City and Jackson with the loss of the beauty and spiritual quality which brought us here. Also, the drought is real, and we must plan accordingly.

2011. We would prefer an increase in taxes over overnight rentals. Developers should not be eligible to run for City Council or mayor. Any commercial development should be small and away from current low-density housing.

2012. Need for water. Please make the results of the survey public.

2013. Speed and noise on Hwy 91 needs improvement.

2014. Minimize growth. Conservation concerns about supply.

2015. Respect private property and personal choice.

2016. Fix Highway 91 with traffic lights and widen the road and add bike lanes.

1866. We would love to have a dog park and/or places where they can be off leash in grassy areas.



## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1949. Slow growth, less cost housing. Hoping that Ivins community will be able to make decisions regarding housing and growth without the state and federal government dictating what should be done. Thought our country was supposed to work from the bottom up. We, the people of this city, should be the ones to decide.

1950. We have not developed parks and pickleball areas to meet the current or future demand. Follow your five-year plan for Parks and Recreation.

1951. Bike safety. Water conservation. A gym, a pool. Price of water is too low to encourage water conservation, which is in dire need.

1952. Too much building, too little water. Air quality is bad - dust from too much building. We're losing the rural feel by the minute.

### AREA = KAYENTA NORTH (KN)

42. Renew contracts with TDS and CenturyLink for internet services to require high speed service throughout of all the city or install Utopia fiber. Other types of businesses I would like to see: big box retailer like Target or Lowe's.

43. Water should be of most concern. How about a water recycling facility, not limitless usage. We must pay for what we use. No subsidies.

44. Better planning for current residents, not outside visitors. Improve quality of life here for year-round residents. Do not cater to out-of-state visitors. No more overnight rentals. Improve water conservation efforts. Local leaders need to focus on making Ivins a better place for current residents, stop focusing on growth. We have no more water resources and eliminate tourism as a goal. We do not want to be a resort community.

45. Focus development that enhances quality of life for current residents, not tourists, or accelerating growth for new city residents.

46. No streetlights, keep the night sky. Manage growth. Moratorium on building until there is an established water plan. Water is the top priority. Water affects everything, without it there is no future. All decisions should be based on the availability of water. Emphasis on small, independent businesses. Chains not in the spirit of the community and do not give back to the community.

56. No more gas stations. Streetlights that dim at midnight and can turn on with activity. Seek technology businesses. No more overnight rentals. No light, air, noise, pollution. Control speeding motorists. Preserve desert environment.

755. Stop building conventional subdivisions. Start building conservation subdivisions that preserve 50% open space. Make conservation subdivisions a standard in the city. Integrate agriculture into your conservation subdivisions. For businesses, focus on the things people need in a 72-hour period so they can walk to or have a short drive to those services, and don't have to drive out of the city to get daily goods and services. Create a network of open spaces. A cultural, historical, ecological, agricultural, and recreational open spaces so Ivins has a green infrastructure. Save your open spaces while you still have it.

947. Hire a city planner. Issue building permits based on water availability.

948. Widening of roads in Kayenta for cyclists - presently very dangerous.

949. The condos across from the firehouse are a good example of architecturally pleasing setting, whereas the condos off Hwy 91 are unpleasant in appearance and density. Both sites have inadequate parking, a problem throughout the city. The condos along Hwy 91, and new townhomes are examples of high-density uncontrolled

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

development in the middle of a residential community. Plans for overnight rentals will change the family oriented residential community. All the new development currently underway will tax emergency services.

951. Why are the churches not removing grass? They could be a great example. Strive to protect our vistas when considering new development. No rumble strips.

952. Less development.

953. We do not have enough water now. Stop new development until solution to water is in place, not planned for, but in place. We don't need a city center development. Stop approving housing that looks like military barracks.

954. Make the fire department a top priority. Listen to the constituents. Roundabouts are great when people know how to use them. I've seen lots of near misses and accidents, so maybe have more police presence at them instead of giving speeding tickets in areas with 25 mile an hour speed limits and sidewalks. Don't be like Santa Clara and allow all the commercial buildings that are an eyesore. Consider our roads and traffic density when allowing big new buildings and resort projects. Consider people's views not just from their homes, but as we drive and walk and bike through this beautiful area. Don't ignore the water issues.

1099. Transparency and integrity in planning. Link trails for bicyclists and remove bike trails from the roads. We did not move to a resort destination city. There should be a moratorium on all new building until our water needs are assessed. Our community has been ruined by tacky, cheap overdevelopment. We don't need any more nightly rentals. These people are not invested in our community, schools, etc. The owners are only here to make a fast buck. Our City Council and mayor have failed us. Developers should be prohibited from serving on the City Council and Planning Commission.

1100. Limit growth to protect agriculture. No more overnight rentals.

1101. Reduced development, lower taxes. Trader Joe's.

1102. Address adaptations and mitigations that will be required for climate change to keep people safe. Create small businesses. Gathering places for all, not just church related. Create walkable, bikeable city center. Small businesses in one location, not scattered. Agriculture land will eventually be developed. We shouldn't be growing water intensive crops like alfalfa in the desert. Low profile homes over small businesses at city center. Yes, we need a walkable grocery store. A small one is fine, but not a convenience store that sells junk food.

1103. Water, education, conservation, livability. Controlled growth. Community events. A community building. Town Plaza to gather. Respect for the desert, landscape, and animals. Respect our natural environment. Put health and beauty before profit and exploitation.

1104. Minimize light pollution and maintain the night sky. Future proofing our water supply.

1106. Growth is uncontrolled. Work for the citizens, not the developers. Control and reduce lawns and high water use. Control light pollution.

1107. The reasons we chose to live in Ivins no longer exist after 27 years.

1108. We are poor at dealing with development and water currently. Night sky, no street lighting. Too much tourist housing. The recent development of this city is horrible. We are asked to conserve water, yet hundreds of overnight rentals are approved for profit to a small group. Where does this water come from? Ivins is going downhill in my opinion.

1109. Represent all citizens, not just multigenerational families. There are far more new than old residents to be heard. Often feels like city panders for growth then ignores new residents, now the majority. No overnight rentals.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

They destroy the community and eliminate affordable housing for real people who are working. Current and previous Council has been far too accommodating to rampant housing development and bending to developers. Dare to be different and unique. The more you say no to development, the greater the demand to live in a unique place. No to overnight rentals. They disrupt all the important things and deprive working people of a place to live.

1110. We need fire, EMS, and wildfire protection. Better control of development. No overnight rentals. No on street parking. Require developers to provide off street parking sufficient for all residents and guests, and setbacks and landscaping along roads. High quality restaurants, bars, cafes, banks, Trader Joe's, a city center with small shops, restaurants, and a gathering space for community events. Priority of the city should be to provide first rate fire, EMT, wildfire and police protection to all residents. No development should be allowed unless you can provide those protections. Cancel joint arrangement with Santa Clara and get control of this responsibility. There is no sense of community here because there is no city center or gathering space for community events.

1111. Building too much, too fast with no consideration for infrastructure. I am extremely concerned about the traffic related to Black Desert once it is fully opened. As it is, it is extremely difficult to turn left out of the Reserve. We are, definitely losing our charming community to too many high-density homes and vacation rentals. Please control this.

1112. Widen Hwy 91 to cope with increased traffic from projects underway or approved. Water conservation. Slow building homes that will bring larger population and to maintain a sustainable rate for water resources and roads. Highly restrict short term rental housing. Encourage farmers markets.

1113. More bike lanes, sidewalks. Cleaning of overgrowth in roundabout areas. Coffee shops. Areas with eating facilities and outdoor spaces. Ivins is one of the most lovely and desirable towns in southern Utah. Please do not ruin it with the high density, off-road, short-term rental crowd. Turn it into a boutique town. Outdoor restaurants, art shops, etc.

1114. Parking issues in Kayenta. Trader Joe's.

1115. Stop overnight rentals. Water conservation.

1117. Slow building new housing.

1118. Consult residents and listen. High tax base and too many tourists. Too much development without water, police, fire.

1119. Keeping a night sky, building colors, and building heights. Not building new commercial centers while there are empty existing storefronts. We should encourage less building. While I may like low taxes, I do not want them low because of building more businesses. While I like a family friendly environment, I don't want it at the cost of hideous townhouses that are out of touch with our landscape and water needs. I feel the survey questions were left vague on purpose to leave the city wiggle room on interpretation.

1121. Keep Ivins a small residential community. Private home-based businesses.

1122. Potholes. Bikes on streets. Let's get bikers on allocated paths. I feel aggravated trying to navigate around them. I also see it as a safety issue.

1124. The Council pays lip service to citizens. But despite critical water issues, consistently approves development.

1126. Would like to see more traffic enforcement. Better water management. Nobody wants to talk about water conservation. The entire state needs to get over its "use it or lose it" attitude regarding Colorado River water. Today's overnight rentals are tomorrow's foreclosures. Implement water conservation for current residents. Do what Henderson NV has done for 25 years. Recycle water for golf courses and mediums. Water bill rebates for grass removal. Residents pay for water used, don't hide it in property taxes.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1127. All residents need to be within a 5-minute response time for fire and EMS. Ivins needs to act to achieve much greater water conservation for both new and existing development. We need to limit future growth to correspond to the available water supply.

1128. Curb the insane growth. We are losing everything that made Ivins great.

1129. Less growth. Greater consideration of the climate and access to water.

1130. Night sky. Water conservation. Concern about the lights at the soccer field. When is growth enough? Let's preserve what we have and not give in to greedy developers.

1132. Limit overnight rentals. Thank you for providing citizens an opportunity to share their views.

1133. Current water conservation measures are not enough.

1197. No roundabouts. Assess actual need for commercial development. We need an active Chamber of Commerce. We have the luxury of letting our neighboring cities provide much of our citizen's needs. Let them continue to host the big box stores and mediocre restaurants. And scrubbing resorts--Black Desert should be the end of our resort development.

1198. We should have a building moratorium. Until certain issues are addressed, environmental. No more realtors and developers on Planning Commission.

1259. Have all new housing be solar powered. No lawns. Natural landscaping.

1260. We don't need more businesses. We have access to them close by. Don't expand commercial, except maybe in a small city center.

1261. No developers on the board, or limit to one or two. Get more diversity of representation and citizens input regarding planning for growth. We don't need more businesses. Keep Ivins a small bedroom community and not encourage business. Arts are a good thing for our city and preservation of nature. Keep traffic as low as possible. At the top of our list is the proximity to bird watching and wildlife. To be able to live among eagles and hawks and tortoise, to share their habitat.

1263. Promote water conservation measures, xeriscape, etc. No electronic signs. Tasteful design with cohesive esthetic. We don't need new businesses. We think the city should take much stronger action to encourage and, in some cases, require water conservation. We still see lots of lawns that is not used by kids. We should no longer allow burning because of air pollution. Can the city do something to stop loud motorcycles and other vehicles? Our biggest fear about living here is that there won't be enough water, and our property values will go way down. Fire station progress is very critical.

1264. Concerned about water usage. Outdoor burning causes pollution. No more vacation rentals. Architectural guidelines need to be improved. Water usage is way too high. Rampant building lacking in architectural guidelines.

1265. Please maintain gorgeous natural scenery, our night sky and quiet. Please be very restrictive about new business. Establish an Ivins city center and pedestrian zone with shade trees. Please maintain quiet scenery and peacefulness. Selectively add roundabouts, trails, and parks. Restrict new commercial buildings. Maintain low profile buildings. Long term, develop a city center pedestrian zone. Embrace bike lanes and electric bicycles.

1266. Concerns are zoning, water, and development. Manage water use.

1267. Lower density single family with strong height restrictions. Don't want any more businesses.

1268. Density and building height control is very poor. Business development should never infringe upon residential areas. Minimize and strict enforcement of business lighting, especially gas stations.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1270. Reduce light pollution from sports fields, businesses and other up-lighting. And enforce noise pollution ordinances for joy riding motorcycles and ATV's. Sustain and increase fire and police protection. Ensure development enables smooth traffic flow into, out of, and around the city. Trader Joe's. We welcome a vibrant community of diverse interests, but not at the expense of the key attributes that makes this unique. Higher density housing should be balanced with availability of jobs at a range of livable wages. City services associated with higher population and accommodation of increased commuter traffic. We should be able to figure out how to light the sports fields in a way that reduces light pollution.

1272. Listen to your citizens. No more franchises of any kind. I don't trust any of you. You have exploded growth here for years, then pretend you're only hearing about it now. You are dishonest in doing that. I don't trust you about anything. The virtue signaling here is no exception.

1426. Permanent protected green space, protect the night sky. Annex land for green space. Protect views.

1427. Night sky emphasis. Decrease overnight rentals. How much input do the Shivwits people get on this survey? Less dense development. Please promote night sky efforts.

1428. Highway 91 is dangerous. Stop building. Be water wise. We encourage balance. Now both the pace of growth and emphasis on tourism are out of balance. When I look at the assumptions for building Black Desert, my first thought is that they will be belly up when they run out of money.

1484. Please maintain height restrictions on new construction. Group businesses together so that a commerce area is walkable and includes sidewalks. Designate what streets are commercial zone. Dry cleaner, tailor, bar, outdoor dining. It is essential that the City Council and city offices adopt mainstream transparency standards. Plan opportunities for public comment to City Council. Zoning maps released recently are unintelligible, even by people who have lived here 30 plus years. It is not clear if they are a mess intentionally, or if by ignorance. Lack of transparency, public input and conflicting information from government sources has caused most residents to distrust the city. We do not think these officers are able to enact a responsible city plan.

1485. Are you really going to listen to the people this time or favor the developer again?

1486. Control development. Widen Highway 91 with bike lanes. Control high density housing. Water conservation. Small, unique, independent businesses.

1487. The night sky is Ivins treasure. Santa Clara and St George could care less about it, but it should remain a priority in Ivins. Even in Ivins, I still see too many bright lights that spill off property and into my line of sight. The purpose of night lighting is to illuminate the ground on site, not one's eyes while passing by, or in the case of the sports field, from miles away. All new lighting should be in compliance with the dark sky. A new program should be funded to add baffles to existing lights that are in violation. Development in Ivins is generally favorable, but there are too many examples of poorly designed multifamily projects. There should be some type of design standard in place to avoid the long row house apartment projects that seem to be popping up everywhere. There are too many repetitive elements in most of the new developments. Design standards should include horizontal plane offsets, variety and building heights, plus a good blend of variety in materials and colors. California type garbage should be discouraged or denied approvals. As an architect, I know that quality design costs a little bit more to build, but it's worth it in terms of community quality. Otherwise, keep up the good work. No dog parks. Too many irresponsible dog owners, they don't pick up after them. Full-service restaurants and better quality retail.

1488. You are not considering water in your decisions. Keeping our unique and valuable night sky is #1. Our water conservation requirements are not adequate. No overnight rentals. Every single meeting and approval should have water as the number one issue we face. Let's stop wasting it now. So foolish. Building a huge golf course that wastes so much water, we will all suffer for that decision. No watering midday. You've been allowing so much waste of water it's foolish.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1489. High speed internet to all residents is critical.

1490. Night sky. No speed bumps.

1491. Limit multiple dwelling developments or at least make the developers design more attractive units. A community center with ice skating rink, and pool. Trader Joe's.

1492. Slower development.

2017. Stop building ugly row townhomes. Don't allow townhouses that encourage on-street parking. Allowing crowded rows of condos, townhomes, and overnight rentals will destroy the reason we moved here.

2018. Stop open burning. Improve bush tree trimming along streets. Increase water conservation efforts.

2019. Make sure impact fees cover the true costs and future maintenance. City parks should be built in new development areas to provide access and promote exercise. Ivins city parks are outstanding. If there is retail development, it's best to incorporate restaurants with outdoor seating. Grass park areas. No chain fast food development. We don't need more car washes, gas stations, drink stations-aim for quality in the development.

2021. Stop building. Preserve the night sky.

2022. No more resorts. No more multifamily or commercial needed. Water conservation.

2023. Plan to control development. Thank you for offering this survey. I would encourage City Council members to remember or have an obligation to serve the community and go beyond their own financial self-interests.

2026. No more overnight rentals and resorts. The animal shelter is seriously underfunded and needs to be expanded. Safety salaries need to be increased.

1867. Protect night sky.

1868. Change the charter back to pre-2015. No destination resort community. Stop the explosive growth, we don't need the tax revenue. No to more roundabouts on Hwy 91. No hotels and resorts and short-term rentals in resort commercial. Already too many businesses in Ivins. Stop the explosive development. Stop putting high density housing in Ivins.

1876. Less of development instead of developers controlling city. Ensuring water is available for current residents. Low profile development. Don't block views. Resolve the water issue.

1957. Please keep and implement night sky ordinances as much as possible.

1958. Please no two-story buildings. Bike lanes are very important.

1959. Thoughtful development relating to open space. Create a charming downtown. Water use. Priority on city open spaces and aesthetics. Walking. No dollar stores or gas stations. Let's build a community that has character, integrity, creativity. Night sky protection. Ivins can be a model community that celebrates the natural beauty of the area, thrives in harmony with the land and nourishes the spirit of its residents.

1960. Encourage more small businesses that are local, and restaurants. Support local veggie farmers with affordable land.

1961. Stop building multi-housing and high-density development. Stop commercial development. Keep nature and landscape unspoiled and not developed. Attract high income families that can afford big lots and earth bermed house construction. No more commercial. Please don't turn Ivins into a high density and multi-unit town, it is already too much. Preserve the natural beauty of Ivins.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

2806. Ivins reservoir is a mess, and health hazard because of geese. Water quality is bad at the reservoir. More open space. Link trails. Trails for bikes dead end on busy streets like Hwy 91. Developer walls are too tall and block views. They are not landscaped and are just ugly blocks. Limit development based on lack of water. Police are trying to get people to speed by tailgating them. A fair amount of house theft is a problem. Need more high-end restaurants with liquor licenses, plant nursery, Whole Foods. Put up signs at the Ivins reservoir if you cannot get rid of geese since people are having their babies swim there.

2807. More commercial development. Better infrastructure planning. Art store, sporting goods store.

2853. We moved here for the beauty and safety, night sky, and more rural living. Since then, we are very, very unhappy and concerned about the dense growth. And especially short-term rentals. There is no planning being done for beautification. Just stuffing in homes where there is empty space. We come from an area of high density and transient living. By continuing in this vein, you will only get more crime. People who come here to short term rentals have no investment in keeping the area up to standard. The crime has already accelerated in the two years we've been here. No to looking for ways to make housing more available for a wider range of income levels. Go live in a big city and see what that brings. We don't need more businesses, just some independent bistros would be nice.

### AREA = KAYENTA SOUTH (KS)

47. Less residential development, more commercial development like restaurants but not chains.

48. Water use restrictions for homes, businesses, landscaping. Bicycle lanes. Controlled growth. The pace of growth seems excessive, with surface streets ill-suited to dramatic increases in traffic volume. And water availability will inevitably decrease, while population surges don't seem sustainable. Night sky.

49. Keep night sky please.

51. Water conservation, no lawns. We need to preserve the quality of life. Stop profits over people.

52. Stop increasing property density. Stop any more overnight rentals. Add businesses that support outdoor activities.

53. Water conservation. Bicycle education. Wine store, upscale restaurants, Whole Foods.

54. To build more high-density housing, I would want to see a requirement for community recreation space included in the concept plan to minimize the impact to overall community

54. Any new street lighting should continue to be subdued. Disturbed land needs to be stabilized, i.e., bare ground next to the medical school. Dust control needs to be enforced.

144. Night sky, proper down lighting. Turn park lighting off at 9:00 pm. Time to plan carefully and slow down. Water issues have now become extreme. Nonstop development is unacceptable. No developers or builders on the Council or Planning Commission. Feel like the city is the mob not working for the best interest of citizens. Greed is winning out. More real bike lanes. We don't need new businesses here, everything is so close. No more overnight rentals.

145. Please no more greedy developments of multifamily, overnight rentals, small lot housing. No more resorts catering to too many short-term guests who clogged the roads and don't contribute a fair amount to the tax base. Low-density single-family homes.

147. Night sky, please.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

149. We came here because this was a small town with lots of open space and friendly people. I believe with overnight rentals the sense of community is lost. Once all the land is built out, we become the same as all other cities. Let's work hard to keep the small town feel and be different than the rest. Slow down development, more open space. Conservation of water should be addressed.

150. We need to promote and lead water conservation efforts in the county.

151. Slow development. No more overnight rentals. We do not need to be a destination city.

152. Additional green space. Removal of invasives.

154. Apartments or high-rises are ugly. More bike lanes. Really dangerous when traffic is coming both ways on Hwy 91 and other roads also.

711. This survey is excellent. Hopefully it will calm many concerned citizens.

712. We are already close to services in St George and Santa Clara. We do not care for the look and density of development on Hwy 91. We're glad to be living by the reservation and Big Red.

713. Better cycling lanes. Better and smoother roads.

715. Balancing growth and development. Lighting for safety with consideration to night sky. Blend colors with the environment. Focus on being a responsible earth dweller and water wise user.

716. Preserve BLM land on Hwy 91. Black Desert Resort is a dust eyesore, as well as the commercial area near the Snow Canyon roundabout. Why would you allow multi story buildings in an area of beautiful vistas? It is an insult to God's creation. Water conservation. Get rid of lawns, we live in a desert. New construction with low flow toilets. No chains, fast food, or food markets. I think our proximity to businesses in Santa Clara and St George allow us enough access to grocery stores, chain stores. Please don't put big box stores in Ivins. Why do you allow so much tacky commercial business in a residential community is beyond me. I have been a resident for 10 years. I am truly amazed how the city has grown over that time. Our infrastructure is lacking in the event of a major evacuation. Please consider this.

717. Impose stringent water conservation, particularly on new development.

718. Water conservation and low-density growth. Water conservation incentives for existing properties. Our biggest concerns are water. Conservation is urgent. Preserve farmland. Only annex property to control development and preserve rural open space. Low rise construction. Flat roofs. Retain vistas. Color codes for neutral earth tones, no white. And please keep flat roofs and dark colors for housing. A small food market is ok, Harmons is sufficient. We love it here and probably will spend more time as our schedule eases. The loss of a rural feeling with rampant development. Affordability may require higher, denser structures, but please zone those to the west to preserve red cliff views. Low lighting for the magnificent night sky. Children deserve to know there is a Milky Way and thousands of visible stars.

721. Too bad this survey was not done five to seven years ago, before resorts and high density were allowed to prevail. Too little, too late? Stop high density and resort growth. We have no water conservation program. Just because you build reservoirs doesn't mean there will be water to fill them.

722. Begin phasing in greater water restrictions for existing users. Maintain night sky. Avoid weakening of standards.

723. Night sky. Acknowledge that water must limit growth.

724. Planning and the planning approval process is currently abysmal and should be overhauled. I have extensive experience of planning boards, rules and guidelines, training, etc. in other parts of Utah. We fall way short. An



## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

audit of our process by outside professionals is very much needed. Much better planning. Be proactive on planning and growth issues. Develop a connection between vision and action. Create a board of adjustments. Pay attention to Santa Clara's fire and public safety actions. Noise control, noise regulation and enforcement. Quiet. Low water use development. Water is currently the overriding issue. There should be a moratorium placed on housing and building construction until the water situation is clearly resolved. Water use should be billed on an adjustable scale. The types of businesses and the style of development around Harmons should be avoided at all costs. Also develop architectural design and appearance standards for all businesses. Signage standards. For us, the basic issues are noise, night sky, views, natural beauty, uncrowded neighborhoods, and water.

725. Better control of invasive plants and animals like raccoons.

727. Growth is haphazard and too fast, need better control. Need to get a handle on growth and water use. Offer more water conservation incentives for current existing properties. A large grocery store. The small-town feel is rapidly disappearing.

728. Better communication of all projects before they are approved. Residents need a say. Residents should decide to vote on all projects. Smooth riding roads. Coffee shops, bakeries, more liquor stores.

729. Limit the growth to what the water source can support. It makes me sad to see the rampant growth of the area with all the downsides of traffic, pollution, crowded parks, loss of natural beauty. I'm afraid we're going to be like many other crowded southwest towns. It is a shame to ruin what we moved here to enjoy. Not a great legacy for the city leaders

730. Respect for everyone who lives here, agriculture, nature, animals, and plants.

731. Limit overnight rentals. Increase minimum lot size for new construction. Quit automatically stamping developer requests to increase housing density. Make us a recognized night sky community. Increase the number of tennis and pickleball courts.

732. Manage the development of new construction better. We have water issues. Stop developers from adding water features and lawns to new construction. We are running out of water, do something. Traffic will be a nightmare soon.

734. Development off Hwy 91 needs to be slowed. Need bike paths and a shoulder on Hwy 91. Trader Joe's. No overnight rentals in resort commercial. More plant-based restaurants, less junk food, more attractive shopping and community areas.

735. I cannot emphasize enough my objection to overnight rentals. It appears there is a resounding no from the residents. Listen to your citizens.

736. New construction needs to fit in with the landscape. The two-story townhomes are out of place. No strip malls. Development must fit in with the environment. We need to be sure that we preserve open space around the city. I would like a bakery, pub, specialty grocery, brewery. I understand that for the city to thrive, it needs to grow, but we must take the long view and look at what development holds up overtime. We are not the first city to face this crossroad. Please look at other cities that have had to do the same thing and look to what has worked for them. We do not have to reinvent the wheel.

738. Limit development until water availability is secure without considering a pipeline. Thank you for this survey. We need land use policy and design that aligns to the master plan. Approvals for exceptions should be rare.

740. Street maintenance and quality in Kayenta is poor. Extend public transportation to Kayenta. Widen and add bike trails. Continue with pedestrian walkways. Need dog facilities, dog parks. More roundabouts. Costco. We do not like all those townhomes on Hwy 91.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

742. No apartments.

744. Need a police/fire substation in Kayenta area. Improved water conservation efforts.

754. Install additional streetlights only for needed safety. No fast-food franchise food chains. Keep a balance between open space and development. I'd like to see St George continue to handle the big stuff and have Ivins stay a small family-oriented community. Thank you for the survey.

1199. A better plan to maintain night sky initiatives, that's why we moved here. Preserve natural lands. Please relegate e-bikes off paved bike and walking trails that are non-motorized, particularly in Snow Canyon. It's dangerous as it involves higher speeds with lower skill levels.

1274. The city has a history of approving virtually all zoning change requests proposed by developers while it ignores the desires, wishes, concerns of its citizens. Because the city is beholden to development interests, the quality of life in Ivins is rapidly deteriorating. For example, a group of well-informed citizens made well-reasoned, fact-based arguments for rejecting the zoning change requests proposed by the SITLA land developers. In response, the City Council ignored these arguments and voted for approval even though approval violated several of the city's zoning criteria required for approval. The majority of Ivins residents do not trust the city government to act in their behalf. The current lawsuit is a testament to this fact. Because of this lack of trust, many residents doubt #1 that the new plan will represent their desires, needs, and concerns, and #2, if it does that, it will not be implemented by the city government. Many, like myself, wonder if this current effort is merely a PR effort which will be ignored in the long run. To inspire more trust, a citizens committee should be formed to have an active watchdog role in the planning process. There needs to be checks and balances.

1275. Better fire and EMS coverage for all of Ivins. Cut vegetation on blind corners. Too much growth during a time of drought. We have enough bike lanes. We have sufficient tourist accommodations. We don't favor a city center that looks like Canyon Crossing, but rather a pedestrian friendly center without big chain restaurants. Size and height limits are important. Slow down development. Agricultural land equals alfalfa equals high water use. Ivins should educate citizens about how overnight rentals in residential areas are illegal and why that is the case. There are many illegal rentals of this sort in Ivins. Excluding water concerns during a significant drought from our general plan is irresponsible. There needs to be a strong commitment to sustainability when it comes to water use. This is, or should be, our most important issue right now.

1276. Stop allowing yard garbage burning. No more high-density housing or overnight rentals. People don't use the bike lanes. Will you publish the results of this survey? I want a peaceful, small-town feel. Bring back Mayberry.

1277. Limit overnight rentals and resorts. Encourage better quality eating establishments.

1278. Would be nice to slow down growth. Stay in harmony with the natural beauty that surrounds us.

1279. Limit light pollution. Limit strip malls and gas stations, resorts, golf courses and car washes. I hate roundabouts, and left turns are difficult. Light pollution is destroying the night sky from development.

1280. Irresponsible catering to developers. Please continue to install roundabouts. We need more police to patrol, it's a high priority. Government conflict of interest needs to be taken seriously. Developers only serve because it is in their best interest financially. Get rid of the "use it or lose it" requirement for water usage for farmers. We somehow need to figure out how to involve more people and to make positions more friendly.

1281. Keep night sky.

1282. Make the citizens aware of development activity. Maintain natural beauty.

1285. Developers make decisions for all of us. Stop development. Shutter the existing ball field lights. Art galleries and studios.

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1287. No more housing that looks like barracks. Traffic planning for all the people coming because of Black Desert resort. Adequate fire and EMS equal for all parts of Ivins. Record of City Council voting on Ivins City website. Water conservation. Heavy on open space, no tall buildings, no strip malls. Water conservation requirements are inadequate. Attractive neighborhood-focused low-income housing. Trader Joe's, native plant garden center. The implementation of any plan should be done with consideration of the impact to existing neighborhoods, and beauty and enhancing life. A resort that brings in almost a million visitors a year may spark dollars, but it is too large in a city of 10,000 people. It will potentially make Ivins like Moab, or a shell of a town with no solid core.

1288. Don't just rubber stamp every development proposal that is offered. Lot sizes around the outside perimeter of the city should be large, one acre or greater. That will reduce the cost of city services that must be extended the greatest distances, such as water, sewer, power, police, and fire.

1290. Stop allowing overnight rentals. Have homes more spread out. Install infrastructure before adding growth. Regulate new construction with desertscape landscape. Create a buffer between buildings. Trader Joe's.

1292. Stop ugly, cramped new buildings to be built like boxes, cookie cutters. Houses with garages still park cars outside of homes - looks scruffy. Building unattractive buildings is really a pariah. Some of the new projects in the city are ugly. Massage salon, hair and nail salon. I moved here to enjoy the red cliffs and peacefulness. Also, it was less costly. Sadly, the greedy tax department has doubled the value of my home in five years. Gas and electric are more than double that of Washington or Hurricane. We are all worried about having to move. Utah is no longer affordable.

1293. On Center Street keep housing height limited to one story to preserve views. Low density housing. Stop approving high density housing. Natural landscaping. I wish we could limit house colors. Brew pub, coffee shop, art gallery, bakery, no strip malls. Walkable city center. I did not like being asked how long we have lived here. There is a perception that the longer you have lived here, the more important your opinion is. This includes some council members. It is an us versus them question. It should not matter.

1295. Bike lanes are great for bicyclists and drivers.

1419. There has been too much development with no discussion about roads, water, and power. Those should be first. Stop taking public lands from us and turning them into housing or dams. You are ruining the character of Ivins, too many tourists and too many resorts. We don't want to grow anymore. You have changed this place, so it is unrecognizable from when I moved here in 2004. No chain stores, no resorts, or overnight rentals in resort commercial. You don't have to develop every corner. We love the landscape, and we want it to be preserved. We don't want strip malls on every corner. You guys have it all wrong.

1420. We do not want gray barracks like the ones off Hwy 91. For businesses, visual arts, not theater, specialty shops.

1421. It is difficult to find the agenda for upcoming City Council meetings. The website is not updated. And calls to City Hall just result in someone claiming that she hasn't got around to posting or updating the agenda. It's very difficult to be involved and attend without the agenda being made available in a reasonable amount of time before the meetings. Bike paths and bike lanes, or you require riding in traffic which is not safe. Quit destroying lava fields. Desert ecosystem. Please recognize how unique this community and desert environment is. Consider refraining from destroying desert ecosystems for developing both commercial and residential. Preserve what is special about this incredible place. Be more transparent about council meetings and development plans before it's too late to have adequate citizen input.

1422. We need a long-term plan to maintain the quality of life. Please preserve our views and small-town feel.

1424. Annex land for open space only.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1425. I have asked the office to receive the newsletter and it has not happened. Slow down growth. Repair Highway 91. Night sky requirements for future development. Additional tree planting to provide urban cooling effect (see National Geographic issue, July 2021). Implement additional city regulations regarding engine brakes being forbidden and no firearms discharged in city limits. Any development, whether residential or commercial, should be completely dependent on projected water consumption and supply. The city should become a more proactive partner with WCWCD. I'm not sure that they will not make a major blunder regarding the available water supply. Does the city have any idea what the impact would be on our community if water rationing is required? We don't need new businesses, there are lots nearby. Ivins has an opportunity to take charge of its own destiny and that must happen now. We have no requirement to continually rezone land for high density development. This benefits the developers, not the current residents. This will take us down the same old road to crowds, traffic, and pollution. Come on, let's seize the opportunity to be a truly unique community.

1515. Water conservation. Quit building homes and apartments. Where is the water coming from? Take one look at those ugly gray apartments on Hwy 91 and it's obvious that city government has no sense about growth. The lack of vision is going to ruin the city. We need strict water conservation measures, and our leaders need to lead this now.

1516. Light pollution.

1517. Stop new construction. We need to compensate our police, fire, and teachers better.

1518. Probably going to move before kids go to school, somewhere with better school system. Roundabouts are awesome. Keep housing as much single-family low density as possible. No hotels or overnight rentals.

1519. Don't build on every inch of space. Keep the natural land. You're destroying the natural beauty of the city. Keep the night sky. We want to see natural beauty, not houses and buildings.

1521. Height of construction. Too many bikes on the roads. Cut back on construction. No high-rise buildings. With construction we are losing all the views. Shame on planning and zoning.

1522. Night sky. Water. Senior center. Limit/eliminate overnight rentals. Thanks to all involved in doing this survey.

1524. Bakery, bookstore, plant nursery. Avoid large sporting venues like arenas. Like roundabouts at small, not too busy intersections. Preserve open space. A hotel like Crescent Moon Inn is good in the right place.

1525. Thanks for asking our opinion and sending such a thorough survey. Do more to preserve open space. Reduce light, slow development. Keep green grass in existing parks since many homes are xeriscape. Enforce dogs on leash and poop pickup. Assure adequate water. Develop more open space, we don't need more businesses. Unleashed dogs are more of an issue due to the growth in our community. An unleashed dog who approaches leashed dogs is a safety issue. More of the questions should have addressed our community's dwindling water supply. If Ivins had policies promoting water conservation and limiting growth, this would not have been the top of our priorities.

1526. A pharmacy, coffee shop, clothing store, dog park.

1527. Bike paths would be better than bike lanes. Farmers market, nursery. On the positive side, I genuinely appreciate the city's efforts to encourage citizen input on the direction of the city's future. I would also suggest that having a professional facilitator and survey design assistance would have made your efforts more fruitful. Lastly, I think that is extremely important to include somewhere in our vision statement and decision parameters that we only develop within the limits of our sustainable water supply. We live in a desert. We must explicitly acknowledge and respect that.

1537. City is growing way too fast.

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1864. More thoughtful development. Moratorium on development. Water is a factor. Night sky. Low profile homes that blend with the landscape. We are in favor of roundabouts for traffic control, in favor of public art.

2029. Water conservation. We would like to see Ivins become the leader in water conservation. Promote small, local, independent businesses.

2030. No large resorts.

2033. Don't let developers be involved in the planning process. Patrol speeders. Don't cut down trees on Kayenta Parkway. Worried about water, traffic control, and growth.

2034. For a city this size we have fulfilled our commitment to provide low-cost housing. Stop large apartment complexes. Wish to thank past councils for their progress of the past years. Ivins has grown and improved. Time to take a breather and enjoy the fruits of our labor.

2036. Repair cracks and roads. Widen Highway 91 to four lanes and bury power lines. Council and Planning Commission, conflict of interest. This survey took a lot of work and thought and hope that it is taken seriously, and the community is listened to in the future.

5006. Preserve open space. Don't make Highway 91 look junky. Conserve water. Honor the night sky. Find new revenue streams other than development. Add pickleball courts. Wait for Black Desert Resort to be in, then decide the next step. Attractive design requirements along Hwy 91. Height limitations to preserve views. Bakery, coffee shop. Stop rubber stamping development and sprawl.

2027. If water costs up, water usage will go down.

1879. Need resources when adding more homes. Very concerned about future of water availability. Concerned about increased, fast moving traffic on Hwy 91.

1963. Development cannot continue without acknowledging our water situation is unlikely to improve.

1964. Control massive construction.

1967. Quit allowing high-rise, multi-story houses and buildings that destroy views of our spectacular mountains and vistas. Once they are lost, they are lost forever. Zoning variances are destroying what God created.

1968. Annex for open space, not for development. Preserve open space and view corridors. The unique, raw beauty of this place needs to be saved for generations to come. What happened in Santa Clara behind Harmons is horrific. If Ivins can annex open space to preserve it, and/or find more ways to declare more national conservation areas to protect pristine open land, that would be super. Thank you for conducting this survey and for the friendly reminder signs to please complete the survey.

1969. Water conservation should be a priority citywide. There are measures that are easy to implement, such as incentives to remove lawns to install xeriscape.

2808. Less development, enough is enough. More just means lower quality of life. Repair potholes in roads and Hwy 91. Less is better. Protect mountain views of Red Rock. Stop more development. People chose to live here because it isn't St George or Washington. Protect viewscapes along roads and highway. No two-story buildings are needed.

2810. No rentals.

2881. Be mindful of overdevelopment. Ivins does not want to look like St George and Santa Clara. Annex open space and dedicate it to remain open space. I don't want development to outstrip our water supply. Please take

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

thoughtful action about new development. Do not overdevelop. Honor the beauty of what has been created here, and do not let our area be degraded with overdevelopment. Thank you for keeping Ivins a small, beautiful town.

2882. Mandate strict water conservation measures. Stop new development until water is assured for the future. Convert agricultural land into public open spaces. There are enough businesses here already. Create more dark sky, more open public spaces. No more resorts or short-term rentals. Maintain a small-town atmosphere.

### AREA = PALISADES (PA)

1. Reduce city cost by consolidating police and fire with county services. No overnight rentals. No massive city centers. Emphasis on small, independent business. Open space.

392. Please, more food options, restaurants.

500. It would be helpful if we had an opinion column included in the newsletter coming from readers and residents. That way there would be more back and forth conversation in our community. I recommended building a community center or senior center at the community meeting. I believe it is time we did build an indoor meeting and activity center in our town. I have researched other towns' designs for senior centers and hope I may be of help in developing one in Ivins. There are several grants for projects like a Senior Center. If you form a committee to do these projects, please consider including me. I can volunteer time. (contact information given)

684. Obey your own city ordinances. The citizens who live here should have more input. Better communication between government and citizens. This survey is a good start. We love where we live. Serious need for more commercial instead of pushing it on the homeowners. Plan for future water needs. Bike lanes are ok if the bikes stay in them. Keep Ivins a more rural setting. Keep multiple housing down to 25%. Trader Joe's, Hobby Lobby. Prepare for traffic impact. Limit HOAs, replace with city ordinances. Be mindful when increasing taxes.

685. Be more concerned about zoning and growth. Unchecked growth is not sustainable. UPS store. Construction workers leave food and trash outside of proper receptacles, creating a health hazard for pets and wildlife. Contractors are doing a poor job of dust management.

687. Limit overnight rentals. Limit commercial development. Lower density housing.

689. Better noise ordinance control with building. Traffic control on Center Street. We are hoping the city town center area is low density, low-profile single-family residences, no apartments, or townhomes, and only one level.

691. Upkeep of tennis courts at Unity Park. Affordable utilities. Lovely scenery, strong sense of community, low crime rate, access to recreation facilities--keep this feeling. Oppose chain stores, just small businesses. Do not want big box stores, we can drive to St George.

693. Do not want us to be a tourist destination. No more overnight rentals or hotels.

695. Parks and playgrounds instead of outdoor space. More water restrictions.

696. Water conservation. Irrigation. Water development. Preserve open space. Dark night sky.

697. We enjoy and appreciate the monthly emails from the mayor.

699. Restrict or ban the use of drones in residential areas. Control overnight rentals. Control or minimize density of new approved overnight rentals. Live community theater, not movie theater.

700. Mayor Chris Hart has done a phenomenal job of planning and guiding and developing the city.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

701. Speeding is a problem. Need speed bumps on Park Ave Way. Impact studies on water management. Think outside the box in terms of water collection and conservation. Agricultural land is wasting water to sustain unnecessary crops. Impact studies on traffic control. Parks and outdoor space are already sufficient. Already have pretty good bike lanes. More diverse restaurants. We already have abundant shopping and retail in St George and Washington, we don't need more shopping here. We moved here for peace, quiet, hiking and cycling. Only development we'd like to see are more diverse, high-quality restaurants. Please, no more ice cream shops and soda shops and chain restaurants and retail.

702. Better consideration of development versus traffic volume.

703. Get roads finished with curb and gutter. Finish roads that only have curb and gutter on one side. They need to be wide and finished now.

705. There is no sense of city here, just subdivisions. There's no community feel. A restaurant or two and upscale shopping area would be nice off Hwy 91, or by the bike shop off of Red Mountain Blvd. Would be nice to have a coffee shop serving breakfast - a hometown type, not a chain. Do not allow any fast-food chain types. Healthy food options. Need a post office in the city square, outdoor eating. Parks and outdoor space are excellent so far. Tie your parks together with walking paths. Put overnight rentals around the downtown square. We have no character. Strong need to develop character. Need a town square.

706. Limit overnight rentals.

707. Growth management. More surveys like this. Monitoring speed and traffic.

709. Traffic at the charter school is poor planning. Traffic planning with regards to resort and rental growth is poor planning. Influx of townhomes and overnight rentals is causing us to lose the uniqueness of the area and create traffic issues for the future.

710. No pan handlers. No homeless living on the streets that can lead to crime. Stop overnight rentals. Stop further growth until water issues are solved. Be transparent to citizens when granting development requests. Increased police presence as the city grows. Fewer cars parked on streets. We were troubled as to why the facilitator would not listen to all concerns of the residents at our town hall meeting. She parked certain issues and opened others for discussion. She inserted her own views of what she thought we wanted when writing on the white boards. Avoid development that would encourage hordes of people from coming in from outside of the area.

756. Better noise control, i.e. loud cars, less big development. Where is the water coming from? Overbuilding with nightly rentals. Enforce light restrictions. Less growth. Less multistory buildings. Keep residential, no commercial. Top concerns - night sky, water, taxes. Noise ordinances from cars and trucks. No mufflers. Very loud. No city center, no rec center needed. No nightly rentals wanted.

847. Let's keep Ivins a small-town community.

849. It seems most people here don't know how to use roundabouts. They assume the drivers on the main road always have the right of way instead of the drivers already in the roundabout.

850. No more resorts and overnight rentals. We have enough.

852. Mayor and City Council members are builders, which is a major conflict of interest.

853. Take more transparent actions regarding the availability of water for new and existing homes, including how that is a factor for new approvals. Develop a way to ensure water availability for generations.

854. We need actual communication on issues. The newsletter glosses over issues. We need more communication from City Council members. More residential development that is single family. Water, water. Night sky. Bike paths

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

and lanes. Planning and sticking to the plan. Don't need commercial retail development. Any commercial development should be a complement to our current institutions, the medical school, Tuacahn, the vet home. Ivins is the treasure. Don't ruin it with retail and non-complementary commercial development. This community should be developed to support its residents and families. Don't ruin it. Develop more local medical.

855. We can't turn left from 400 E onto Center Street at certain times of day because Vista School forces all cars right out of their parking lot, flooding the street with cars and making a left turn impossible. If you add commercial or more houses there, that would be impossible most of the day.

857. No more overnight rentals. No more resorts. No grass, only desert landscaping, except for parks.

858. This is a very boring place. I wish there was more to do. There is in St George, not here. Ivins is ok as is. But there needs to be more entertainment, especially in the evenings, like jazz, opera.

859. Abolish permanent Christmas holiday lighting. We are losing night sky, which Ivins is famous for. Keep this a bedroom community. Black Desert provides enough commerce. How about a moratorium on new housing permits? Please listen to the residents of Ivins and the wishes of the people. Remember, City Council works for us, not we are working for you. You have a lot to improve in our city.

936. Less development, keep open space and low-profile buildings. We don't need more business; we are close to everything that we need without developing any further. Save water. No tall buildings, everything new should be low profile and blend into the environment.

941. Stop changing zoning just to accomplish builders' and developers' goals. Stop turning the city into a parking lot. Stop rezoning property to accommodate higher density, which only benefits developers, and increases crowding.

1135. More careful planning. No high-density development, no overnight rentals, only single-family homes. Ivins should be a bedroom community.

1296. Should be a moratorium on building until the drought is over. Don't advertise how we need to conserve water and then approve large housing and commercial developments. Protect current residents.

1297. City Council needs to have meetings in the community, and get out and see what is going on. Move on providing secondary water to all areas, not new construction only. City cannot stick to initial decisions. They should not always give in to developers. Council should be more involved with the police and fire. For the area next to Rocky Vista University, prefer low to medium density, and all one-story buildings. Would like to see small restaurants, cafes, no cinema. Prefer well designed buildings and landscaped area for downtown Ivins. Sadly, what people are saying on these surveys will likely be ignored.

1298. Light pollution.

1301. EV charging station.

1303. Don't need new businesses.

1304. Need traffic light at Center Street and Puerto Drive. Commercial development is creating poor air quality and noise. I chose to live here because it is, or was, a bedroom community. No commercial development, low traffic, quietness, great vistas. I'm close to all the stores I need, do not develop Ivins. I'm willing to pay higher taxes to keep Ivins as is. We are told to conserve water, but development continues with no care about where we will get water. So, it leads me to not bother to conserve if it leads to more development.

1305. Regulate traffic around the school. Police may be present but do little or nothing to help the traffic issue.

1309. Lower taxes. Limit development that wastes water. Preservation of black lava fields.



## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1310. Listen to the public. I question a lot of decisions of the city. We need firm water guidelines and shouldn't over-develop for development's sake. Don't junk it up like Santa Clara.

1312. We love Ivins but feel the growth over the past five years has been too rapid and too dense. Keep crime rates low. We need an adequate water supply.

1313. Night sky.

1315. Listen to residents.

1316. We already have bike trails, walking and hiking trails, and open space. Keep those and focus on other things going forward. We need a UPS or FedEx type business.

1412. No to outdoor lighting regulations.

1413. Slow down growth. Conserve water. Stop overnight rentals.

1415. Water conservation requirements are not adequate.

1416. We chose Ivins for the control offered on new buildings and the night sky. Now you can have white houses that stick out, and many vacation rentals. Ivins isn't what we had hoped it would stay. We're considering leaving.

1417. Avoid high density housing. Create more tax base income with small, desirable businesses. While I do not want high density housing, I realize in today's economy affordable housing is important. Please use wisdom. Proper areas zoned. And stop bending over for developers who only care about their profits. Let's be wise stewards of our beautiful area.

1418. No more row housing as built on Hwy 91. No more high density. Low profile single family, appreciating and enhancing our views. Upscale restaurants, less fast food. Better zoning, tighter architectural control, less density. Protect our city. Make it more of a PUD-like place. No more basketball hoops facing Snow Canyon. More landscaping on Snow Canyon Parkway and Hwy. 91 to beautify the setbacks.

1528. Get rid of Rocky Mountain Power. Freedom of speech at town meetings.

1529. Small commercial businesses. Traffic congestion.

1530. Seek more public input. Adhere to our general plan. For pedestrian and bicyclist safety, crosswalks across the Parkway should be lighted when crossing. We need to step it up for safety. High end restaurants, lunch spots for bike riders. No more overnight rentals. Strong code enforcement for homeowners renting their homes on a short-term basis. Housing that is available to workers in our community.

1531. Limit overnight rentals.

1532. Keep taxes and water rates low and development out. Better TV coverage. Keep traffic congestion and business far away from us.

1535. Teach drivers how to drive in roundabouts. Power cost.

1538. Starbucks. We are an advocate of profiling, so please tell law enforcement officers to profile people that appear to be up to no good. I've been pulled over in my work vehicle that appears seedy. I thank the officers for keeping our city safe. I did not appear to belong.

1539. People move here because of the small-town feel, safety from crime, clean air, great community, quality of life. Keep all this in mind when planning. Don't screw up what we have in Ivins. We don't need or want high density, government sanctioned housing. Crime will increase, I know firsthand.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

2037. Concerned about development and future traffic.

2038. Require exterior building colors that blend into the surrounding environment of Red Mountain and not in contrast to it.

2040. Make zoning changes more apparent to residents. Please consider removing dogs on the toe trail. I really appreciated the Zoom option for listening to the meetings. I listened to three of the six community meetings. I could see that planning is a difficult process, and that you are doing your best to provide the best outcome for the city, which I appreciate. I want things to remain quiet, a small-town feeling, and want the city to get tax dollars. Especially since Santa Clara is doing everything we don't want. And we will be impacted one way or another by their decisions.

2041. We need a senior center.

2042. With such new development, build more parks and build a destination park that's large. Few new restaurants. The building department should treat cul-de-sac lots with the same requirements as corner lots, they're not the same as regular lots - should be more responsive.

2043. Traffic created by rental properties. We are concerned about the large quantity of vacation rentals, unsafe traffic. No respect for property. Water usage.

2044. Prevention of overnight rentals, and no high-density apartments or condos. Low to medium density only. Would prefer taxes to be raised rather than commercial or high density anything. No developers on City Council. Rezone to keep national developers out. Any commercial development should be away from current low-density housing.

2045. Listen to citizens about development. Need to plan for accommodating all the visitors the City Council encouraged by approving resorts and the horizontal hotel overnight rentals. Water is the issue, not visitors. Has the city ever considered that many homeowners might be willing to pay a bit higher tax to keep commercialism out? The Planning Commission and City Council need to listen to the citizens and vote accordingly. We don't need to sell out to the first offer. Consider the long-term ramifications versus short-term revenue.

2047. We purchased our current home after making sure the vacant land across the street was zoned residential. We are adamantly opposed to changes to a more high-density zone that would destroy our property value. It's not just the property value, it's the feeling of too high of a density for the area, and destruction of the night sky.

2049. Dog waste and litter control, construction, litter, and noise. Build a senior center. Public transit. Veterinarian, pet grooming.

2050. We don't need more businesses.

2051. Concerned about parking on the street by the Medical School Apartments, and Vista School traffic flow. Pickleball courts. Make developers put in pickleball and parks in their developments. We are a bedroom community, no overnight rentals. If we all pay a recreation fee or tax, why are there not more recreational opportunities for residents? A community rec center would bring people together and improve the health of our community. Please have Old Town residents abide by property standards we all abide by.

2052. Focus on maintaining the beauty, peace, and fresh air. Snow Canyon Parkway is a racetrack. We don't need more streets, just less building, less people. Stop changing zoning without regard to what was promised and what the residents want. The demand for resorts, rentals, and rental communities is far below what is available and unused today. Please stop.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

5005. Add disc golf course to existing park. Did we really need to add another golf course? Implement water conservation measures such as no grass. Implement water conservation for new development. No private pools or grass.

1869. No big resort developments or short-term vacation rental units. Low density developments. Save our night sky.

1881. Ivins has done a fantastic job creating the Veterans Park. It's beautiful, thank you. Was very disappointed that you moved the sculpture to the front of the city office rather than the roundabout. Not many people see it. It was a wonderful welcome where it was at the roundabout. Please move it back. We love Ivins.

1882. Moratorium on building until more water resources. Where does wastewater go now? No more short-term rentals. No more townhomes. A hair salon, veterinarian, cafes. We love the quiet, sleepy town. We have no need for arts. Thanks for caring.

1970. Better maintenance of city streets, sidewalks, and lighting. Controlled slow growth, low profile buildings, no high density.

1972. No short-term rentals. No more multifamily housing. Business zoning limited. Please be considerate of property values for those that chose to live here. Multifamily housing to be on Hwy 91. No city center by Vista.

1973. Stop letting developers run the city. No more vacation rentals. We are in the desert. Stop growing hay. We are quickly going downhill, and we are considering moving away. It is paradise, lost to the developers.

1974. Slow development. Save water. No downtown city center.

1975. Don't allow vacation rentals, apartments, or high-density housing.

1976. What has once been an attractive town has been overrun with low-income housing.

1978. Low density, low height buildings. No more commercial buildings. Better street patrol of cars parking along public streets.

1979. Too much growth for our water supply.

1981. More pickleball, more development of city parks.

1982. Enforce city building and lighting codes. No white houses, no light trespass. Quit being on the side of developers versus residents. No vacation rentals. A true city center would be fine, not an apartment development.

5100. It's not affordable.

5101. Housing is hard to find for younger families. A rec center or community gym would be nice. More restaurants. Mom and pop shops should be encouraged. Allow multi-unit buildings to be built. Access to the toe trail is difficult for strollers. Some paths are rough too. The medical school is a highly underutilized resource in the community, but if allowed they could do so much good. Lacrosse is an up-and-coming sport and Ivins could help grow the sport and generate revenue by hosting tournaments.

5102. Keep a dark sky. Limit light pollution.

5103. I moved from Las Vegas to Ivins, and I feel very safe and appreciate the cleanliness and open landscape.

5104. Please be wary of exercising control over people. Please be careful of unintended consequences.

5105. Restrain from continual development. Ivins is attractive because of its natural beauty and low development.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

5106. Dark sky, quality, affordability. Just want to put extra emphasis on dark skies. It gives Ivins a small town, peaceful feel. More recreational areas, parks, walking trails, a library. I love feeling close to nature in a residential centered community, which is why I'm so happy to be in Ivins. The night sky, access to open spaces, and community are important to me.

5108. Limit vacation rentals, or tax them extremely. Secure water access. Charge vacation rentals to cover the cost of water.

5109. More landscaping. Preserve the views. Rec center, community events. Ivins is a lovely place, I am grateful to be here.

5111. Water management. Light pollution. Make sure there is enough water to sustain residents of new construction. We don't need any more golf courses. Encourage xeriscape, discourage lawns and sprinklers. Our water conservation requirements are nowhere near adequate. Focus on replenishing reservoirs. Local low water agriculture options. Local agriculture with water conservation incentives for local farmers and markets. I know cost of living is rising everywhere, but Ivins is becoming more expensive than many areas of California. Water conservation please.

5112. I just wish there were more food options.

5114. Need internet that always works. More housing for students. Coffee shops. The only thing I would love to see is more quiet places to go to work. I would absolutely love a coffee shop to go and study at.

5116. Public transportation, please. This survey is a wonderful way to gauge the desires and needs of residents. I wish the folks in my hometown had this kind of opportunity to express their priorities.

5117. Not sure how to lessen traffic, but that is a concern. Also offer courses to residents to learn how to use a roundabout. Stop destroying the natural environment in favor of development. I understand it's all about the money, but there isn't enough water for all this. Take care of this place. Please don't let it get screwed up like St George.

5118. Some police are sometimes overly pushy. Once even accused a friend of having stolen the car he was driving -it was his girlfriend's car. Light pollution control. Improve water conservation. Discourage golf courses, lawns, turf sprinklers.

5192. More safety guards for children. Parking for cyclists. Thank you for your hard work.

2078. I think we have over approved the number of resorts and vacation rentals for a community of our size. For the ones that we have approved, we should ensure that adequate resort taxes are collected to pay for the additional city services that are required.

2813. A good trail system for bikes, hiking, walking, with good connectivity.

2814. Proactively manage future growth and infrastructure. Public transport from Ivins to the airport. Have a master plan so we don't end up like Little Valley and many other suburbs of St George, with so much traffic. Save our resources.

2815. Keep high-rise structures out of town. Let's manage our water. Could you let us know a couple times a year how we are doing with conservation?

2816. Consider financial incentives for improving dark sky compliance for homes and facilities currently grandfathered for non-compliant lighting.

2833. No additional streetlights.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

2844. City officials and staff are top notch. Mayor Chris Hart has done a great job.

### AREA = PADRE CANYON (PC)

651. We love the quietness and natural beauty, affordability, and sense of community.

652. We have no dog parks. This is a unique city, the residents would like to keep it that way. It's very important that we all work together. Thanks for this opportunity.

653. Stop building large resorts and golf courses. Stop overnight rentals unless open to all areas.

654. Waste disposal is not very accessible.

655. Make developers provide more off-street parking. Develop more water. Large developments should not dump traffic into residential streets.

656. I feel that we have already become overdeveloped with high density and resort type building. I had hoped we would remain a bedroom community with agriculture. I do not want commercial development. We have Harmons, Red Mountain Market, and a new gas station. That is enough. I would like a library and community center.

657. Restrict resort communities, golf courses. Maintain open space as much as possible.

660. Can we have parks along bike lanes? We need to have a vision, or the developers will follow their vision of Ivins. Stop overnight rentals. More green space, more open space with public access. The walls contain homes. All we see is walls. A senior center is ok, but no to a rec center or community center. A farmers' market with produce. Kayenta brought me to the city, but I now live in Padre Estates with no HOA. Big difference from Kayenta. My neighbors like to light up the darkness.

662. Pickleball courts. Running trail along Highway 91.

664. Water. If you don't have it, stop building things that require it.

665. I had an experience with the fire department, and they were not helpful and seemed uninterested in my efforts to help. Maybe that was not a representation of how they usually are, but I was thankful it was not me relying on them to help rescue me.

666. More pickleball courts. It's not going away.

667. Stop building resorts and overnight rentals. Now my neighborhood has been overrun with resorts and overnight rentals, just awful. Conserve water, do not build golf courses. Keep more open space. I specifically chose to live here because it was a small town, but close enough to retail. I moved here for the open lands, outdoor recreation, and views.

668. Discontinue the blue can charge or give citizens an opportunity to discontinue the service without charge. All the shopping growth is in the Washington area. When will box stores be available in Santa Clara and here?

669. Keep low density developments in single family housing. Don't turn the city into an enforcing HOA. There are plenty of HOA neighborhoods for those that want that.

671. Follow the will of the residents who elected you, not the mayor or other large developers. Proximity to Santa Clara's short term rental mess is plenty enough. Please listen to the residents who elected you.

672. Limit growth of people and residences. Plan commercial spots better.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

673. Stop allowing dumb developments like Black Desert.

675. Black Desert Resort is responsible for too much dust. We have enough resorts. No overnight rentals. Smoothie shops for bicyclists, a hair salon. Regarding affordable housing, the price of a lot is greater than the cost of a simple home - that should be the focus. Family starting out should not be crammed into townhouses with only the driveway to play in outside by approving zoning changes to high density residential. The City Council is fostering this issue.

676. Street sweeper. City recreation center

677. Maintain rural feel of community. Preserve natural beauty and existing residents' views of the same. Severely limit commercial and catering to visitors' housing and entertainment wishes. Dust control, particularly in new construction areas. Small, quality, clean commercial retail establishments. Don't do overnight rentals. Had always hoped our children and grandchildren could settle here, but housing costs have prevented that. Even small starter homes have vanished. The luxury rentals built on our border in Santa Clara are sickening. They sit empty, destroy our views, and do nothing to enhance our area. As these types of properties increase, we will consider relocation. We don't want to live in the wealthy city playground.

678. Water conservation and sustainability in energy. We could be like a Park City in the desert for arts, theater, music festivals, which would require hotels and resorts. But something well maintained while trying to foster sustainability and conservation as much as possible, like solar. Love the night sky.

680. Noise abatement. Without it, we are just another community.

683. Allow the majority resident opinions to be instructional. Growth control.

746. Stop the growth of resort rentals. Need more lower cost homes for families.

757. Don't want exclusive gated communities. Require bikers to use bike paths when available. Keep bikers off main through streets during heavy traffic hours. Solar speed signs flashing on Puerto and other busy streets. Secondary water for all. Standards for holiday decor at residences. Support farmers. Grass and trees are good for the environment - better than golf courses. Water should be available for Parkway beautification, it looks bad now. More single-family residential support, not big commercial 3- to 4-story eyesores. Santa Clara has flooded the rentals on our border, so we must deal with the added traffic and safety issues - without tax benefits. Why does Ivins not care about this impact and do something about it? Watch zoning regulations. Everyone lives by the same standards, rich and poor. No more gated communities.

758. We need a Rec Center for residents. Need additional police to control increased crime. Roundabouts are dangerous. No more development. We're going to have increased crime, traffic, and pollution. The city is no longer the beautiful, uncrowded place it once was. You have destroyed all its nature and beauty.

801. City needs to enforce ordinances such as trailers parked on streets. Needs to have a reporting procedure and the follow up.

803. We need sidewalks, especially on Puerto Drive.

804. Need fiber optics and faster internet. We need another option for residents to switch internet providers. Continue to inform residents. Limit the height of commercial development.

805. Don't sell out quality of life for big money and development.

806. Generator noise from Black Desert resort construction is bad, day or night.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

808. Manage growth so we don't look like Santa Clara. Try to grow reasonably without always looking to generate as much money as possible for the city. No apartments, and very little multi-unit projects especially very little short term rental units.

809. No resort destination status. Please remove the resort destination goal from the revised general plan. No more overnight rentals. We need open space. New park on SITLA 120 land. Low density housing. No traffic lights, ever. Limit commercial businesses on the main roads.

810. Stop building. I like the night sky and protected views.

811. Please protect our beautiful desert and lava flows. No more tearing it up for development. Stop resort development.

812. City Council should vote for the residents and not developers. Stop developing overnight rentals. Enforce night sky ordinance.

814. Noise ordinance. Restricted commercial truck traffic on residential roads. Better communication with residents, especially when considering rezoning and commercial development. No more residential or commercial overnight rentals

910. Stop resorts. Preserve our beauty. Stop building.

912. Concerned with what looks like developer control of the city with apartments ruining the charm. Where I live the lack of standards on homes is appalling. Unkept properties are too numerous for our property values and community appeal. Enforcement could be more stringent if standards were defined. Concerned with development that will block outstanding existing views of Padre Canyon. Please preserve why we moved here - the beauty, the night sky, the quiet.

913. Be more transparent of things being built. Hold controversial topic meetings in a larger space so all can attend. Make sure all city people involved in controversial decisions.

916. Small town feel, very little commercial business, moderate traffic. Stop the growth. Stop commercial development. We have plenty of bike lanes. Our property tax increased over \$350 for the last two years. We have sold out to big business for money and power. When is enough enough? You do not care about water, the environment, or citizens.

919. Better communication to citizens.

920. Please put a stop to any more development until you figure out water, power, and traffic solutions that have already been created from poor planning and mismanaged growth.

921. More pickleball courts. Red Rock Park trail to be completed. And take out the sand volleyball that is never used and replace with pickleball courts. Open space and trails on SITLA land. No overnight rentals.

922. Please bring in business to the area. The noisy minority does not speak for all of Ivins. We want shops here and affordable places to have young families live here.

923. We need public pickleball courts, trail connectivity, tennis courts. Preserve the natural landscape, the lava fields.

924. Affordable housing. Limit growth. Open space, yes. Downtown, no. Single family bedroom community. Hopefully you will get some direction and follow it.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

926. Think ahead. You have no infrastructure. Roads are crowded now, but you still build homes. Dark night sky is a must. Don't make it so difficult for new businesses to get started. We need lots of unique, small, independent businesses. Keep the small-town feel.

927. No overnight rentals. Listen to constituents' voices, not developers. No low-income housing in established areas. No more rezoning without approval of the people, not the town council. Commercial development should be encouraged in commercially zoned areas, not residential areas. Keep us small, we don't want it commercialized. Listen to the people's voices, not developers. We should have a vote on what happens to the city. Planning a future together is to include the citizens in the decision-making process.

929. Need more water conservation. Discourage grass and foreign plants. Offer classes for how to grow in the desert.

930. We are very concerned about the land between Vista School and the School of Medicine. It needs to stay low profile in height requirement. Please no high-density housing. A park, higher-end specialty shops, and a few restaurants might work.

932. Light pollution, uniformity of look of buildings, and water usage are our issues. Keep this a small town and maintain culture.

933. Less growth, less traffic, less noise. Dark, quiet. Conserve water. And do not favor resorts or high density.

934. Would like to see more senior communities and senior activities and community. And dog parks.

935. Less development, no overnight rentals

938. Too much growth. No more resorts.

939. Artwork and sculptures for roundabouts. Black Desert is enough.

940. Listen to residents.

942. Tourist development should fit into the residential feel. Condos, townhomes, and apartments should be designed to have landscape qualities and attractive environments.

944. Water quality and availability. Impact of overnight rentals and peak tourist events. Water deserves the highest priority.

1136. Stop with the nightly rentals and condos. Families are being pushed out. Keep bikes out of the streets. Keep speeds down. Slow the growth.

1317. Stop overnight rentals. Help speeding down Puerto Drive with digital speed limit signs on the north end, not just south on Puerto.

1318. We need some shopping. You made the Dollar Store stucco the metal. How about doing the same on the eyesore at Black Desert? Bicyclists don't use the bike lanes we've got. We need enforcement for unkept properties, they just laugh at the city. The whole yard looks terrible. It's too dark at night for safety. We should have stoplights, not roundabouts, by the turn up to Tuacahn. Inform residents of meetings, and let them talk more.

1322. Too many fast drivers. Too many nightly rentals. Developers need to add open space on all parcels, a pocket park, nature trails, etc. And desert landscaping should be a must. This is a desert, lush lawns are a waste of water.

1324. Better long-term planning. Community support for zone changes, not just because the developer requests it. New development should be consistent with surrounding development. More open space around developments. We are concerned that the additional traffic from Black Desert will be too much for the roundabouts. We feel like



## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

some members of the Planning Commission and City Council don't listen to the residents, and already have their decision made prior to any public discussion.

1325. Stop building. Keep Ivins rural. Start with stopping the building of overnight rentals, it's going to increase crime and traffic. People that have lived here are moving because of the building.

1327. Street paint is horrible at night or when wet. Snow Canyon Parkway is unbearable when the sun hits it just right. We don't need bike lanes, they wouldn't use them anyway. Multi-unit dwellings introduce low-income properties. The lower the income, the higher the crime. Thank you for the survey. You're truly a government of the people, for the people. You won't find that anywhere else. Stay strong.

1328. Listen to the people. Keep Ivins what it was when most taxpayers moved here. Ivins used to be a city that listened to its people. Everything we've moved here for is being taken away. You, the city, seems not to care at all.

1329. The Planning Commission should be elected, not appointed. No overnight rentals.

1330. The bigger the city, the bigger the government, and we don't want either. Stay a city of single-family homeowners, with small businesses, open land, with limited government services or facilities. Preserve the vistas of one of the most beautiful places on earth. Be a city without a transient population. Homes on large lots at least 1/4-acre, with sidewalks for children.

1331. We have enough revenue. And the people of the city don't want more building and growth. Plan so we don't run out of water and so we can continue to enjoy our natural beautiful views, as well as quiet and peace. Limit growth to preserve water, and preserve open space. Sadly, Ivins has changed a lot and is becoming more like the places I moved away from. With building, more traffic, more crime. Still a great place though. I hope it stays that way. I appreciate that you're sending out a survey so you can serve the people here.

1332. Vista School kids crossing a main road with lots of traffic doesn't mix. Too many homes are being built. Enforcement for unkept yards should be a must, no excuse for a junky yard. And enforcement for people working on their vehicles in the streets. Cars are jacked up or on blocks - that could fall on a child. One thing that really gripes us are the bikers who run stop signs. Yet they are supposed to be treated like a vehicle. When you talk to a police officer, they tell us that the bikers are supposed to stop, but it's not enforced. And the fact that when most people say we don't want overnight rentals, the Council members vote for it anyway.

1333. Maintain a no weekend rental policy.

1334. Control dust from construction and development.

1337. Night sky needs to be preserved. More open space. No more overnight rentals. Current city leaders have already ruined the city. SITLA land should be preserved, not developed.

1338. Slow down development of homes and apartments.

1339. Stop resorts and all overnight rentals - anywhere. Only businesses for residents, not tourists. The survey is a waste of time if our city leaders continue to look down on, and ignore the will of the citizens. Unfortunately, I expect no change from our city.

1403. We could use a business incubator or corporate co-working space. Entrepreneurial focused facilities.

1404. Please slow down growth, especially overnight rentals. Enforce speed limits. Construction trucks and traffic should not be using neighborhood streets. I am against the concept of developing a resort community. Folks that chose Ivins were looking at the quality of life here and the beauty. Proximity to Snow Canyon State Park is a real draw as well. In 10 years, my street has gone from low traffic to 3200 vehicles a day. Heartbreaking.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1405. Stop development, especially overnight rentals. We don't have enough water. We don't need more businesses.

1407. Better control of new growth, water, and traffic.

1408. There is not a single advantage to allowing overnight rental units to be built. They are party houses that only cause problems. They mean more traffic, more noise, more crime, and will not bring in revenue. They will be ungoverned, and will eventually become a rundown eyesore. Also, the city will have to hire more police to handle the extra crime that comes with these units.

1409. Planning and zoning has failed us, letting developers walk all over us and change original plans.

1410. Inform the people and stop approving things the public doesn't want for personal gain. No more tourist accommodations. We are destroying natural habitats that are needed. We don't need more businesses; they create more traffic and crime. They take away the community feeling. Stop building. The City Council is ruining what Ivins was because of all the building. I chose Ivins because of the small-town feel, and I felt my family was safe. It doesn't feel like that anymore.

1411. Please stop letting all these townhouse developments, vacation homes, and hotels ruin our small-town feel. Think of all the kids that walk and ride their bikes to and from school.

1540. Less high-density condos and townhomes. This is a peaceful, quiet retirement community and needs to stay that way, without high density residents, commercial development, resorts, and golf courses that will create a strain on our water supplies.

1541. No new businesses. Leave the city as it is now. No more development.

1729. I was born in Washington County and spent my summers with grandparents. I miss the peace, dark, and safety. As a child I could just wander. Those things are going fast. Please be more prudent in the decisions that you make. Money will not bring any of those things.

1731. Trader Joe's. Slow the growth.

1732. No nightly rentals. Very unhappy about nightly rentals as this moves forward.

1733. Water usage and development. Thank you for asking our opinions. Water accessibility and affordability is my number one issue for the city.

1734. Control of overnight rentals. Conserve water. Do not approve rentals. I've lived here for 11 years. I have enjoyed the beautiful views, friendly neighbors, and sense of safety. I strongly request that the city maintain the environment and consider how the city should grow instead of only thinking about the growth of economics.

1735. Stop building overnight rentals.

1736. I think we're growing too fast without adequate thought and resources for infrastructure. We need emergency services to help such a growing community maintain health and safety. And something to help speeding.

1737. Light pollution. Overnight rentals. Recycling. Family-owned restaurants.

1739. If residents request a specific direction for development and zoning, we aren't listened to. Don't add high density nightly rental units in Ivins. Overnight rentals are bad for everyone except those who make money from them. We need housing for young families to help maintain and develop the city for the future. Overnight rentals are not invested in the community.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1741. Clean weeds up around my mailboxes.

1744. Open other routes out of the city that relieve Puerto Drive.

1745. Do not allow overnight rentals.

1749. Less building, especially vacation and commercial. Information regarding crime through the website newsletter or newspaper. Subdivision for tiny homes with architectural standards to be built next to lower end housing versus higher end. Cafe with outdoor eating area and good coffee, not a franchise.

1750. Stop excessive growth. Water is a big, long-term issue.

1751. Overbuilding of houses and short-term rental developments. Roundabout use is dangerous, drivers do not seem to know the rules of how to use them. More dumpster days. Many smaller cities and towns have more frequent access to this service locally.

1753. Noise. Loud construction next to residents at 4:00 am. Fast trucks dropping off lumber.

1754. Roads are too busy. Bad infrastructure. Trader Joe's, specialty market. We don't want overnight rentals.

1755. Limit overnight rentals. More police coverage. More speed limit signs. Better shopping - Trader Joe's, Target, Whole Foods. Please think about not letting these money hungry people trick you into their development plans. They are ruining our town, sweet talking the Council, making promises they don't intend and are not keeping. Say no to any more of their wants.

1756. The city seems to be in love with growth. Should develop a budget that does not need to depend on growth to sustain itself. Over the past few years, you have been moving in the wrong direction. We think the idea of combining public safety and fire with Santa Clara is a mistake, and is not in the best long-range plan for the city. Not in favor of nightly rentals or anything that ruins view corridors. City budget should not rely on growth to be sustainable.

1757. Concerns about growth and water. Stop overnight rentals. We moved here in 1979. We loved raising our family here. It has grown so ridiculously fast that we have nearly lost sight of the qualities we came here for and would really like our city representatives to slow down the growth and be more intentional.

1758. Please provide another power provider.

1759. Road maintenance and painting lines in the road. Don't allow high density rentals. I do not want Ivins to be a destination vacation area. I also do not want big buildings in front of the Red Mountain blocking the view.

1760. More trash cans and bins for dog waste, possibly on every street. Reduce overnight rentals. Increased trees on sidewalks and trails. To be able to enjoy outdoor spaces, we should have more shade trees along sidewalks and trails, more benches on sidewalks and in parks. There is only one in Unity Park, for instance, and not on the sidewalks.

1761. Control growth. Restrict commercial. Restrict short term rental. Address water issues. Strictly limited resort development, especially overnight rentals. We have concerns about uncontrolled growth, decrease in air quality. Loss of natural areas, and the plans to be a resort destination. Having lived in tourist meccas in the past, we have experienced the negative impact of the quality of life for existing residents.

1762. Keep low density properties. Slow the growth.

1763. Ivins the way it is - no development.

1883. No more vacation rentals.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1983. Leave more open space. Don't develop every inch. Preserve views. No to speed bumps, yes to roundabouts. Annex land only if the city will preserve it instead of building rental units all over it. If we wanted to live in a city like St George, we would have bought our home there. Instead, we bought our home in Ivins precisely because it is different from St George. Preserve Ivins uniqueness. We don't need more businesses. They're already readily available in St George or Santa Clara. Having small restaurants is nice, but we don't need chains. We oppose any new developments that would raise taxes or place an undue burden on current tax revenues. We oppose adding any new services that are already just up the road. Don't need to duplicate them here. We love our beautiful views, peaceful and quiet neighborhood, elbow room. Keep Ivins unique.

1984. Don't ruin the natural beauty.

1986. Would like a sidewalk put in on Puerto Drive so my kids can walk home safely from Vista Charter School.

1988. We don't love all the townhomes going up. We are glad they are on the edge of town. But we are worried about traffic and water. We love that it is not congested here like the other side of town. There is getting to be more fast traffic on our roads, like Puerto Drive, which makes us sad because we have little kids walking home from school.

1989. Please, no more bike paths. Money spent better somewhere else. They use the streets anyway. No more roundabouts. We need a couple of mid-priced cafes, or even a fast-food business or two.

1990. As a property owner, water conservation is critical. I'm very concerned as all western states are about the low water and drought. Before the city invests in more parks, the area at the end of 590 S needs to be finished. As the new resident of a year, I am encouraged to see the Parks Department making slow progress towards keeping an area of beauty. It still has a long way to go. In a bigger city, it would be a ghetto.

1991. Open spaces. Hate the dark sky, it is not safe.

1992. We have enough bike lanes. A rec center is too much money. Clean up the tractor mobile home areas by the Lightfoot business. Monitor the people that congregate in the evening around the area. Some look like drug users and sellers. Wastewater treatment. Initiate stricter outdoor water regulations for agricultural areas that water in the hottest part of the day, which is usually very windy-a waste. No more tourist accommodations. Too much multi-unit rental development already. Design requirements are unnecessary. No annexation. We're big enough. Current water conservation requirements are not adequate. Preserve agricultural land with strict water control. Keep the hordes of people around the Snow Canyon border there instead of in town. Don't need more businesses, only a bank. No more tourist vacation homes. The new Black Desert Resort and golf course traffic will be tragic. I pay high enough taxes as it is. Too much building and water use. Stress on our EMS and safety will be tragic enough.

1993. Limit development.

1994. Listen to residents when they attend City Council meetings. Slow down growth and limit high density and vacation rentals. Please do not open meetings with the prayer. I feel that better water conservation requirements for new construction should be in place. Independent restaurants, not chains.

2074. We support any and all efforts to preserve open spaces trails for the community and families. We loathe resorts and luxury vacation developments. Ruining traffic, views, nature, and the community. Don't sell out, please.

2835. Stop rubber stamping development. Stop up zoning to high density residential or resort commercial. Listen to your constituents. Speed bumps and pedestrian activated lights for crosswalks. Be night sky compliant for any new streetlights. More night sky compliant lighting can be used to help mitigate safety concerns, like the lights along Center Street. No new development until water availability is known. No new commercial until current approved projects complete and are fully operational. No more hotels, resorts, or short-term rentals. Hardware

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

store, liquor store. Thank you for your efforts. I am, however, skeptical that the biased city officials will continue to push through irresponsible development.

2857. Roundabout right of way rules.

### AREA = SNOW CANYON (SC)

274. No further gas stations or car wash development. A city tax structure and spending policy that prioritizes police, fire, EMT, and supports current infrastructure maintenance and services. An enforceable city ordinance that requires the mayor and council members to recuse himself or herself from any discussion or vote if they are in any way directly or indirectly connected with the developer. Seriously, address the water and growth issues. Any further development should be limited to the city's confirmed water availability. Follow the current general plan. Stop granting developers carte blanche. Enforce current ordinances. A rewrite of the city's ordinances by a highly recognized and skilled professional organization that will make the cities ordinances enforceable. City ordinances that adhere to the general plan to prioritize the city's heritage and thus largely reduce the explosive and out of control residential, commercial, and resort development. City ordinances that require new developments, residential, commercial and resort, to pay for all infrastructure improvements pertaining to said developments. Associated infrastructure maintenance and city services. Example: police, fire and EMT to be costed and paid for by the developer for a period of 10 years to assimilate ongoing added burden of new developments. No further overnight rentals or resort development.

275. The roundabout by the medical school goes down to one lane to continue forward. It's a little bit dangerous if you don't understand the traffic goes down to one lane. Please keep having restrictions on any commercial buildings. We were against the building of the gas station by Red Mountain Resort, but we feel it was tastefully done. Low lighting is so important for our beautiful night sky. Our city is so unique. Love that we don't have chain stores, so tacky. Keep us small, please.

276. Address water issues and restrict large water giveaways.

277. Restrict hotels and resorts. Restrict overnight rentals. We don't have the water or infrastructure. We are very worried about water availability. How can we be proactive about this? Here's how we would grade city government and management: A-. Here's how we would grade planning: B. Thank you for this survey.

278. No more overnight rentals in resort commercial. We're going to turn into Sedona, a crowded tourist area.

279. Less growth, less emphasis on tax base. Manage the annual growth rate. We may be getting a little too far over our skis, so to speak. Fast growth isn't always better than slower, well-maintained growth.

280. Please address the remaining areas that are unsafe for cyclists, like Highway 91 between Kayenta and the turn off for Gunlock. Encourage more fine dining restaurants to locate here.

281. Limit or require licenses for electric bikes. Enforce bike lanes when they are available if you are going to invest tax dollars in bike lanes. Create a river walk along the river on the South side of Hwy 91 from reservation land into Santa Clara with a paved path for walking. Acquire the land now for the walk before it is all developed. Stop construction and listen to and represent our residents. Over development took our unique character away. No annexation. Don't promote more construction and profit for contractors. No downtown city center. No fast food or banks, financial institutions. Yes, for Whole Foods. Would like a library, welcome centers. We have too many newly approved overnight rentals. Sometimes we have no voice or choice. You are losing great longtime residents who have been here for a long time. I don't want to live at Disneyland for the rich and entitled. Please decide if you want this to become a major tourist destination or a community. The way you are exploding growth, you can't have both identities. Citizens are paying the price for your tourist destination status. Sense of community has been lost due to such rapid growth of building and construction. We need to decide what our identity is.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

283. Control unhinged growth. Unless you guarantee adequate water 15 years in the future, you should stop all future building. I feel money impairs your judgment. No more businesses. We have more than our future water supplies can support. We are building too much, too fast. I fear that you are under financial pressure to continue without regard to the future. Almost all homeowners are financially advantaged by less building. If you study the issue at all and listen to the scientists, you must know that we have a water crisis that can't get better with more building. Lake Powell, likely to survive, will not save us.

287. Too much building.

288. Maintain a small-town atmosphere. Blend commercial and residential in with the natural landscape. Avoid any growth of intrusive commercial businesses. Keep Ivins a small-town atmosphere. Preserve the natural views and landscape. Keep the dark night sky and quiet peaceful surroundings. Don't give in to pressure to simply grow and make money. Consider alternatives that may not be necessary here because they are available in St George. Protect the natural beauty. Foster high end commercial only. Avoid growing for the sake of growing. Keep businesses low key. Keep Ivins low in commercial enterprises. Don't advertise like Utah did for national parks. That has rendered them nearly inaccessible. Keep the sky dark, the neighborhoods peaceful and quiet, roadways bike and people friendly, dogs under control, businesses, and buildings in harmony with the magnificent natural beauty.

289. Black Desert makes a continuous mess and noise. The city has been very poor in communicating about water provision. Reducing use by 10% in 10 years is far too broad, with little or no accompanying how to. All the good ideas to focus on for the future are nice things, but if growth is not controlled and managed and water is not taken care of, or traffic. No chain restaurants, most other businesses are already nearby. Were things such as Black Desert and the gas station near the entrance to Snow Canyon in place 14 years ago, we would not have chosen to build a home here.

290. City Council meetings with public attendance should be more focused on the issues so all agenda issues are addressed in a reasonable amount of time. Eliminate grass or severely limit grass. Focus on desert landscaping. We would like to see some more businesses, but we're near many other businesses. Expand the culinary water supply and establish secondary water supply. Infrastructure such as electric, water, sewer and gas should match our growth rate. Safety - ensure police and fire departments expand as our population grows. Environment - protect the night sky, keep noise levels low, preserve the natural beauty surrounding us. Conservation - encourage and incentivize desert and xeriscape landscaping. Penalize excess water usage.

291. Reduce condos and overnight rentals. They are adding to traffic, air pollution, street damage from builders' trucks, and light pollution. Preserve what makes this place beautiful - open spaces with view of red rocks. Please keep the night sky. And add yield signs at roundabouts. Avoid overnight rentals and high-density housing. They will bring traffic, noise, crime and ruin the landscape that makes this city special. Development pace needs to slow down. Roads do not support this growth. Black Desert will be a huge negative impact on traffic, noise, and light, and it's too high.

292. Start rezoning areas to allow for more dense development. Build another fire EMS station due to population growth. Smart growth should be a priority. Emergency services should be expanded.

293. Control e-bikes. Pedestrians, walkers, and e-bikes are a bad mix. Time for a separate trail for e-bikes and cyclists. I have been run off the walking path by e-bikes and cyclists. Dangerous. No more overnight rentals. Far too much traffic on Snow Canyon Parkway. Encourage fine dining. No more car washes or fast food. No ambiance to downtown Ivins. Protect the night sky. No infrastructure in the city. We need high-end development to have better dining and shops, not more fast-food junk or chains, or Dollar Stores, we need better quality. Trader Joe's, Whole Foods. E-bikes are dangerous and need to be off walking paths. As a walker, I find it unsafe. E-bikes are basically motorcycles. Enforce speed limits. Traffic drives way too fast on Snow Canyon Parkway and the roundabouts. It's scary with fast traffic.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

296. Pickleball courts. Whole Foods, Sprouts.

300. Strive for slow growth and thoughtful planning. More playgrounds or outdoor sports space if downlights are used. Night sky is one of our family's highest priorities.

302. Better signs for Iron Man traffic routing. TDS is limited, please bring in Comcast. Make more of the area's national monuments and preserve the beautiful area we live in. I just moved here, and I love it. I hope that five to 10 years from now, the city doesn't lose its charm from overgrowth of resorts or tourist attractions. I love the small-town vibe.

303. We need a downtown, art, and small business presence. No more resorts. Black Desert and Red Mountain are enough. We do not want high density rental. The development we have with Black Desert and Red Mountain are great and enough for the size of Ivins. I would like to see artistic tiny homes with green environmental options for young people who want a life choice option, especially to help with employment at our medical centers and few businesses.

304. Development and water requirements. We are overdeveloping and being poor stewards of water. Minimize new construction. Prohibit lawns and ponds, lakes, and streams. For existing development, provide incentives to remove lawns, ponds, streams, and lakes. Structure water costs such that small family needs are met, but then are increased to discourage consumption.

305. There has been a lot of hype as to the importance of this survey. So, I'm hoping others feel differently.

306. While I understand the need for power and money, I'm sorry it comes at the expense of this once small town. Growth has destroyed irreplaceable lava rock, ruined landscape, and views. And dislodged the neighborhood community that once thrived. More growth requires more services, more roads, more stores. More, more, more. When will it stop? Thank you for the opportunity of this survey.

307. It would be nice to have a dog park. Hate driving all the way over to Washington City. Since there is no cap on assessed valuation growth, the city is receiving tremendous revenue through assessed value growth as well as new construction. Time to lower tax rates for those of us who have been here. Less concern for bikers who don't live here, and more services for those of us that do.

308. We're being overdeveloped. Black Desert has created a tremendous amount of dust and noise. Big damage to quality of life. Home and solar panels are coated in dust, dust getting into the house.

309. There should be no parking along Snow Canyon Drive, especially in front of subdivisions. Dusty wind from construction sites like Sentierre and Black Desert. Early morning construction noise at Black Desert in the summer.

310. Black Desert Resort is enough. We cannot encourage more development until and unless we have sufficient water resources. We should do more and charge more for water usage.

759. During the town hall meetings, water issues were tabled. It is the most important issue. Everything we plan for must be with water conservation at the top of our minds.

760. Limit vacation rental property development. Contract with Dixie Power for electricity and get rid of Rocky Mountain power. Consider allowing golf carts on some bike paths. Keep Ivins a smaller, peaceful town with a sense of community.

816. The city efforts to get community input is very positive. However, there is a lack of trust that citizens guidance will be followed. The handling of the Black Desert project is disappointed given the current plan. We hope for the best and appreciate everyone's efforts, but changes are needed in leadership to manage growth more effectively.

817. Less overnight rentals.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

818. Keep Ivins beautiful. The natural part should be preserved. Properly planned commercial endeavors are key to the tax base, so property owners aren't heavily taxed with cost of operations. We love Ivins. Thank you, Mayor Hart, and City Council, for your dedicated service.

819. Officials need to reverse course about turning Ivins into a resort destination and return to the original plan as a respected bedroom retirement community where all needs are met. Residents have been fraudulently misled by local government about Black Desert being invisible. It's an eyesore. Plus, greedy local government officials are ruining the night sky and our beautiful surroundings. You should be ashamed.

820. Traffic is too fast on Snow Canyon Parkway. Look for a better price power company. Why is Rocky Mountain Power almost twice as costly as St George? We also need better phone service from Verizon and a competitive internet supplier. TDS is all that's available in our area. Need more enforcement for unkept properties. No more overnight rentals.

821. Work to limit water use. Limit new growth. Keep open spaces wild. Please no more resort commercial overnight rentals. We have enough.

822. Speed limit signs on Snow Canyon Parkway. Excessive vacation rentals strain resources and infrastructure, and irresponsible use of water. We need better water management. Excessive vacation rentals are detrimental to community spirit and a hometown feel.

823. Need better water pressure. Stop growth with no water. No apartment or high density. I fear the future unchecked growth and lack of water will down our community. Growth is ok, but not in some cases. Ivins is the case for restricted growth. Smaller city.

824. We need a stop sign for bikers at the Encanto intersection. Improve landscape and maintenance on Snow Canyon Parkway. Please, we need yield and stop signs for bike, trail and subdivision intersections.

827. Stop more developing, already overdone. Destroying our beautiful area. Progress is good to a point.

828. Responsible land use planning that responds to citizens' need.

829. Install solar panel arrays. Improve irrigation technology for agriculture. I appreciate the City Council's concern. Hope they'll be farsighted and realistic about climate change and water shortages. I'm very disheartened by the Planning Commission's obvious bias against night sky, and any opinions offered by blue hairs at the town hall meetings. See Q&A by the Planning Commission and Judy Gubler. Commissioners made their personal preferences clear, very unprofessional, and inappropriate.

831. Regulate speeds. 15 miles an hour around the roundabouts, night sky are a must. Current water conservation requirements are inadequate.

832. Limit growth. Protect the night sky. Add tennis courts.

834. Limit events such as marathons. Growth control. Control developers and greed. No more tourist housing. Fewer realtors, developers, and contractors on the council. You have accommodated obscene changes in the last 15 years. Developer greed is the priority. Long term folks are shocked. Control growth since water is not here for the next generation.

835. Enforcement of city ordinances to encourage homeowners to keep their properties uncluttered and dogs on leashes. We really need closer fire and police services on the west side of town. Color uniformity of building regulation.



## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1187. One resort is ok if done correctly, esthetically, tastefully. Would like historically themed shopping and dining. Tuacahn is a great example. It is open and capitalizes on natural aesthetics of the area, inviting family-based quality entertainment for all ages. Promote Native American art and culture.

1188. Slower growth. Restrict high water use in new development, i.e., outdoor swimming pools and golf courses. An exercise gym for all ages.

1189. Slow or stop building. Keep nature.

1191. Development of a city center that provides essential services, job opportunities. A gathering point for locals and visitors, and projects an image consistent with the city's ambitions and beautiful, natural setting. We could use professional services and technology related companies clustered around a city center to employ local professionals such as accountants, insurance, legal, satellite offices and operations for IT, etc. A dry cleaner and a sporting goods store focused on outdoor activities in our area. We have a sizable population of highly successful retired citizens from diverse backgrounds that have the skills and desire to contribute to the city. The city should harness this pool of talent through mechanisms such as volunteerism, committee assignments and low fee contract employment to drive the city's agenda and deploy best industry practices. The need for a city center is crucial to cover requirements of an eventually built out Ivins. Otherwise, imagine the traffic from the whole of Ivins traveling to St George and Washington for shopping and restaurants. Snow Canyon Parkway and Hwy 91 would be gridlocked thoroughfares. No one wants that much traffic heading in and out of the city. We need to be self-sufficient. Even with one or two large box stores on Hwy 91.

1192. No overnight rentals. Focus on low density residential development. No overbuilding.

1194. Don't enforce lighting standards.

1195. Allowing the mayor to influence development when a developer is a travesty. Not enforcing lighting and night sky. Preserve view corridors.

1196. Air quality control. Construction sites with construction dust pollution causing me to have lung infections. No more overnight rentals. No more low-income housing.

1341. Solar power electric vehicles for the city employees = example-based leadership. Protect Red Mountain views. Protect natural setting. Conserve water. Be responsible with natural resources. Encourage renewable energy. Get creative with it.

1342. Slow growth.

1344. Cease explosion in overnight rentals. When economy turns sour, will those people return or care? Eventually we will be blighted with unkept property. Would only support annexation if restricted to prevent growth in overnight rentals and RV parks. This survey is an example in futility as over the years it seems what developers want, they get. Eventually the move away from single family buildings will ruin the character of what once was a unique living area. We built in Ivins for a reason and not St George. Now it appears the Council is hell bent on turning us into another St George. So sad selling our uniqueness for out-of-towners and the almighty dollar.

1346. Speed bumps before entering roundabouts. More bike paths. More garbage receptacles. No more fast-food outlets. We have enough stores. No more nightly rentals. Do not allow row houses that look into homes. Keep building color compatible. Do not extend the water system based on a nonexistent pipeline. And force yield signs at roundabouts.

1351. More support for Ivins animal shelter. More effort and publicity to prevent unwanted puppies and kittens. Night sky. Trader Joe's.

1352. Residential and hospitality growth seems unsustainable – traffic and water. Please no speed bumps.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1353. Stop development dust pollution from construction. Stop garbage pickup on streets and walkways. Pickleball. Trails need maintenance. Bike lanes marked incorrectly. Cars drive on bike lanes on Snow Canyon Drive for a mile before realizing it is a bike lane. You took the sculpture out of Snow Canyon Drive. Where is its replacement? This survey should have been shorter for more participation. Everything we love here is slowly being destroyed by overbuilding of nightly rentals, hotels, commercial building, traffic. Poor planning.

1354. Stop building. Water conservation. Separate bike and walking paths. The growth is of huge concern as there is such limited water. Black Desert has already made its mark. Stop. Become like Telluride or Carmel, a prized sought-after gem. Quit developing, no water.

1355. Why is our electrical power supply Rocky Mountain power? They cost more than the suppliers for the surrounding communities.

1544. No new businesses.

1545. Slow down the rate of growth. Keep a small-town, exclusive feel. Water is like gold in Ivins. Stay away from chain stores other than Trader Joe's. Thank you for asking for my input. We love the city and don't want to see it overdeveloped, crowded, polluted, etc., like we saw our previous town do in California. Ironic, right? Was originally born and raised in Utah.

1765. Control growth. Manage air quality due to construction and blowing sand. Manage traffic growth such as Snow Canyon.

1766. This craziness about not allowing solar lights illuminating landscaping after 1:00 am is ridiculous. When walkways cannot be lit, this is a serious health and safety issue. Noise pollution is an issue. Folks racing loud trucks up and down Snow Canyon Parkway. Why is the speed limit 40 when entering Ivins on Snow Canyon Parkway, then 35 after the roundabout? Needs to be 35 before the roundabout too.

1767. Regularly scheduled meetings with residents, including Zoom, allowing for questions. Less back door deals, more referendums. More following rules, like paint colors etc. No more resort type developments. Major concern about the transparency of Council decisions. Concern about the cozy relationship between Council and some developers. High density rental housing will be the downfall of the city.

1768. Stop developing all the land. It's destroying the views and changing the look and feel of the city. The natural beauty is what drew us here.

1770. Less restrictions on colors, lights, etc. More small business development, cafes, shops. High water and energy conservation standards for new development. Encourage planting trees to avoid heat islands.

1771. No overnight rentals.

1772. Stop bad sewer smell vapors from sewer lids.

1871. More commercial, but not big box. Rethink our utility provider. Locally owned and operated food court that's small with healthy food. We moved here because of the open space, night sky, and friendly community three years ago. During that time Black Desert Resort began. Had we known about it, we wouldn't have moved here. It has changed the environment forever, which we lament. Conversations with the mayor and the developer are not assuring in terms of the impact it will have on our community, serenity, and way of life.

2055. Controlled growth. Stop lights where roundabouts don't work.

2057. Clear plans about growth and growth limits. Water planning, water use limits, xeriscape requirements. Unique shops.

2058. Black Desert is too big and too high. Disgraceful.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

2059. Fill pavement cracks on Snow Canyon Drive. Light and noise pollution are paramount concerns.

2061. Less growth, more trails, and trailheads.

2062. Enforce speed limit.

2063. Development is too dense. Allowing Black Desert without developing road expansion is shoddy. You are holding commercial development to one standard, while allowing the college to design buildings that are totally incoherent with the rest of Ivins. Wider bike lanes, especially on Snow Canyon Drive into the park. Change public or commercial building appearance requirements back to be consistent with the rest of development. No more permits for architecture like the college.

2065. Slow down commercial development. Reduce speed and traffic. Cut down on resort development. Too much light pollution. Enforce night skies. Dry cleaners. No more nightly rentals or resort development. EV charging stations.

2067. Deeply concerned about traffic generated by Black Desert and the impact it will have on access to the Reserve.

2070. Black Desert is a great concern. I fear it will cause irreversible harm to the Reserve, with a massive increase in traffic and requiring more roads. I feel our beautiful city is growing out of control.

2817. Stop the resort emphasis. Stop short term rentals. Enough already. Promote water and food production. Promote housing for various income levels.

2818. City Council needs to listen to citizens. This is not and does not need to be a business community. Strong sense that the City Council doesn't pay attention. They are not the city, the citizens are the city. The public meeting on the SITLA project was ignored. This survey was much too long and detailed. Try to focus on fewer things.

2858. Not happy with the growth in the city. No water, but more homes. Do not feel Ivins is a city for short term rentals. Allowing more development, especially when there is no water, is such an issue. Allowing short term rentals that bring in a population with no respect to city values. Costco or Sam's Club would be really nice.

2859. Limit development and vacation rentals. Xeriscape. Remain distinct and don't become an overdeveloped resort town.

2883. More pickleball courts.

### AREA = TAVIAWK (TA)

129. City is not designed for a sense of community because of walls.

130. Listen to what your constituents want. Thank you for trying to obtain information from residents. I hope that our city government will listen to the voices of your constituents and curtail the density of current building trends. Discontinue the dense building. Plan for future water and traffic issues. Keep some open space. Don't overbuild. Keep our city beautiful and plan for water shortages.

131. Allow growth but manage growth to ensure the city balances convenience with small community environment.

132. More police officers. Use design standards to enhance the city's unique character. Water conservation measures are inadequate. Quit pushing the growth all at once. Take a break, stop development for a while. Slow the growth for four years, or you will certainly lose control. Consider the impacts on crime, water, traffic. Do not annex. More bike paths. No overnight rentals. Where's the water again?

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

133. Speed limit signs needed on Snow Canyon Parkway. Use regulated lighting for streetlights. I think you are missing the big picture which is water. Stop development and focus on quality of life and what this area can support regarding water. Stop the big developers. Stop the mega resorts that destroy and waste our valuable resources. Preserve our land. Nothing pretty about a golf course built on a destroyed lava field, that they are pouring water on daily. Stop getting paid off by realtors and developers.

135. Minimize or restrict businesses, especially because of night light pollution.

136. Think hard about our development, such as strip malls. Don't ruin why people decided to live here.

138. Focus on bike paths. More uninterrupted bike paths, such as going to Gunlock. Lastly, I am troubled by the escalating cost of property taxes. I am very concerned about water. It seems obvious that the climate is changing and that very little is being done to prepare for a dry future. If we are not careful, we will look like downtown Palm Springs one day.

139. Too quick a pace of growth. What will we look like in five years?

140. Roundabout by the Reserve needs more patrols for speeders. Lack of concern for the community by leaders erecting large hotel resorts, causing future congestion of traffic, overuse of water system. Too much building of resorts and multifamily housing. Not enough roads and infrastructure. Not enough water. Lack of roadways in case of emergencies. We are over developed, lacking water, lack of areas for parks and agriculture. Fewer two or more stories on buildings.

141. Encourage neighborhood watch programs. More pickleball and tennis courts, more recycling locations. Less developers on City Council and Planning Commission. Minimize building height. Enforce lighting ordinance. Strong water conservation incentives. We could use a farmers' market, community garden. The more you can facilitate a healthy lifestyle, the better. More opportunities for public education. Small venues for concerts, health, food store, gardening center, sporting goods. We need to preserve the feel of the city in a national park.

143. Concerned about the traffic caused by new resorts, but happy to see new amenities. Need to strike a balance between growth and keeping the town free of congestion.

333. Thank you for sending out a survey and making us feel involved with our future. Next time please include examples of some of the non-descriptive choices. For example, #71 city services, what services? We love Ivins.

334. You make rules, but do not enforce them.

335. Stop expansion. Foresee the water concerns. No more lawns and golf courses due to future water availability. We are not happy with the rapid growth and development of Ivins. We have lost the small town feel and quiet nature of this area. We are very concerned about water availability, noise, and air pollution. Our blue sky is no longer as vivid and brilliant as it once was.

338. Limit overnight rentals.

339. Ivins needs to get control of the water problem. The pipeline is not a viable solution. It probably means constraints on development and water usage controls and policies for both domestic and agricultural water. Also there needs to be a tiered water fee structure which includes an increase in fees. Those who use more need to pay more. My taxes increased \$600 this year. For what? Is that being used to subsidize water usage? We need a natural food store farmers market. I cannot too strongly express our concern about water. There has been a lot of talk, no action. You need to institute water restrictions on domestic and agricultural usage now. None of the options on this questionnaire will matter if we don't have enough water. Water equals key to success.

340. No more residents, more water.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

342. Better monitoring of water use. Slower growth, especially involving resorts. Water conservation.

344. Do not allow overnight rentals. Maintain the grounds and signage in current roundabouts, the one with horses. More ways to conserve water use on old developments.

345. Analysis of water conservation planning.

346. Eliminate shared car and bike lanes--nothing against bikes. Streetlights - what about smart lighting alternatives? We need higher end food and commercial, like banks. Not suggesting becoming a business hub, however. Recognize a need for balance. Concerned about the sharp increase in multifamily high density housing development. Plan for future water security for existing agriculture, and protected, not expanded, future development in that order. Need to be more transparent and publicly shared. Growth as warranted or justified by available water.

347. Approving Black Desert Resort with a golf course is very disappointing.

350. Power lines should be buried on Hwy 91. We need a native plant nursery. It seems like commercially, the city is putting all its eggs in one basket - Black Desert Resort. If it fails, and it certainly could, 12 restaurants? Really? The city budget would be in bad shape. But we must be careful not to rubber stamp everything Black Desert requests, especially expansion and water use.

353. Limit growth and development. The extra wide streets have a non-use shoulder lane that people treat as a turning lane. Either designate it as a turning lane or make it a non-use lane.

354. Better control.

355. Stop the growth, we do not have the water to grow further.

356. Stop building. Black Desert Resort and building along the south side of Hwy 91 is destroying the beauty. Tourists don't ride in their bike lanes. Public art is not important, but nice in roundabouts. Streetlights, but low streetlights, like on the Parkway. Preserve agricultural land. A food market would be nice, but not necessary. We don't need many businesses because we are close to others. We fell in love with the area six years ago, but now it is becoming like any other city, not the laid-back, rural feel. Way too much building eating up the beautiful landscape that made this so unique. Our paradise is slowly disappearing.

357. Growth and water availability concerns me greatly. We live in a desert. This growth is not sustainable. Let's plan now, not when we've hit crisis mode.

358. Stop changing zoning from low density to high, or even medium. Respect the original plan. Care more about the wishes of current residents and voters than developers. Insist new developments preserve the natural landscape the way Kayenta has. We don't need much in the way of new businesses. Ivins used to be a wonderful area. But in the past five or six years, it has turned into a mini Las Vegas with mass produced ugly developments everywhere you look. The City Council and Planning Commission only caters to developers. What an opportunity lost.

359. No new growth. No new resorts, condo projects or hotels. No new low-income housing. No trailer parks or RV parks. The area is on the verge of being ruined by too many tourists and too much new growth. We have, or are going to have, a water problem.

360. Thank you for listening. Very limited high-density building. Mandatory parking space for all housing and rental units. Require developers to provide open space, common space, and their own water.

361. Control growth. Remain low density. Protect agriculture and open lands. No more resorts. You've done enough. A locally run and operated restaurant that caters to all residents. Annex additional property as open space

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

and conservation easement. Stop the growth, we want to remain rural. The current big resorts already stressing our infrastructure and exploiting our natural resources. We're growing too fast, and we are losing the rural, quiet, magnificent city that we love. Three huge resorts have been approved. The city should have started with one to see how it would go. Additional growth and what has already been approved exploits our natural resources and is a detriment to the people that live here. Stop growing and love Ivins for what it is. You are ruining it.

362. Stop trying to play big city politics on zoning. Slow growth. Stop trying to become a large city.

363. Night sky protection.

364. Let citizens live like they used to. Take all citizens into account, not just Kayenta. Ivins is not an HOA city, don't make it one. Take bikes off the skinny roads. Finish roads. Leave Ivins a small town, don't make Ivins into California.

365. Water conservation. Rework water fee structure. Eliminate flat property tax fee.

367. Survey should not be taken during election time when emotions are high.

368. Dog parks. Dog trails. An off-leash dog park that offered some shade would be a welcome addition. We came here for the beauty and because it was a great place to raise our kids. Overnight rentals and overdevelopment will reduce the quality of life.

372. Recycle program. Open space procurement.

373. I fear we are approving too many overnight rentals. Today, the market is hot - maybe due to pandemic and politics therein. Should market conditions change, and they will, we will find ourselves in a sea of unrented overnight rentals. Maybe then a cheap place to stack homeless individuals.

836. Water conservation.

840. Enact water conservation measures. This is a desert. Don't waste water to create green grassy areas. Conserve water. Current water conservation measures need to be strengthened for all residents, commercial, and new construction. The water supply is not going to increase. Keep Ivins as a small town. Don't try to recreate downtown St George. Keep it small. Focus on our unique natural beauty and trails. Draw in Silicon Valley IT businesses, but not big box stores nor fast food. Keep natural open spaces. We don't need a lot of new things. It's close to St George for medical facilities, hospital, big box stores. Don't recreate these services here. Please make this a beautiful small town with beautiful natural vistas, dark night sky, attractive new small downtown to attract high tech small companies for a better tax base. Please do not bring in big box chains nor chains of any sort. Stay a unique small town that is a spiritual and tourist eco destination.

841. There needs to be a standard for what can be stored on personal property. Old cars and driveways or unkept vacant lots are not appealing to the neighborhood. Be more transparent.

842. Water quality. Our water quality is terrible. We are spending way too much money on filters and bottled water. Every place that water flows in our house has calcium deposits that destroy the faucets, shower heads, and plumbing. Replacing all of these is time, effort, and money.

843. Water conservation efforts. Control new residential short term rental development.

844. Stop the growth. No overnight rentals. Take into full consideration the views of the community, listen, and follow through. The community has been ignored at planning meetings. Growth has been at full steam ahead regardless of the input of residents. Sad.

846. Less short term. Less low-income housing

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

891. Stop developing highway 91. It's being ruined by the barracks type housing. Build a wastewater treatment plant. We need reclaimed water.

893. We need a city center with restaurants. We need a central town area. We have too much housing, too many condos.

894. I would like to see a sensible plan for the city. Clearly, this survey and public meetings show that others want a good plan, too. We need dedicated bike trails away from streets and sidewalks. More roundabouts on Center Street. People don't stop for stop signs, roundabouts are safer. Stop putting art in the roundabouts, it limits the ability to see traffic. Current development has been haphazard and driven by contractors and not the city plan. We keep saying we want to be a destination city, but I'm not sure what that means to everyone.

897. Growing too fast. Arrogant cyclists blocking traffic, won't use bike lanes. My concerns are too much growth, too fast. My only complaint regarding traffic is the bicycles on Snow Canyon Parkway. They don't own the road.

899. Listen to resident concerns regarding water, building, overnight rentals, and traffic.

900. Stop with all the cookie cutter developments.

901. Stop continually raising property taxes.

902. Thoughtful, sustainable, responsible development based on infrastructure and resources, especially water. Night sky preservation. Prioritize protected areas, water conservation. Reuse of water for agriculture. Incentivize desert landscaping. Responsible and environmentally sustainable growth compatible with the infrastructure and natural resources, especially water, and including the needs of wildlife

903. A long range general plan that is followed by the city officials, contractors, developers, and one that citizens update every five years. Maintain high quality roads and bike and walking paths. Add new paths to connect between areas. To reduce dangers on high-speed roads, enforce speed limits. Ivins lacks a focus. There is no there there. A downtown area that encourages foot traffic, bikes, etc., for food and local shopping. No fast food, please. A farmers market. Ivins has an opportunity to establish itself as the most desirable city in the county if it maintains a vision for its future and works to create that vision. Please do not become yet another Wasatch Front style bedroom community controlled by developers, resorts, overnight rentals, who only leave money but no lasting impact except traffic, pollution etc.

904. Please consider water as a number one concern. Discourage growth. Maintain and improve the night sky. Protect the views and the land

905. Manage what there is and quit developing so quickly. Don't need businesses. We're so close to everything. Remain a bedroom community. Bringing in the ultra-rich retirees keeps prices of homes out of reach of many our own children who can't afford to live here.

907. We have not had careful planning for the future. Development has recently outpaced the ability to provide resources, fire, water, etc.

908. Development is not management. We cannot assume drought is not permanent. There does not appear to be a long-term plan. I feel like development has gone crazy with very little planning.

1133. I sense the city will need to bring in more expertise as the city grows with open space by design. Thank you for the work it takes to do this kind of vision process

1155. Stop all the growth. It just leads to more traffic, crowds, gangs, graffiti. People living too close to each other. Housing developments with HOA's are bad. Growth in Ivins is destroying our natural beauty. The only reason for this growth is greed. The bigger a city is, the more money city officials get paid.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1156. Protect the night sky. Slow the growth. Protect the beautiful scenery.

1158. Stop building. We are in a drought. We don't need more businesses. People can go to St George. I love the Facebook for the animal shelter. The Ivins community needs a Facebook.

1356. Regulate water waste. Incentivize conversion to night sky lighting on older homes. Secondary water treatment and utilization. No vacation rentals. Stop using black roofs and garage doors-they hold in radiant heat. Convert agriculture land to open space. Regulate water waste. Encourage independent, not commercial chain restaurants. Maintain viewshed. Recommit to night sky. Stop wasting water – have ordinances against people over watering. Stop watering the streets near Ivins Cemetery. Stop agricultural water waste.

1358. Slow the growth. Keep Ivins a small town.

1359. Please keep Ivins Ivins. Don't allow it to become St George. Thank you.

1360. Dust, noise, etc. No overnight rentals. Night sky. Focus. Independent small businesses. Thank you.

1361. Planning must follow the master plans, objectives, and goals to avoid more lawsuits. Overnight rentals are no longer needed. Approval of these multiple developments was a mistake. A farmers' market with arts and produce during summer and fall. Housing for service workers is a priority, not overnight rentals. I attended the recent town meetings and have a better understanding of the goals of resort tourist development of the 2015 master plan. But the Council went beyond that with the short-term rental developments and zoning changes that do not align with the master plan.

1362. Thank you for trying to reach all citizens and for all that you are doing for this beautiful place we call home.

1363. Concerned about water conservation and housing development.

1365. Stop building and destroying scenic land. Stop raising taxes. Stop building homes. No more. It's destroying the town. Fewer businesses. Ivins has become trash with all the new development. It has brought more crime and hate. Once was a quiet, safe, and beautiful town. Now has been destroyed by money hungry politicians and developers. Beautiful farmland and landscapes replaced with commercial resorts and cookie cutter look-alike homes. Very disappointing. Lower taxes. We don't need more arts, theater, and culture. We do need farmland.

1367. Ban grass in all new construction. Carefully monitor vacancy rate of high-density housing. High vacancy rates are not good.

1368. No more high-density housing. Balance future water demands with growth. Please do not let growth outpace our water supply.

1369. I understand that high density living is less expensive. But I think emphasis should be on low-income housing and not overnight rentals. I think there does have to be compromises between younger families and the retirement type communities. But nowhere should we look at serving short term rental type communities.

1371. Need more water conservation and less development. Very concerned about long-term water security. Conserve water.

1372. Get more restaurants and retail.

1373. Control blowing dust. Preserve open space. Stop resort and transient housing. We're limited by the amount of available water. All planning should be done with conservation assumptions about future availability.

1374. Enforce and pass regulations to control water usage before it's too late. Oh wait, it's already too late.



## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1375. Proper control of growth and management of resources, mostly water. Open space. The unchecked residential spec housing development here is suggestive of complete irresponsibility of city commission and planning being unresponsive to present citizens, taxes, and infrastructure. The question is, whose needs are being met?

1376. Slow down growth. More open space and parks. No need to stop growth, but you can slow it down. This also is the best way to conserve water.

1377. Slow down the growth. Please keep Ivins the lovely small town that had originally brought us here.

1378. Moratorium on building. I know money talks, but what about quality of life?

1380. Need more schools for all the housing coming in.

1382. Action on water and Hwy 91. More input on development and water sources. Concerned about future water needs. Concerned about growth versus congestion.

1383. Follow zoning laws. Continue to ask for public input. Water restrictions on landscaping and golf courses. Improved bicycle pedestrian paths for safety on Hwy 91. Only allow development that is sustainable by our current supply of water, excluding the Lake Powell pipeline. There are sufficient businesses already in adjacent towns. Please preserve the dry wash as is, and don't turn it into a reservoir. Please slow down development. Please preserve the natural beauty of Ivins. Restrict building on the sides of surrounding hills and mountains. Keep using orange bollard lights for street lighting.

1384. Commitment of developers to open space. Night sky protections for every project. Open space is part of the character of the city. Each project should commit open space and space to low-income and high-income density.

1385. We support another grocery store of medium size. Make sure fire and police are funded and staffed adequately. Better manage our limited water resources. Get serious about it. Improve road infrastructure in poor condition and inadequate for current growth. Development is too much, too fast. Seems like this is the city's priority. Build, build, build. Slow down. Does not seem like residents' voices are respected.

1547. Traffic is getting worse by the day. Particularly access onto Highway 91 is difficult. Planned and managed growth, not a pass for every project that does not benefit the city. Public safety resources need to keep up with growth. Nobody enforces the use of bike lanes. The city has allowed unmanaged exponential growth without keeping up with resources to support such growth. That includes water, sewer, streets, safety, and city services. Time to stop saying yes to every single project that is proposed. Traffic on major thoroughfares has been compromised, especially on Hwy 91. Views and vistas of the Red Mountain have been limited due to developments with high walls. It's time to thoughtfully bring in commercial endeavors to help with tax revenue.

1548. Water conservation. Night sky. No more vacation rentals.

1550. Build a 55+ park like in Washington City.

1551. Active water management and forecast of sources and use of water used in rezoning decisions and building permits. Ordinance to include solar panel prewiring in new developments, particularly business commercial. Petition for a state liquor store, wine store. Ordinance to deny outdoor burning of trash. Due to concerns about future water supply, the city should only approve developments that clearly define their water and resource needs as they affect current residents' quality of life.

1723. Thoughtful growth that maintains the beauty of our natural environment and access to trails over development. For businesses - locally owned specialty. Don't do greedy development over thoughtful design. Maintain the beauty of the area.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1724. Street open space, landscaping and walls, plus buried power lines also greatly enhance the quality of life.

1725. Mom and pop restaurants would be amazing. The kids need a new splash pad. My family loves going to the splash pad in other areas of St George. We need a better one. Some of the sprayers do not work.

1726. City Council should represent their constituents, not go with their feelings.

1727. A yearly calendar showing events that will affect traffic. Connect the toe trail to the road so there is access at the end. Connect that path by the new expansion of the cemetery to the main toe trail.

1728. Slow growth. The Mayor and City Council should listen to residents and ignore developers.

1774. Stop the growth.

1775. Stop zoning changes to high density. Establish water conservation policies. Protect the night sky. Keep Ivins a bedroom community. The general plan states Ivins is a bedroom community. It also states the purpose of the plan is to prevent reckless growth. Smaller shuttles rather than larger buses. Bury power lines on Hwy 91. Slow growth of rentals and resorts. A conservation water policy. A nightclub, bar, music venue, liquor store. It has been disappointing how the city has approved apartments, townhomes, resorts, and overnight rentals without considering the citizens input or wishes. Dog parks bring people together.

1776. Bike and walking paths throughout new developments. Require developers to incorporate them with existing paths. Play areas for children. Mandatory natural vegetation areas. A quaint downtown with restaurant, not fast food. Water park for children in summer. Roundabouts with lighted alert pedestrian crossings. Internet is so bad here.

1777. Retention of open space. Stop herbicide use in schools and parks. Reduce the yearly increase of property taxes. And reduce the number of houses going in that is eating up the natural environment.

1778. Stop allowing burning of vegetation and/or trash. Prior to changing zoning on properties, seriously consider the long-term implication on traffic, crime, and congestion. Limit overnight rentals, they do not benefit the community. Thank you for your efforts to communicate with the community and solicit our feedback. We live here because of the people, the beauty, and the peacefulness.

1780. Slow down commercial development. More info on water issues.

1781. Please start putting water concerns higher on the list.

1783. Less building.

1784. Thanks for asking. Housing for mental illness. Stop high density rental housing. Limit parks with night lights. Stop waste of water consumption, limit excessive grass. Lights are interfering with the night sky.

1862. Slow down growth, especially high density. We appreciate that you are doing this. Can we see the results?

1863. Water restrictions such as lawns and trees that require large amounts of water. The survey should have been done in 2010 or 2012. Much is lost already and will not return. Looking ahead, we understand affordable housing is legally required. But they don't have to look like concentration camps that are along Highway 91. Also, keep the night sky efforts please. Finally, once the reservoir is in place, make it usable with walking paths around. Picnic areas etc. We don't have much water, so let's use that.

1872. Coming from northern Utah, I worry about the future water supply with so much development. It seems like no one is concerned about this, but I sure hope someone is watching.

1873. The City Council needs to act more to listen to the citizens who elected them. Preserve our quality of life.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1886. Allow more businesses.

2210. We worry about potential conflict of interest of developers being on the City Council. We think the city should strive to be more of an upscale city with upscale developments and resorts, and not try to be a city for everyone. Roundabouts are great if on a roadway that is not heavily traveled. We are ok traveling to surrounding cities for shopping and other personal business if it means less congestion with traffic and people. Understandably, this might mean higher taxes. However, the city should not support activities funded by property taxes that are not a necessity. For example, Fire Lake should not be free. Ivins residents are supporting a recreation that is used by people all over the county and state, not just Ivins residents. Our roads need maintenance. Center Street needs to be widened to four lanes between 400 W and Red Mountain. It looks like a used car lot with all the cars parked on the street. Speed limits in the city are ridiculously low by about 5 to 10 miles an hour.

2432. No more resorts like Black Desert or nightly rental communities. Encourage more Kayenta type communities. Dark Sky, low impact, low density, high quality of life. Development is outpacing the water supply. I feel that development must be responsibly slowed as there will be no more water available. Black Desert Resort is a major step backwards and is a black eye on the special black lava fields and the gateway to Snow Canyon. I felt Ivins was doing a good job until Black Desert was allowed.

2433. Dog park. Let people split their lots. Or build a casita or detached garage. Allow Airbnb to any homeowner that would like to do short term rentals. No zone - open to all.

2435. Slow down all the multi housing. I feel that this survey is about three years too late. We love the small town, quiet feel of Ivins, but that has been ruined. There is too much new construction, and the infrastructure does not support the growth. With the new growth has also come a rise in crime. We don't feel as safe as we used to.

2436. Keep dark sky regulations.

2437. Slow and decrease the density of development and buildings that detract from the natural beauty of the area. There are already too many lights ruining the dark skies. We loved it when we first came here. The huge bright lights at the parks should only be on when necessary. It seems like they could be shielded so as not to be visible from miles away. So many of these new developments detract from the natural beauty of the desert. I'd love to see more design standards that make the houses blend into their environment. No more water wasting car washes or golf courses was a nice start. More ideas that can save resources like that would be great. Limit building heights.

2438. Listen to the residents, not only the developers. Control the rapid growth, there is a water issue. I finally decided to complete this survey after much thought. I'm not sure this isn't a waste of my time. Will this information and feedback really have an impact?

2440. Future water needs. A city library.

2441. Concerned about water and light pollution. Concerned about traffic with the rapid development. Open spaces. Access to trails for hiking and walking. Limit light pollution. We are concerned about overdevelopment that could impact water, air quality and the scenery. We like the more rural feel of Ivins compared to St George.

2442. We love Ivins city. Please don't ruin it. Thank you.

2443. Keep the dark sky.

2819. Less multifamily. Slow down growth. Dark sky.

2837. I am opposed to adding any more short-term rentals. It does nothing to enhance the feeling of the community. It's losing the charm, which is one reason I moved here.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

2838. Protect our night sky. Every development should be required to have a percentage of open space. High quality restaurants. Stop short term vacation rentals. Maintain respect for our magnificent landscape. Reduce number of developers and builders on City Council and Planning Commission.

2860. Allow short term rentals in private homes.

2884. No speed bumps.

### AREA = TOWNSHIP NORTH (TN)

121. Be careful not to spend too much money, and keep taxes low. Develop a new lake for water use. I think that in the old part of town, anyone that buys an old mobile home and tears them down and builds a new home - the new home qualifies for nightly rentals to encourage making the older part nicer. Also keep the local government small, and the private sector big. We should not take such a heavy-handed approach on what people's houses look like. These policies prevent younger families from moving here.

122. What happened to the fire station in Kayenta?

123. The challenge of gardening and growing vegetables in what passes for soil here fosters our appreciation of the perseverance of our pioneer forebears. We already have a downtown. Our unique design character is because there are no standards. Support small businesses.

124. It would be wonderful if we could have a small public library here. Very tall houses shouldn't be encouraged.

125. No to architectural and design standards. Less government is better. Government should butt out for the most part. Let people be themselves, not what some activist group thinks they should be. Build a fence between Kayenta and the rest, then let the Kayenta types hound each other to death.

126. Stop allowing construction of multifamily units and condos like the ones at 200 W and Hwy 91. They look like barracks and do not fit.

127. We are concerned with the rise in crime and lack of lighting. We are also concerned that we don't really have a retail tax base. All our tax dollars are going across the street to our neighbors.

128. We should not regulate outdoor lighting. Stop trying to make the city a HOA. Less city regulation. Those who pay attention and know our new council members sole position is of controlling and dictating our use of lights. Should stop their manipulation and attempts to revive their failed attempts to turn our city into an HOA. Allow us to be happy, not controlled and over regulated. We should not have enforcement for unkept properties.

313. Give bonuses to farmers to stop building on farmland. No more housing, add restaurants. Let people paint homes the color they want, not HOA. Would like auto parts store, hardware. I liked it better nine years ago when I moved from northern Utah. Too many Californians pushing California policies now and drove up housing cost for locals.

316. Promote diversity in city government. Promote free cultural events such as concerts and markets. No auto parts stores or drive-through drinks, or car washes. Keep those in Santa Clara. Other churches, hair salon, pub, nightclub, bar with adult live music. Thank you for conducting this survey. We look forward to seeing the results and proposed actions by the City Council and opportunities to support those initiatives.

318. Will my survey count or is this a dog and pony show? Plan together, please. We don't need more businesses. I moved here because of the natural landscapes, beauty, and big red. I'm old and need my lights on at night.

322. Please don't let people park their cars on sidewalks and front yards. Black Desert is ridiculous. Water runs all day, every day on the golf course. Will make too much traffic when finished. Let's clean up the filthy properties.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

Hold residents accountable. No more high-density housing, too much already. Want local businesses, no big businesses. This survey is over five or ten years too late. We are becoming overdeveloped by huge development companies. Ivins sold out. Entrada is a sad sight with their Black Desert atrocity. So upsetting to see the lava fields disappear for greed.

323. Consider allowing Kayenta to be their own city with their own rules and regulations. They seem to have a loud voice and money that drives many of the city's decisions. They have some great people that are there and others that strive to make continual changes.

324. Replace old streetlights with night sky approved streetlights. Continue low light. Maintain night sky regulations. Maintain house color regulations to blend with natural surroundings. Prepare large parks for the new Santa Clara and Ivins reservoirs. Love the brown poles on street signs. Ivins is such a beautiful place. We should enhance its beauty with building regulations such as color, roof pitches, night sky approved lighting, etc. And attention to signage throughout the city. Love that the backs of signs are painted brown, and the directional signs are specialized on the look of Ivins - and just not the typical brown sign, even if it costs more. This sets us apart from the typical city.

327. We relocated from northern Utah 11 years ago. This has been such a wonderful place to raise our kids and to call home. I have always felt so safe until 30 days ago when a man walking pulled a gun out and threatened to shoot my dog while in my own driveway. The man yelled and would not put his gun away until I turned my back and went in my house. I am still shaken and saddened that this happened in Ivins. I filed a report and followed up with the police and still never heard back on what was done about this threat. I'm grateful to call Ivins home.

329. Heard of unconstitutional paint color and height restrictions so commercial projects will not come to Ivins. Follow constitution. Stop trying to turn Ivins into a PUD.

330. Listen to and follow residents wishes. Stop all future roundabout construction. Ivins is landlocked and we should not increase in size. We don't need more businesses. We moved here to not be in a city. All multiple housing development should cease. Only single-family housing should be built. Where will water come from? Do not want sewer reuse. No more walls, it is making a maze of the town. The roundabout craze should stop. The government should listen to the longtime residents, not developers because of some biases. Growth doesn't equate to quality.

331. Night sky. Water conservation. Limited residential growth. Traffic speeding issues. No unnecessary retail, St George has plenty. We're a bedroom community, please. Little communication has been provided. How about hard data about growth over the past five years. Start focusing on growth and please be more concerned about conserving what we have. What happened to low lighting? What happened to zoning restrictions? Please back up and take a hard look before continuing this needless growth. Look at that failed retail attempt by Red Mountain Resort gas station.

500. Bus stop should have sun shelter seats. Encourage homeowners to enhance their incomes with Airbnb type rentals, not new hotels. Ask yourself, do we want the ugly sprawl of some parts of St George and other larger towns, or a welcoming small town feel that Ivins already offers? Be careful what you wish for and what you think Ivins needs. A market like Albertson's would be nice. Keep the peaceful, quiet, friendly small town. Do not jump on the fast growth bandwagon. We do not need a community center and/or senior center. Not everyone living here has a church to go to and get together, so a rec center could offer classes to locals, dances, indoor sports, maybe meals, maybe a swimming pool. We need an indoor place to go during the hot summer.

501. Stop charging residents one of the highest water rates and then wasting it on golf courses.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

502. We need traffic control. Let's make Ivins a town of its own, not part of Santa Clara. When Ivins and Santa Clara combined, the quality of traffic control, law enforcement and emergency services declined. City officials stopped caring about the citizens and more about lining their pockets or special treatment for their positions.

503. Getting crowded, noisy, but beauty and night sky keep me calm. Stop homes from getting taller and taller.

504. We need more lighting in the parks. Architectural design is none of government's business. Preserving agricultural land is none of government's business either. That's the sole purpose of the property owner. Traffic is getting worse.

505. Stop building vacation rentals. Put in a disc golf course.

510. Traffic control - frequent speeders on Center Street and N 200 E dangerous to children, pedestrians, disabled vets, and cyclists, we need more signs. Noise control from 8:00 pm to 8:00 am. Limit Gas blowers, barking dogs, ask Rocky Vista to have generator come on in afternoon, not 6:00 am on Saturday. Not opposed to another fitness resort with short stay housing. Why would you build another golf course in the desert? No hotels, no high-rise buildings, no mass apartments. Only small restaurants and small independent businesses. Keep our night sky and vistas, preserve our outdoor spaces and single-family homes. This is our value for the future.

512. Government needs to represent the citizens that voted for them. We don't feel heard or supported. I would like shops that are consumer friendly, no large companies but cafes and bistros, unique gift shops and specialty stores only with landscape friendly buildings. Please stop the high density and tourist building. Let us keep our gorgeous landscape, views, and sky. We don't live in Santa Clara, St George, or Washington for a reason. Keep Ivins unique, rural, and cozy. Slow down and listen to your constituents. Boo to overnight rentals.

513. Ivins is a well-managed city and a great place to live. Let's keep it that way. Thank you.

761. Please stop allowing big businesses or hotels and short-term rental companies to move in and completely change the natural beauty and small town feel of the city. I personally don't want to live in a big city. I know what that's like and it's why I moved here.

762. Develop streets wide enough in new developments. Slower growth. Better communication, especially on safety issues. Commercial development on the outskirts of Ivins. Trader Joe's.

763. Streets wide enough so you have room for cars traveling in opposite ways. Slower growth. Enforce codes. Semis parked in front yards and stacks of junk on front porch are examples. Put any commercial development on the outskirts of Ivins.

1145. Ban the forever lighting on properties. Keep Ivins as a natural, environmentally blending city. Keep apartments out - at minimum they bring crime. Build a water treatment plant in our city.

1149. Install more park water playing.

1150. Water conservation for new and existing construction should be encouraged and regulated.

1151. Keep open spaces. We have bike lanes and cyclists do not use them. So sad to see all the excessive building on Hwy 91. We know it will have more traffic congestion and higher crime. Cars being stolen from driveways in the last few months right across the street from the police station. I will not take out my grass and decrease outside watering until I see a decrease in out-of-control building.

1152. We don't need you new people coming in here and changing my hometown to be just like where you came from. If you don't like our old style, then go home. Replace city government. You are too liberal.

1153. Less vacation rentals.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1387. Listen to the needs of the citizens and children and stop putting corporations first. For the most part, the resorts and entertainment are for outsiders and not citizens. A bank, coffee house, Mexican restaurants, free tickets to resorts and entertainment, Walmart. More churches, Catholic Church, Jewish temple, etc. The food stores don't and won't deliver food to the homes. There are many seniors who can't really drive or lift the weight of canned goods. Have the food stores deliver--don't give a license for business unless they do. Uber taxi service. A lot of people are suffering mental illness and meth and heroin addictions. More psychiatrists working and riding with police on calls.

1388. Traffic and traffic noise have gotten much worse in the past four years. Construction and other loud trucks, cars and motorcycles and razors are the loudest. Lots of speeding near schools and the planned city center. Water. If there is no water, none of this matters. Safe bike lanes and routes. Continuous sidewalks.

1389. Stop building homes. You need to do something around the stupid roundabouts. I'm tired of almost getting hit - dumbest things ever invented.

1390. Ivins is a great small town to live in. It would be nice if it stayed that way.

1392. Stop the growth. Too many people. More crime. Grocery stores, businesses to shop.

1393. Thank you. I feel my voice has been heard.

1394. Limitations on developers. More driver's education on proper use of roundabouts. We have enough resorts and gated communities. Try to encourage a more neighbor friendly space. Be more inclusive to lower income people, smaller homes, lower costs to buy or rent for working class people who built this town. We should keep the idea of how important the roots are. Learn lessons from Moab, Springdale, Rockville, even the Utah County towns workers can't afford to live there.

1395. Add streetlights.

1396. Light pollution. Add any extra water storage. Develop skirts on streetlights to direct light down. Secondary water systems. Landscape to control floodwater and runoff down in washes to help groundwater. And green up.

1397. Support public safety to keep up with the growth to maintain a safe environment. Look for ways to reuse resources. Allow people to maintain and build how they want in zoned areas.

1398. Better speed enforcement. 200 W is pretty much a drag strip at the top. Keeping the night sky is a must. More areas with lower density and reasonable size homes.

1493. Better code enforcement. City needs to enforce ordinances before individuals complain. Better alignment of street intersections. More street medians. Businesses should be family entertainment, mini golf, bowling, arcade, etc. Air quality is horrible during the fall, winter, spring with the burning of wood due to use of uncovered wood and outdated wood stoves. Also, no enforcement of noise abatement. Police are not strict enough. This includes dirt bikes in backyards, dogs, and neighbor music. Lastly, address the cannabis usage with people openly smoking in plain sight. Unkept properties and squalor of properties, including weeds that decreases everyone's property value.

1494. Secondary water.

1495. Maintain night sky rating #1. Our own liquor store.

1496. Speeders. Cleanliness and personal property. Barking dogs. Different service for electricity. Rocky Mountain is a rip off. Be more reasonable with building codes on personal property. Too many regulations. Support and encourage us versus being the building police. This survey is a great idea now. Just make sure you listen to the feedback. This is a great place to live. Keep development under control. Get the dumpy properties cleaned up.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

Living in a dump is not a personal right because it impacts others. Speeders, dirt bikes, ATV's racing up our streets need to be stopped. Zero tolerance to the noise and the safety for our kids. Barking dogs, the number of pets that are allowed.

1497. Keep lights on for safety. Keep preservation areas. More bike lanes if bikers will use them. More playgrounds if there is ample lighting and regularly patrolled so it doesn't encourage mischief. Additional streetlights for safety. Fast food and Walmart. Please let us keep our lights outside. We cannot call this a safe and family friendly community if our neighborhoods and parks are in the dark.

1499. Personal liberties and freedom. It would be nice to have the same amount of signage for city events and road closures due to those events, as we have had to remind us to turn this survey in.

1553. Water conservation. Encourage residents to landscape without using grass. Construction noise and dust. Construction start time is too early. Dust should be mitigated better, or dust controls should be enforced by the city better. Less development. Enforce control of invasive weeds, especially on city property. Agriculture should be used to grow food for humans, not cows. Alfalfa uses too much water.

1786. Way too many homes and townhomes being built. Too much growth isn't always a good thing. People move here for the small-town feel, open spaces, and beautiful views. Before we know it, we won't be able to see the stars, enjoy the peaceful quiet outdoors, and our views are starting to be blocked by larger homes being built.

1787. Less growth.

1788. More streetlights, especially for safety reasons. It's too dark on trails and sidewalks, and hard to see the turns from Hwy 91. Keep bikes out of the street, especially when riding in the middle of the road. Please keep restrictions and ordinances to a minimum.

1789. Stop trying to change who and what Ivins is. Work to improve quality of life. I feel a few members of our Council are trying to create a city environment that is too restrictive for existing families and making the city unattractive for young families to want to move here.

1791. Contract with a new power company. Stop resorts. Stop overnight rentals.

1792. No more building houses.

1793. Concerned about our water supply.

1794. I think it's immoral to allow further development in a city that is rapidly running out of water.

1795. Police need to enforce no trespassing laws. Keep city people out of farmers business. They don't know how to raise animals. Walmart, Costco, sporting goods, archery.

1796. We need to preserve the natural beauty of Ivins while conserving water and making more homes for families, along with retail services and public services. All the great arts and theatre are a great bonus.

1797. Stop with the vacation rentals. Grocery store--Red Mountain Market is expensive.

1860. Alcohol and drug rehab center for recovering people.

1890. Be business friendly. Not so restrictive on landscaping for new houses. I liked the statue that was on the Tuacahn roundabout. I feel like not as many people see it in front of City Hall. Will there be a new one installed on the roundabout?

1892. A water leak down the street from my house, and they patched the whole road. I drive over it every day. It's kind of a joke, way bumpy. Do not like the unneeded regulations. Example - approving a golf course then making a



## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

rule that says no more golf courses. If someone has the resources, why not let them have a golf course? And, the car wash thing. Why put a stop to it? If someone can make it work, why not let them?

1893. Bike lanes. Keep schools off main arteries. Quit trying to change the small community feel. This focus on night skies is ridiculous and favors the minority. With Mesquite and Las Vegas to the southwest and surrounding communities disregard for night skies, what little Ivins does will have no effect. If you want to star gaze, go somewhere else. Stop wasting taxpayer money on this.

1996. The City Council in this town has gotten a little carried away with their power in controlling the styles and colors of homes people are wanting to build. It is their dream homes, not the City Council's.

1997. Turning all the raw land into more homes is depressing. And a concern that the city is changing. The development across from the Reserve should have been built as low rise. That looks terrible. And we should not become Miami. The city is being controlled by developers, unfortunately. I agree with upgrading existing properties that are in disrepair. But less building of new homes and development. We don't need more businesses. I hope Ivins stays exclusive and upscale. Do not ruin Ivins. This is the best community, but the developers will ruin this place if allowed. People live here for the beauty, but we need to conserve our water and other resources. Building low-income housing is horrible and diminishes the beauty. Example - those hideous row houses near Harmons. That junkie high rise across from the Reserve diminishes the view and will create noise, traffic, and lights.

1998. We need more communication from the city to the citizens. Even an e-mail with more info letting us know what to look for on the city website with links. The website is not very user friendly, needs improvement. It isn't affordable anymore.

1999. Managing growth is critical. I appreciate this survey effort. Limit additional growth. Limit all residential growth. Restrict growth to single family houses. Judicious business growth to deal with tax burdens on commercial properties. Judicious vacation rentals to carry tax burdens. Limit density of development. Some addition of commercial and retail and vacation rentals to carry the tax base. Limit government spending on anything. Don't take on long term tax burdens.

2000. Keep it simple and small. That's why we moved here

2072. Control building everywhere. Leave it green. I still enjoy seeing the green pastures. I feel every spot is being built on. Traffic has become a problem.

2071. Finish streets. Post information about issues at City Hall. Keep streetlights low to the ground. Small specialty destination shops, including specialty food. If we keep building high-density, high-end units, we will have no mid-income housing for residents. Family friendly equals safe equals affordable equals space and recreation equals community feel. On a senior or rec center - a lot of our recreation has been open space, which most of us love. But the summer is hot for an older person especially. It would be hard to find a place to feel less lonely. Could we do a low cost, but slightly bigger than the Unity Park meeting place with Tai Chi, checkers, a few other classes.

2821. Keep our stars. No HOA city, please. No additional streetlights, keep Ivins dark. Don't need enforcement for unkept properties. We are not a HOA. Instead of design standards, let people have choices.

2824. Less green grass.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

### AREA = TOWNSHIP SOUTH (TS)

101. Please limit development. It will change the atmosphere of the city and place a major strain on, among other things, water resources. Keep us a more rural rather than a crowded, high-density city. We do not need businesses or restaurants in this small, pretty city. St George is nearby. Night sky is a wonderful goal to see the stars in the Milky Way. But further development has so many negative aspects to it including loss of the beautiful night sky that is by itself a minor issue, probably prompted by residents of exclusive Kayenta.

103. Stop the growth.

104. We should never have been labeled a resort destination. That alone is what has ruined our beautiful community. Stop turning our city into a HOA with continual, ridiculous housing rules that take away homeowner rights. Color and height limits belong in HOA's, not the city. Make Kayenta its own town. Their views belong in their own town. Split it off from us. Landowners have rights to their land. The city should not unnecessarily limit their abilities to use their land, especially agricultural land. Let them rezone within reason. I think that landowners should be able to build what they feel will be profitable. The city needs to stop trying to control landowners. I value the night sky and small-town feel, but not at the cost of taking away citizens' rights to their property and homes. The city is too ordinance happy - limiting lighting, housing colors, strict height limits, etc.

105. Slow the growth. We need water. What are we doing to assess our current water condition?

107. We've already lost our rural agricultural feel. We've already lost our small-town feel. We've also lost our affordability.

108. We like seeing the stars. All these ideas cost money. Keeping taxes lower is more important.

113. The hoarder negatively impacts our quality of life. He hoards oil, grime, and debris from his salvage in his driveway and it goes straight into the storm drain. We are inundated with wasps, and I believe his salvage yard is providing shelter and a breeding ground for pests. I also wonder about contamination to groundwater. Make Red Mountain Elementary remove the neon sign. Less density housing would relieve traffic. There are enough restaurants. I would like a cafe or two. Casual and walkable.

114. Reduce water use. Better standards for new development concerning water use, xeriscape.

115. Police nowadays spend 99% of their time collecting money by giving tickets. Bike lanes are great when people use them. There's way too much growth. Outside investors look at us like a cash cow. Wall to wall housing, and they walk away with a suitcase full of money. It hurts our living conditions. We need to preserve agricultural land. We are losing our small, conservative appeal and looking like southern California and bringing in people with their attitude. I saw it happen in other small towns.

117. Redesign roundabouts so you can see through them to the other side. Make people obey traffic laws. Enforce awareness for bicyclists who ride on streets. I would like to see mobile businesses like food trucks, personal services geared to people who have limited mobility. When planning, all I ask is that the planners take into consideration what makes Ivins so special and not take that away by moving too fast and growing too fast, it will lose all its charm and become just another mini city. Slow down building so we don't grow out of water resources.

236. Too much housing being developed. Where's the water for all this growth? We don't have the water for all this development. I live next to an unkept property, and nothing is ever done. No to a large city center. Way too much growth for what used to be a small town, which is now turning into a vacation and apartment community. People that rent or vacation here have no interest in keeping this area nice. Ivins is a great place and beautiful area. Too much golf courses, overnight rentals, apartments, condos. It is turning into a tourist trap with way too much temporary housing and rentals. We are starting to feel like a city rather than a rural area.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

238. No traffic lights please. Stop building so much. We like it small and safe.

240. Love living here. Love our neighbors. Feel safe for the most part. Don't like all the big resort building and too many overnight rentals. Would like more restaurant options and small retail shops.

241. Clean out all old cars off city streets. Highways need bike lanes up Hwy 91 and over to Gunlock.

242. We need a grocery store like a Smith or Albertson's.

243. Better communication to residents.

244. Address increase in speeding by both local and out-of-state visitors. Water conservation a priority. Better education for residents and landscape management companies who program so many sprinkler systems. I do not believe current water conservation is adequate and needs improvement. Better, safer bike lanes and crosswalks. Create ways to preserve the land and heritage, and develop it as an agricultural piece into a community garden or park with green space, little homes, local market, or shops. So much just becomes another high-end neighborhood. A farmers' market with food, not just crafts like at Tuacahn. Commercial options with affordable rents for local business owners. I would like to see more creativity in the approach to development, that is more environmentally savvy, water wise and encourages community use and enjoyment. So much is aimed at part time residents and tourists, rather than at full-time residents. Community building and a local economy is an afterthought or excluded completely.

246. With all the growth over the past two years, we feel like Ivins is greatly lacking in food options. We would love to see an affordable restaurant out here, and/or at least one fast food option, Burger King. They would also hopefully bring with them job opportunities for teenagers who can't drive or be driven to work.

248. Limit growth. We live here because we don't want growth. We enjoy the quality of life. More bike lanes if this will get them off the road and stop acting like they own the roads. Thank you for the survey.

249. Reduce growth. We don't have the water to support growth. More bike lanes, except people don't use the ones we already have.

250. Stop developing overnight rentals and destroying our town. It is becoming overcrowded and full of travelers that waste our water and don't care about our community. Stop building golf courses and overnight rentals. Keep our town small.

251. Too many people moving here. If we are going to keep crowding people in and building, then we might as well have restaurants and services. Do we have enough water for all the development? Need turning lanes on Hwy 91, so you don't get rear-ended.

252. We need better control on speeding in residential neighborhoods. Housing development is growing too fast for traffic infrastructure to keep up. We live in a single-family housing neighborhood and there are multiple families and people living in camp trailers, and sheds in my area. They have trash and junk cars, trucks, trailers not registered to the current year. Streets are so crowded with parked cars and other items you sometimes can't get out of your driveway. The area needs cleaning up and junk removed from yards. These issues are ruining our property value down and making the area ugly.

254. Limit growth. Enforce residential speed limits. Even police vehicles are exceeding the posted speeds. The problem with roundabouts is you cram the approaches and center with vegetation and sculptures to the point of not being able to see what's coming, or if pedestrians are entering the crosswalk. Does anyone here know what stop signs mean? Drought, water concerns - limit watering. But you still allow immense expansion and construction. If someone wants big city life, let them move to the city. Why continue ruining this town?

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

255. After reading the current city plan, we found it very well thought out and comprehensive. It needs few changes, just updating to make it current.

256. We need water conservation and water storage.

257. Require new development to sell most of the properties to homeowners, not property managers. No overnight street parking. Better lighting of streets and intersections. Internet and cellular coverage are not the city's job. We don't need new businesses, they're close enough already. I can ride my bike to them. We moved here 27 years ago and realized the area's potential and fully expected others to discover this amazing area and flock here. The city has done a fabulous job managing their growth. We support its continued evolution from its ugly duckling roots.

258. Maintain the natural animal wildlife and our relationship with our neighbor Native tribes. More unique small specialty shops. Art from locals, farmers markets, art in the park, etc. No traffic lights. Low streetlights. I love that I can jump on my bike and still feel like I'm in the middle of nowhere, can enjoy all the lovely natural wildlife. We owe this to our ancestors and to the natives. Please maintain the natural beauty of our area and preserve the night sky and regulated lighting so I can enjoy the stars at night. I love that although Ivins has grown over the last 35 years of my life, it is still the one place in southern Utah where no traffic lights exist, and I can still see the stars at night.

260. We need streetlights. Ivins is so dark. More crime with theft has been happening. And I know it's because you can't see anything. Not safe for anyone who walks at night, especially kids. A rec center, parks for small kids, dog park. No more rentals, townhomes, or condos. More retail options.

262. Slow the growth.

264. We asked our children why they liked living here and they said they like it because they feel safe here and they like the people. My older children do not live here because they cannot afford to live here. Losing small town feel. Losing our farmland. Please preserve agricultural land.

265. Ordinance enforcement. Trashy neighbors taking up both sides of the street, never getting garbage cans off the road. Zigzagging around their excess to get up and down the street. Making it hard to get out of your own driveway. Stop cramming so many shopping areas in one spot, making it hard to get in and out safely. We don't need more businesses, don't bring more congestion here. No city centers, small Walmart, or Costco with easy in and out access.

266. Parking on the roads due to townhomes and no parking areas.

267. I love it here because of how safe and family friendly it is. I love that it has a small town feel but is close enough to St George, so we have access to everything. I would like a few more streetlights so I can take walks at night when it's hot.

268. The roundabouts are dangerous for pedestrians and drivers due to poor visibility. Flashing crossing lights and more lighting at night may be considered. The bike lanes on the roads are dangerous for bikes and scary for drivers.

269. Get rid of the ridiculous night sky ordinance. It always feels like the power is out at night. Anyone can drive for three minutes and have all the darkness they want. The city has no business restricting house colors. De-annex Kayenta - two very different communities with different values.

271. Need police at school zones. Too many exceed speed limits in that area when school lights are on.

272. We need some stores out this way, a Walmart, Target, or Costco. Something so that we don't have to all congregate in one area in St George. No more overnight rentals.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

273. With the city growth, make sure we have enough water. Ivins has been great to live in. Great area, not congested. Red rocks, trails, parks. Overall great place. Don't overcrowd it. I know it's hard when folks are continually moving in. Our water source is important. Any expansion to the tax base and to spending should be solely focused upon water.

487. Stop changing the zoning for developers. The high-density tract housing, two-story townhomes and vacation rentals are becoming too much, and are robbing the area of its natural flora and fauna. Not to mention obstructing the beautiful views in the area. It is important to save natural spaces here. If you continue to allow developers to plow down these natural sensitive spaces, they will be lost forever. Wildlife habitat as well as their food and water sources will also be gone. I can't stress enough, this kind of development is destroying the area and many others in the west. A garden nursery would be nice, and/or a native plant or cactus nursery. We need a solution to the water crisis before allowing more large development projects. Save sensitive areas. No more ugly two-story unaffordable townhomes and apartments. Place restrictions on building height. Make buildings designed to fit the area.

488. Listen to current residents before worrying about attracting new residents.

489. Retrofit lighting to be cohesive and match style.

491. Less growth so rapidly. At some point the water will run out and how will you ration the water? To those that can pay the most? At some point, does Ivins no longer maintain or be the community it was that attracted us in the first place?

493. We need a dog park.

496. We need better opportunities for disposing of junk.

498. Stop building. It's too crowded. Keep it a small city.

720. Pet owner communication reminding them of city rules regarding cats defecating in other people's yards and gardens. We like roundabouts very much. Sculptures are not necessary. We want streetlights, a few on dark streets, a library and community recreation center and pool would be nice. We don't want to be a tourist destination.

791. Secondary water. A rainwater attachment should be a priority also for new development. Don't give developers short term. The town has been allowed to grow at too fast a pace. There is nothing wrong with keeping our city small. We don't have to keep getting overcrowded. My street used to be quiet. I didn't have speeding cars there all day. Stop legally plundering your residents by forcing them to pay for recycle cans. Need to get back to Ivins own police and fire. Need to have an independent water source for the city.

793. It's too dark for women to jog at night. We need streetlights at night.

794. Overdevelopment, lack of water resources.

795. Office holder term limits. Reduce city regulations, way too many on books. Reduce size of city government. City is not a HOA. I don't want government encouraging any new businesses. Businesses will come here if there is demand. Quit wasting money on those stupid sculptures. No to having regulations for one part of the city but not another. Look into the cost of replacing the city police with increased sheriff's office. Contract it out and get better service. Increase speed limits to normal levels. Speed limits are ridiculous.

796. We need more activities for teens sports, karaoke at the park, children's market once a month, family dance, financial class for teens. I can help with some of those activities (listed a phone number).

797. Lots should be 10,000 to 12,000 square feet. Not smaller to squeeze people in. We argue this a lot about the map of the city. Where is the teen center? Where is the high school? You have meetings, then change your mind

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

when money is involved. The medical school took the place of a town square and amphitheater. I wanted that. Write in the newsletter what businesses are needed and give an opportunity. Show zones where it can happen. Help them start. We need a workout gym, pool, car wash, laundromat. Thank you for working hard to maintain this quality of life. Please send the newsletter with our bill. Provide a list of businesses and service people in Ivins. Give us a list of city job opportunities with salaries. Then tell us who you hired. I know some longtime residents who have never been considered or hired. What's your criteria?

798. Limit development.

800. I've lived in Ivins for 12 years. Things have changed, but I still don't want to live anywhere else.

1134. Develop a tax base to improve public safety. Become more proactive to lure more businesses for locals to spend their money. We need commercial development and low- to medium-density single family dwellings. Allow current single family to be able to rent their rooms or houses. Discontinue allowing developers high-density rental units. Get a commercial tax base to improve city services. Slow down with the approval of high-density housing. Expand and improve public safety, i.e. the stations, the personnel and equipment. Be better listeners as city leaders. Stop approving high-density rentals. Those types of housing tax the current city services without contributing to a commercial tax base.

1140. Quit building low-cost cheap housing. Get rid of vacation rentals and short-term housing. Don't annex land. Are you crazy? Stop the building of new vacation homes when you can't sell what is out there - overnight rentals, apartments. Low-cost cheap housing breeds problems. Start giving tickets and fines for animals that poop in other people's yards and streets and sidewalks. Enforce it, which you don't do now.

1501. Development and water conservation. Preserve the natural beauty of the area.

1502. Leave those poor folks alone that live in the aluminum ghetto 400 S between 200 E and Main Street. Quit developing every square foot in that area. Quit changing everything.

1503. Hire police who enforce no parking rules, loud, disruptive people, tailgaters, speeders, vandals, drug users. Try patrolling on weekends. Traffic enforcement is a joke. Even the police are seen tailgating, intimidating and harassing citizens. I have been stopped and harassed, followed, and tailgated without any probable cause. Auto repair shop, fast food.

1505. Better lines painted on the roads.

1506. Streetlights for public safety. More restaurants and fast food.

1507. Stop dense housing development. No speed bumps. Keep this a single-family city. We don't need businesses in Ivins, there are plenty nearby. City Council is overtaken by developers and are completely sympathetic to other developers. Developers should pay 100% of all costs of their development, not our tax dollars. Stop all multi-unit development. No more apartments and townhouse complexes. Ban on all street parking at existing complexes, they should all be self-contained. It isn't likely this survey will do any good, government as usual.

1508. We love it here because it is a safe and beautiful place to live. We love putting our kids into local sports leagues, and that there are family activities and parks. We do not want excessive building of resorts, hotels, Walmart, Target, etc.

1509. The mobile website is not good. Most people use their phones to access websites. Build a library, healthy cafes. Please keep growth to a minimum. And shrink your city building codes-no one follows them anyway. Please post the results of this survey.

1510. More affordable housing.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1511. Continue to protect the night sky. Limit growth. Protect the small town, low traffic, safe feel. Protect open space. Stop building high density housing and rentals.

1513. Protecting the beauty of our area. No more heavy building that blocks our views of the mountains which is why we moved here. Water preservation. We love it here but feel what we love is short lived and we will shortly be like what we left in Utah County. Too many houses built together, too much traffic, too little open space and too many large businesses.

1514. Keep a quiet bedroom community, stop trying to make it like a larger city. We don't need higher density housing and commercial business. We moved here because it was quiet, low population, environmentally friendly, safe, and not a tourist area. Now the city has become all the things we didn't desire. We don't need new businesses here.

1565. Secondary water system. Inconsistent building codes. Education about where bikes ride and people walk.

1696. Ivins should not limit the height of buildings to a non-standard height just to make people conform to color schemes desired by a select few. Why is Ivins taking away our freedoms and individuality just because some want all to conform to their opinions and beliefs and not willing to accept others' opinions?

1698. Fire training and EMS are woefully inadequate. Separate from Santa Clara, please.

1699. Build affordable housing that is not just rows and rows of boring look-alike townhomes and apartment complexes. Stop rezoning land to overnight rentals and resorts. Water conservation. We don't need another golf course. Support managed, sustainable growth. We were attracted here because it was not St George. We wanted to be in a peaceful, beautiful place with the least amount of traffic. We realize that it is a bit selfish, maybe even hypocritical, to say I'm here now, lock the gates and don't let anyone else in. But we need to be smart in how we manage growth so that we can preserve our current quality of life.

1700. Worried about water

1701. Removal or limiting vehicles parked on street corners, 200 W. Misused or overused police speed traps. In favor of keeping Ivins a small-town feel, and enforce night sky. A farmers market pop-up. It has become dangerous, turning on to 200 W from Center Street. Too many parked vehicles on corners make it hard to see oncoming traffic. Also, hard to drive down the street. With both sides of the road full of parked cars, oncoming traffic is hard to move over for, having to stop and allow one car to pass through.

1702. Thrift store but not a Dollar Store. Open space. Commercial retail properties for taxes for the city.

1703. Less building.

1705. More restaurants.

1706. There is no night sky. We haven't been able to see the Milky Way for many years. It's also too late for the small hometown feeling. And there is hardly any open space left. Ivins is already ruined; you can't save it now.

1707. Overnight rentals is not the answer. We need restaurants. Parks need to be bigger for kids up to 18 years old. All I see is apartments and overnight rentals. For traffic, we need a police presence on 200 S. Regulating outdoor lighting to maintain a dark night sky is dangerous. We need a Subway, Arby's, Taco Bell. We need a rec center such as the one in Washington. I raised four boys in Ivins, and all of them hated not having a rec center to play basketball or pickleball or something to do that was in town.

1708. Put streetlights in. I would love to have more streetlights and a drinking fountain at the exercise park. As someone who gets up early to be outside, some places where I cross, streets are dark. We love the small town feel and would like to keep that.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1709. People don't use bike lanes anyway. They just ride wherever they want, even on sidewalks. We need more of a police presence to reduce speeding. We bought our townhouse here to avoid a situation of having to live with weekly nightly renters and new parties every weekend. We love the peaceful nature of the community and its proximity to the magnificent recreational opportunities around here. No overnight rentals.

1710. Less development. Protect water resources. Lighting on Center and Main Street is too dark.

1712. Add commercial businesses for a better tax base. And don't rely on property taxes from just homeowners and developers. It is very challenging to drive from south to north, or to east or west after dark. Nearly impossible to see pedestrians, bikers, street signs - especially for the large number of senior citizens and young, inexperienced drivers. From early years, Ivins has relied on the LDS Church to provide activities and recreation for young people. No more. It's a much more diverse and larger community. But we still want to raise good kids here. How do we solve traffic speeding? Anything that would allow our teens and young adults and children to play or participate in outdoor basketball, rec center, pool, etc. Bowling, skating, amusements, recreation. Better coordination of police and fire departments, with or without Santa Clara. Growth is inevitable here now, and in the future. Poor planning gave us crooked main thoroughfares. Few employment, shopping, recreational or business opportunities. Protect our environment, don't let it be neglected by growth.

1713. Please keep this a heavy conservative place to live. I left California to get away from liberal agendas and high crime and homelessness. Also, high taxes and not very affordable. I like Ivins nice and small and safe for my kids to grow.

1714. Too many densely populated areas. Need for dump disposal other than one day a month. A fishing pond would be nice.

1715. Control expansion because of water concerns. Visibility at corners - too many plants to look around. Need electric speed sensors showing how fast you are going on 200 E near the grade school.

1716. Rampant subdivision growth without any concerns for established neighborhoods. Do not make Ivins a resort community. We don't want to turn into another Park City. Too bad so much agricultural land is going. My children cannot afford to live in the town they were raised in. A retail shop that could provide basic services for the area, hardware, crafts, clothing. I think there should be more focus on strengthening this community as a city, and not more temporary accommodations that don't contribute to the well-being of the city, and only make others' bank accounts larger.

1719. Maintain current air quality. Access to adequate water supply for maintenance and for planned growth to prevent rationing.

1721. Pickleball.

1798. Traffic signals should be built at the busiest, and projected to be busiest, intersections. The number of roundabouts is too high on the transportation plan. What happened to the Christmas decorations on 200 E? It's like we have no holiday spirit. Lights by City Hall are not enough-most residents do not even see them.

1799. Regulate vacation rentals.

1800. Affordable housing for workers.

1801. Less gated communities. More residential.

1803. More growth needed. I've been wrecked into at the roundabouts.



## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1804. Do not grow this town into the other big cities that I can find anywhere. The growth of high-density housing has ruined easy traffic flow and is taking too much water. Parking and roadways are inadequate for what's already here. Roads before houses. Water plans before houses. No high-density housing.

1805. Listen to the people. The city needs a community pool. Kids need a place to spend their time in the summer. Stop making Ivins a crowded resort community. Keep the quiet bedroom community feel.

1806. Some streetlights on Main Street by Shadow Canyons. Housing for lower income single parents.

1807. Quicker fire response time. Parks need designated areas to turn dogs loose, not a dog park. More restaurants, but not fast food. Better fire department response time. Two houses in my neighborhood burned to the ground because of slow response time.

1808. Preserve horse rides and agricultural land in Ivins. Love the roundabouts.

1894. Light pollution controls. We would love a city rec center, but don't want its cost to be a burden. Racquetball courts, sauna, kid's gymnastics here would be so nice. We support strict water conservation standards. Thank you for sending us this survey so that our opinion can count even if we can't make it to the City Council meetings. Please continue to improve our dark sky. It is better for all our health, respectful of the native plants and animals in our environment and allows us to enjoy the beauty of the stars.

1895. Less growth. Overall planning, not random growth. And then control it.

1897. ATV's and some other vehicles are way too loud.

1898. Love to see the city prioritize easy access to BLM land for recreational purposes instead of developing all our public lands.

1899. Stricter enforcement of dirt removal in Palisades and wetting down dirt while renovating. I know Ivins needs to grow, but I think city fathers are getting greedy. Property tax re-evaluation was too extreme. I would like to see a northern corridor in place. I like our police and fire department personnel. I think restrictions are a joke.

2426. Stop putting in so many rentals and stacked apartments. Help the small businesses to grow. I'd like to go on walks at night and not be so scared of the darkness. Maybe streetlights could be dimmed after 10:00 pm. No more tourist accommodations. An auto repair shop. I don't like when the city takes photos of my weeds in my front yard and sends them to me in the mail telling me to pull them or I'll get a fine. Plus, that area is not even my property. It would be nice to be closer to work, but it's ok. It would be nice to be not so dark at night, but I do love the stars.

2431. Before any more building, clean up the graffiti on several buildings. Have code enforcement do their jobs.

2863. We need more income producing businesses. Instead of building a rec center, add amenities to the facilities we already have. Need more retail.

2865. Need lighting to protect lives and property.

2866. Citizens should be able to rent their homes as vacation rentals.

### AREA = TUACAHN (TU)

91. Term limits for mayor and council members. No high-density, no high-rise buildings.

92. Slow down development.

93. What happened to the sculpture in the roundabout? Will there be a new one? It is ugly right now.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

96. Lower the growth rate. We moved here to get out of a busy city, and you are turning this into a big city.

98. Too much planting in medians and roundabouts. Not only a safety issue for anyone not in a truck, but plants require water that we do not have. Snow Canyon roundabout and Hwy 91 entrances are a nightmare for visibility. Reduce building permits. Put a moratorium on new building, as there is not enough water. Require xeriscape in front yards. Deny overnight rentals. I believe that overnight rentals are a huge water issue. Most of us wash our sheets and towels once a week, clean the house once a week. Vacation rentals are turning over every few days with a need for housekeeping, cleaning, laundry done, perhaps up to three times per week. Also, all the water parks, pools, etc. for short term use require water we do not have. Maintain city codes and enforce our restrictions. I would like to see service businesses, pet grooming, hair salons, medical equipment for elderly, veterinarian.

99. We need to know what exactly is our water situation now before we build anything else. If we do not address the water situation now, there will be no growth and we could end up losing everything that's already been built. I suggest that the Conservancy District be forced to report on how much water we actually have now, and how they can guarantee all these developments that have been approved, when what I'm reading is that we could be out of water in a year or two.

100. We love it the way it is.

217. We have sufficient resorts. Overnight rentals do not enhance life for residents. They make the area more crowded and use our resources.

218. Address water issues. This survey is a failed attempt to placate residents who oppose your views of the kind of growth you envision, much ado about nothing, and your attempt to placate the residents while continuing your agenda of high-density resort style housing many of us oppose for all the reasons you have heard many times.

220. Concerned about very large SITLA development on the east side.

221. No electric bikes on trails. More bike lanes separate from walking lanes. Open desert trails to walk and allow dogs to run free. Water concerns with golf courses. Unable for residents to afford to buy a home. Large rental units, none for families to buy. Cost of power and taxes going up every year, over \$400 just this year. Keep some open land space. No open land for animals, birds, etc. Keep lights low, building size low. Too many rental units. Promote parks, dog parks, walking trails, coffee shops, bagel shops, Starbucks, spas.

222. Stand up for citizens over developers when developers want special variances on zoning. City leadership needs to pay more attention to citizens and their needs rather than outside developers who are interested in making a buck and then leaving the city. Then we are stuck with the problems the developers created. Example: City feeling obligated to change zoning to appease developers' wishes. The city is not under any obligation to support any zoning change just because an outside developer wants it. Citizens first. Individuals are visiting Ivins for the natural beauty and unique quality of our city. The city needs to make sure that these people are contributing to the financial success of our city. Example: Resort and use taxes and fees visitors should pay their fair share instead of depending solely on property taxes to generate the needed revenue to run this city. Overnight rentals in RC zones with conditions, and a resort tax.

223. Manage growth of electric bikes in Snow Canyon, etc. Protect the night sky. Carefully manage growth. Quality and supply of water. Have huge concern over water shortage with growth. Local government should look first to protecting those that have already chosen to live here.

224. Complete all curb and gutter on all streets. Minimize growth as much as possible. City administration and city staff have done a fantastic job creating a beautiful small community. Let's not make it congested and a haven for crime. Improvements over the years have made Ivins a first-class option to live in.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

225. Keep us a single-family upscale neighborhood.

226. Too much light pollution. Need fiber optic. No more fast foods. Black Desert Resort is a huge scar on the land. Where was this survey prior to Black Desert Resort? Increase of traffic lighting will ruin the night sky. Car racing on Center Street at all times of day and night. Police, fire, and EMS perform an excellent job. We need more police to slow and stop speeding.

228. First eight questions are answered "5" because of the dark night sky ordinance. Great monthly newsletter. There are loud dissenting voices about construction and water use. I've lived here 10 years and always found the mayor and other city employees to be intelligent, well informed, good communicators, and thoughtful about decisions that affect cities growth. Thank you for this.

229. Stop this insane water guzzling development. Resorts and golf courses are on track to becoming the downfall of our city. No water, no life. We need to quit electing city officials who rely on developing subdivisions, resorts, and golf courses for their livelihood. Focus on the nice assets we already have, and quit focusing on how we can develop every square foot of land. Hopefully, city officials will take these survey comments and start governing in accordance with the people's feelings. It was curious to see only one mention of water in the survey. Stop being puppets to greedy developers and resorts, and start doing the will of your constituents.

230. Listen to the residents that are already here.

231. Getting concerned about the cost of living, especially for seniors - in particular, the rising cost of property taxes, over 16% increase from last year.

232. No more upzoning. Preserve night sky. No overnight rentals. Preserve natural open space. No senior center.

234. The city should strive for the City Council and Planning Commission to actually listen to residents, don't already have your mind made up. We love it here. Please continue to communicate with us on issues. Thank you to police officers, fire and EMS who keep us safe.

477. No overnight rentals. I know the city cannot go back 10 years, but I would like citizens voices to be heard and prevent any further erosion to our city. The Council feels commercialization is necessary. I'll pay higher taxes in place of commercial entities. No more commercial. Keep our city as it is, I will pay more taxes.

478. Less cops randomly parked on the side of the road. Friendlier cops. Better training for mental health issues for cops. Less gated communities. We need food trucks.

480. Electric bike rentals disrupt walkers, runners, and bikers. Limited growth. No more nightly rentals. Our biggest concern is all the nightly rentals. Too many people, reckless driving, water usage, litter, disrespect of nature, residents, resources. Crowds of people in parks, paths, and preserves. We would like to see Ivins stay focused on nature, environment, and safety of existing residents. We are also very concerned about water usage and future availability.

482. Support one resort that is first class - that we can all be proud to claim. Affordable housing doesn't need to be high density. Townhomes or duplexes with some landscape attributes and paths are better.

484. Mandate removal of grass in front yards. Stop over building. Stop the condos. Stop the mega resorts. We need art galleries, lecture series, BLM, national parks, etc.

485. Ivins is a very forward thinking, environmentally sensitive, wonderful place to live with some of the nicest people you'll meet anywhere.

486. Please do not allow overnight rentals.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

691. Slower growth, no more high-density housing. Fix damaged curbing around residences and at driveways. More emphasis on southwest style and colors that blend more with the natural beauty of the Red Mountains. Health food stores. We do not want low-income housing as we feel it encourages crime. We do not like the modern grey or white homes being built, they do not blend with the natural beauty.

1147. Stop working to grow a retail base. Stop focus on overnight rentals. Keep an eye on what problems these decisions will cause. If agricultural landowners want to sell, how would you preserve? New water conservation measures allow more grass than we had 22 years ago - that's not heading in the right direction for conservation. I know that the City Council has a big job managing the growth of Ivins. That said, existing citizens should not be expected to sacrifice in the name of growth. The property owners still have land to develop. They must respect the rights of those who already reside here. It is a delicate balance, but essential.

1148. If a community center is built, provide a meeting and reception room for rent. Also, space for a reading room and a lending or used book library.

1564. Lower the allowable levels of lighting at night. No more vacation rentals. No more multifamily housing.

1676. More grocery stores.

1677. No pickleball courts. Need better fire coverage. More commercial development to lower taxes. Start putting streets off Center Street. Install additional streetlights where kids walk to school buses. Definitely need code enforcement. Why can't we fill available commercial space? Affordable housing for young families and nurses, cops, etc. Quit trying to appease entitled residents. We need recreation that is not special to only a few. Need somewhere for ATV's and motorcycles. Find a way to lower taxes.

1679. Water conservation goals, restrictions are grossly inadequate. Xeriscaping should be required. Need to be much more stringent about water conservation. Large pieces of art in roundabout should not be allowed, preserving driver sight lines is far more important.

1680. Quit over building.

1681. Do not allow e-bikes and electric scooters on walking trails.

1683. Growth is happening too fast. Growth is good, but this seems to be happening too fast. We wish the recycle bin was every week.

1685. We don't need a dog park, we need a larger shelter. Bailey is amazing, but you have no space. And no medical facility. No apartments. Water, water, water. An arts theater, roundabouts and sculptures, but not like the first or second one that were done. Look at the horse roundabout. We look ridiculous. Fake rock and whatever the other one was. Better schools, better animal control.

1688. No more resorts and big business growth. No overnight rentals. A local government that doesn't placate. Lower curb, citywide - very difficult for the disabled can't even ride a scooter up your own driveway. Upscale small retail, good upscale restaurants. More arts, sport, theater venues.

1689. Too many overnight rentals. Regular patrolling as the city grows.

1693. Limit growth. Less approval of zoning variances. Black Desert is a mammoth enterprise that defies all the choices why people located here. I hope there will be sufficient oversight. Ivins is a special community that is losing its uniqueness with the overemphasis on tourism and development. I hope decisions will be made to protect the environment and natural beauty rather than exploiting them. Also, the water issue is critical for this desert environment. Unbridled growth is unrealistic and shortsighted. Blasting up fields of lava rock needs to be reassessed for environmental impacts.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1810. Keep Ivins dark at night. Concerns for the water supply with increasing growth. A policy for no grass in new developments. Maintain the bike and walking paths--there are large cracks which pose a hazard. Also consider posting signs, although I don't like a lot of signs, for people to announce themselves when they're passing.

1811. Night sky.

1812. We love Ivins, and we appreciate very much the work and commitment of city leaders to preserve and protect what is unique and treasured by residents. Thank you.

1813. I am speaking to you from my experiences with budgets and financial planning in a small municipality, school districts and rural hospitals as well as experience as a CFO for a residential and commercial real estate developer. Finding a community's path forward can be a difficult task, especially when the community itself and environment around it have changed as well. To that end, we should all be thankful that we have citizens in our community who are willing to become a collective for ideas for the future of Ivins. It is, and continues to be, most disturbing to me that those in charge refuse to have a discussion with our citizenry about water issues. This is, first and foremost, the most important issue facing the city. The city should be planned with water issues in mind. Not planned, assuming there is an unlimited supply. How do you think we got here in the first place? If you were building a house and knew that in the very near future you would be wheelchair bound, would you build it as a normal house or plan for addressing your handicap before you build? It doesn't matter what the Washington County Water Conservancy Board says or does, we should still plan now with limited water in mind. Yes, the city is addressing water sources as best they can, but the issue of too much growth via rezoning hasn't been addressed. Why does our city need to be totally built out? Do we have to have development on each and every single piece of property? That only will happen when we choose money over a way of life as a small community. Some would like us to think that if we don't do this, we won't have enough money to manage the services our city now provides. The city, nor anyone living here, is bound to guarantee to anyone that they can develop a property under any circumstance. But the city should be beholden to the community that is already here. Because after all, that is who you serve. How much building is too much? How much profit at the expense of our way of life is enough? Your citizens, from what I see and hear, are telling you enough. Many here feel that the zoning system and the systematic rezoning going on right now is servitude to the developers, with no thought given to those who call this community home. We also must keep in mind that we do not have to have housing for each and every person who works in Ivins. A bedroom community is defined as a place where one sleeps, while working in another community. There are many more housing options than we could ever think about providing, right next door-- Santa Clara, St George, Washington, etc., for anyone who works here. Ask someone in California if they wouldn't mind driving 10 miles from their house to their job. Also, let's not forget the economics of our area. Ivins will always be a more expensive choice to live in now because of the beauty of the area and the resort destination that you have already created. You have let the genie out of the bottle, and you can't go back. But what you can do is stop the madness. The community is not asking for no growth. They are asking you to be more moderate and more thoughtful, and to keep our water situation in mind along with citizens wishes. Everyone has their wish list for zoning. More moderate-income housing. More low-income housing. More family housing. More rental housing. More tourist housing. More low-density housing. Big box commercial. Mom and pop commercial. We are asking for moderation in all these areas, based on the direction the citizenry sees for Ivins. It's time to choose moderation in growth via zoning regulations and planning. A step in that direction would be to leave the existing so-called placeholder zoning in place for now, and quit spot zoning when there are already areas zoned for a particular use. Some say if you don't like it, leave. Others believe the only say a citizen will ever be given is with their vote. I say this is an opportunity to be bold and put the soul of our community first, and work with your citizens to develop a vision for our community that more citizens, not just developers, can embrace. Don't let this survey just remain words on paper. Let it become collaborative action.

1814. Encourage commercial development to lower property taxes.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1815. High density nightly rentals is a concern. Disappointed with the amount of them. They are a nightmare that bring in traffic undesirables, and we lose the flavor of the whole town. Night sky is very important.

1816. Stop commercial development. Stop high density residential development.

1817. The traffic is horrible. Bikers don't use the bike lanes, they use the multipurpose walkways. The bus drives around empty. Reduce growth in traffic. Enough overnight rentals and resorts. You told us we couldn't fight the gas station and empty offices on Snow Canyon Drive because that's what it was zoned for. We showed up to fight changing zoning for your huge resort vacation housing. You overrode us. We see where you are going. The traffic is horrible.

1901. I would like us to move away from home construction being a significant source of the city's income.

1902. Too many loud vehicles on Center Street. Pickleball courts - at least six together.

1903. Pickleball near Snow Canyon and Tuacahn.

1905. Gym, Anytime Fitness.

2424. We love Ivins and even though it's a vacation home for our family, we love the atmosphere and beauty and hope it will always be so. We appreciate all the officials who work hard to make it so.

2080. Love the small-town feel. A few more restaurants would be great. Keep taxes down. Future development should be well thought out and in keeping with the beautiful views, mountains, and night skies, no more resorts.

2826. Don't spend my tax money on dog parks. Traffic signals instead of roundabouts is a stupid idea. Heck no to additional streetlights, keep the night sky. Reduce light from commercial properties. Stay low to mid density residential. No fast food, support the food market we have. Don't need resorts or hotels. We have something unique in the world. Keep the open, park-like vistas as they are. Don't ruin this city by trying to be like St George. City Council and mayor should listen.

2839. We love Ivins, and our family enjoys the activities we can do, hike, bike, trails, swim, outdoor theater, warmth. Good people and neighbors.

2846. Maintain dark skies. Inform us about new development and changes.

2867. Keep Ivins a bedroom community. Cyclists don't use the bike lanes anyway.

2868. Add some commercial so our taxes will be lower. Need more lighting.

2885. Water conservation. Keep the beautiful desert environment.

### AREA = UNITY PARK (UP)

442. Keep roads and shoulders litter free.

444. More single-family homes, one story buildings only. No tall buildings that block the beautiful views. More parks.

445. Lower density housing. More pickleball. Require landscaping that uses less water.

446. I would like to see a brewery or small wine bar.

447. Water issues. No overnight rentals.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

449. Exit turn lanes from Highway 91. Brighter street or corner lights. Stop allowing vacation rental units. No more golf courses. Fewer multi-unit dwellings. I would like to see a Walmart superstore.

450. No roundabouts on Hwy 91. Keep us fully informed in a timely manner. Keep our property taxes low. Live within your means. More lights for more safety. More retail and services.

451. Water conservation and limited housing growth.

452. Reward desert landscapes. Utility costs are excessive. Listen to your residents, not developers. Would like high quality restaurants and bars, no fast food chain. Every view since we have moved here has been ruined by excessive, poorly designed housing with no planning.

453. A real dog park, not just dirt.

454. Reduce the amount of short-term housing. Fewer condos. Reduce growth.

455. Slow traffic, but not speed bumps. Park maintenance fix the splash pad. Keep Ivins residential. No overnight rentals. Stop so much building.

456. More police presence on Hwy 91. Develop an Ombudsman position. Follow the general plan, not your own interests. Outdoor gear shop.

457. Instead of dwelling on tourism and added revenue, why not dwell on your residents and their happiness and safety and security?

459. Streetlights. Consistent and better roads and trails. More sidewalks. Less control on what our houses should look like color wise, style wise.

461. Get streets to line up from block to block. Limit multifamily housing. More restaurants.

462. Enough growth. A nice small-town feel will be lost. More public parks and open spaces. Maintain small town, rural feel. Allow buildings to maintain peaceful open spaces. Minimize high density residential construction.

465. Manage the budget. Do less. Keep government small. I don't believe the city government should be encouraging any development. Stay out of the way.

467. I love the night sky initiatives but feel there should be a balance to preserve safety. The streetlights seem a bit too dim at night, so I worry about safety if I were to go out at night, even driving.

468. Limit the field burnings. Clear out clogged gutters and provide better vector control in stagnant water areas. Fix the splash pad at Unity Park.

469. Stop allowing townhouses that are looking like barracks. New construction should have no grass in front, very little in back.

470. Commission and Council members need to get out of the office more to see just what they are approving. Protection of children in school zones. Residents should be advised when a zone change is requested near their residences. Listen to residents' concerns. Casual food court under roof would be nice. No more overnight rentals. Better protection of sensitive land and wildlife.

472. Finish the road between 200 S and 300 S on 400 W. Unfinished roads between subdivisions can be a safety issue. Hard for city to cover cost of completion of these sections, but 400 W is a very busy street and can be unsafe at times. Clarify parking restrictions and allowances in subdivisions. Is on street parking allowed or prohibited due to narrow streets? Try to improve landscape maintenance on subdivision perimeters. City deserves more credit for what they do with limited resources. Keep up the great work and thank you.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

473. I know it is expensive, but 200 W needs to be redone.

474. We need actions to make the city attractive and affordable for young families. I realize commercial development is important for a tax base to maintain and improve city services, but I love not having the traffic and congestion businesses often bring. And with all the commercial developments so close by in Santa Clara, we have the best of both worlds.

475. Restrict condominium development and federal housing and condos, which turn into rentals. And federal housing generally doesn't attract a desirable group of people. Hopefully, well thought out development can go forward to discourage properties that turn into rentals that attract a lot of welfare people sharing one unit and causing crime to increase. We have excellent public safety

586. More single-family homes, less apartments, and townhomes.

588. Please finish gravel restoration at Kwavasa and W 280 S. Address self-built garbage dump by Highway 91. Preserve nature areas, reserves, more parks and protected green space. We could use bakeries, coffee shops, boutique shops, daycare.

589. Limit new residential construction.

590. Put in sidewalks and wider roads. Bill landowners after development.

591. Quit building apartments and overnight rentals.

592. Too much noise on Main Street. Make Ivins a night sky community. More crime control. Water conservation is a high priority. There should be no grass anywhere.

593. Better control of traffic speed. We're glad that the fire station is back and operational. Keep new development to a minimum. It is hard to comprehend more retail when Canyon Crossing cannot even be filled. No more overnight rentals. We live across the street from people who rent out rooms, even their motor home parked on Main Street. We have seen people jump the fence to get to the motorhome. We are disgusted with all the building and construction that has ensued with this building in the last couple of years. It wasn't that way when we first moved here.

596. Restrict new construction until water resources have been developed. Maintain and lengthen the seasonal time of Unity Park splash pad, and maintain playground equipment. Reduce building height from 25 feet to 22 feet. Restrict RV garages in residential areas.

597. Light pollution attracts crime. Need more streetlights, brighter to enjoy nighttime walks while feeling safe. Need better parks. Not interested in making this a tourist destination, but would love to see more homes built to bring full-time families here. Dog parks are a waste of money.

598. More green space, less townhomes, less rental properties. With all the rentals and townhomes and condos, our community is becoming too transient. The traffic noise has increased. And as all these condos and townhomes get filled, it's going to contribute to the traffic, and pose a water shortage. Keep our air clean and night sky. That's why we moved here, to get away from traffic and pollution.

599. No more high density or overnight rentals.

601. We want better food options. Install low lights. Overnight rentals allowed for a number of weeks during the year.

602. Bamboo is a fire hazard. Junk cars and trash. Leaders that will address tough issues.



## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

603. Maintain splash pad at Unity Park. Stop too much development. Stop from becoming a development dump. More open space to enjoy nature. More stocked grocery store. Stop developing empty lands so fast. This is not meant to be like St George. I've lived here my whole life and want that small town feel again. For the splash pad, my 2-year-old had no outlet to beat the heat without driving all the way into town during summer.

604. Need a dog park

605. No more townhomes built. Enforce speed limits. Keep Ivins a bedroom community. Low-density single-family homes with bigger yards are all that should be built to keep the city special. It is starting to become too big and congested already. Thank you for all your work.

606. Overbuilding exceeding water. Stop wasting water.

608. Please seek ways to make living in Ivins more affordable for those of us not moving in from very expensive areas. Right now, it's only those folks who can afford to buy. Why? The young people who have grown up here can't afford to stay if they don't continue living with their parents. This should be rectified now.

609. Quit building. We moved here for quiet and the night sky. Keep us a small town. Make sure park lights are out at 10:00 pm, or to go off automatically when there's no movement at the park.

611. I don't know why I'm filling out this survey, it's already been decided as usual. Stop the unwanted growth. No one riding bikes uses stop signs or obeys bike regulations or uses the bike lanes. What happened to the beautiful country setting I moved here for? I even had to sell my horses - nowhere to ride any more. Police presence is nonexistent. Traffic speed not obeyed. I lived here 28 years and have never seen a police car give a citation. More residential and agriculture. Roundabouts and sculptures are ridiculous waste of money and taxes. We've been to all the planning meetings, it's a waste of time. The build never stops. I'm sick of the traffic. Big truck accidents on my corner from running stop signs. We used to love our quiet home and riding arena. Now all I want is to move.

613. Stop the development. It is depressing and disgusting what you are doing. Stop the growth. Stop building and wasting our water. Improve what we already have. No fast food, don't need more businesses. The air quality is full of dust from construction. Such a crime what they've done to Ivins. The growth and construction have destroyed our beautiful city. This is not our community. It belongs to greedy developers and the corrupt politicians that allow them to destroy the city.

614. Make the park on Main Street between 4<sup>th</sup> and 3<sup>rd</sup> a dog park.

615. City Planning Commission and City Council needs to pay more attention to citizens at meetings before making decisions that affect locals and neighborhoods. Need to keep us a small town, not trying to become like St George.

617. Fewer resorts, slower growth.

618. I am very concerned with water needs due to overbuilding.

619. The data that is compiled - how will it be communicated to the community for the survey?

620. Trader Joe's, ice cream shop, ALDI. Most important to our household is that the city listen to and do what Ivins taxpayers are asking for. Please stop this unnecessary building, we live in the desert. Water shortage is our reality. Stop all these overnight rentals and resorts. We need city officials who actually listen, and implement the needs of residents.

621. Please limit building, especially those large apartment buildings that surround us. We are concerned about the mega drought conditions in the southwest, and future development. That we may run out of water to accommodate all the building we see all around us.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

624. Roadway improvements for the south side of town. Make south Ivins look as good as the north side. Highway 91 should look as good as Snow Canyon and Center Street. Can't express enough that Highway 91 looks and feels terrible. Put in a bike path without waiting for redevelopment. Kamas, Utah did this and it is great.

626. Noise buffers. More attractive apartments and townhomes, not boxes. Maintain night sky. Create businesses and services that cater to residents instead of tourists.

627. I think we lost out with Harmons, and that whole corner being so close. Santa Clara benefits, we don't. Not having businesses has made it so we depend on construction. So much for our budget. How is this being managed? So, if we slowed down growth would we still have the money to keep up with the growth we have had? Slow the growth. I love Ivins, I love the small-town feel. We are starting to lose this with how fast we are growing.

628. I appreciate the time and effort of those who work for the city and the city government.

629. We need a rec center as a top priority. We really feel that a rec center is a positive impact for us and our children, because it keeps them off the streets and maybe getting into trouble. Instead, they could be climbing on an indoor climbing wall, or swimming, or playing basketball. Whatever it is, it would have a positive impact on our community. A Whole Foods or Sprouts, Walmart.

631. Maintenance of public area landscaping. The strip behind my home has never been maintained. Hope these surveys aren't a waste of time, as it seems emails and council meeting attendance appear to be.

632. Limit development. Even though we moved into a beautiful new townhouse 2 1/2 years ago, we have been surprised by the rapid rate of housing development, especially on Hwy 91. Such expansion, if continued, will further diminish the character of the city, as well as the world-renowned red rock landscape we have here. Please leave the city alone. Disaster preparation alerts. Maintain low structures and maintain natural organic-colored structures. No theme park colors please. Keep night sky regulations in place. Retain, promote open spaces. Purchase land to remain open space.

634. Stop future construction now. We need to stay unique. Leave the city alone. Water. Fix roads torn up by careless construction.

635. Stop or slow down building. No more. Lava fields are gone. More people, more crime. No more car washes and condo rentals. In the short time I've lived here, the building is out of control. Condos, housing, resorts, the lava fields are gone. Came here for small town living. We have no water for all the building.

639. City purchase of natural open space. Bar or lounge with music. Amber streetlights - require amber lights on homes. No tall streetlights. Continue to require attractive perimeter streetscape. Maintain perimeter streetscape. Improve art and landscape in roundabouts.

640. Pickleball courts and a dog park.

641. Drivers going too fast. Want more trees for shade. Please, no more property taxes. Let's keep this a small town.

642. Get more streetlights for safety, streets are too dark. Architectural regulations and limits should be by individual subdivisions and not citywide. Let freedom ring. Keep taxes low. Government should not dictate. The city should not be competing against private businesses.

643. This is a great place to live. Let's keep it that way.

644. Walmart, Costco, Sam's Club or high-end specialty shops.

648. Better at controlling growth.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

765. Keep the night sky. No vacation rentals. No two-story structures. No stop lights.

779. Need diverse sources of tax revenue, not just property taxes.

780. Add streetlights.

781. Please let people build casitas.

782. Need a place where businesses owned and operated in Ivins could advertise, like signage, monthly newsletter mailings, etc. There are so many local businesses that would benefit having others know that they are here and available.

784. More transparency surrounding decision making. Disclose conflicts of interest with planning and zoning decisions.

785. No more building, we are in a drought. No more people--makes more noise, trash, and crime.

786. We are new to Ivins and appreciate the opportunity to give our input. Thank you.

787. Quit approving high density projects due to traffic problems and water concerns. Quit trying to do affordable housing because Ivins is priced out of that market.

789. Need more parking around Unity Park when there are events. Also corner of 400 and 200 W – widen for pedestrian walkway, dogs, and bike riders.

790. Working in some businesses for tax revenue. Quit building 55 and older, get younger families here. Part of the community appears to want younger families out - to have a retirement community, we need a mix. Need more businesses to offset increasing property taxes. Stay focused on family life. Quit making it all about retired people with money. We need more businesses - start anywhere. The city should focus on the future. What are the tax revenues? It would be nice to change the focus from fighting any growth to growth in a way that works for those retired, as well as those with young families, while maintaining all the beauty we have. It feels like a city divided.

861. Stop growth. You are ruining the city. Don't annex.

863. Don't rezone low density to high density. Worried about traffic, water, and overnight rentals. Overnight rentals are my number one concern. Some people come here and don't respect our city - leaving messes, lots of additional cars, and increased traffic. Traffic and water are already a huge problem, and high density is going to make it so much worse. We don't need to grow in this manner. Stop approving and bowing down to developers who are only out for dollars, and leaving behind a mess for the residents.

865. Less townhomes, condos, and apartments. Building and growth is out of control.

866. Population control. Widen the bike lanes.

867. Stop the growth and building of new homes and overnight rentals.

869. We know nothing about the emergency hubs. Problem with cars parked on streets that obstruct views at intersections.

870. The availability of water is taken for granted as evidenced by the approval of overnight rentals. I would rather see a property tax increase than more overnight rentals.

871. Control growth. Ivins is a bedroom community and a beautiful natural environment.

872. No more condos or rentals. Leave this a small town, not a tourist attraction. Only nice homes.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

873. Protect parks and playgrounds. Keep night sky. We need water sources for population growth. Design standards should reflect earth tones. The reality is that the current retired generation has very different wants than the soon to be retired generation, and working populations, the latter of which will only grow here due to remote work. Please plan for the future rather than a 5-to-10-year window of voices.

874. Deter big box and gas stations, and any businesses that do not reflect our city goals. All businesses that are approved must be low profile, one story. We need low profile housing and businesses. Bike education to all bikers and car drivers. Educate the community on roundabouts. Maintain the future goals as discussed in the town meetings and protect the landscape for all to view. No more to multi-story and larger buildings. We moved here because of the beautiful landscape and the lack of commercial. We wanted a quiet and peaceful place to retire.

875. Less apartments. Single family homes.

877. Stop trying to convince us we are part of the plan. Too many council members with a conflict of interest. Before more development - complete what has already been approved. Please be transparent instead of word sayings that say nothing.

878. No more building. Please no traffic signals, light and noise pollution. Save the land, it's too precious to waste. We hope that Ivins can stay country and maintain its natural beauty and small-town feel.

879. The infrastructure is not in place for the growth. Roads, traffic. Developers continue to build what they say is affordable housing. At over \$350,000, it's not affordable. We don't need more businesses, they're nearby. Keep us unique with rural and night sky. Developers desire is to put as many families as possible on postage stamp land with no regard for parking of resident vehicles. If the city truly wants affordable housing, do a lovely tiny home property, as many communities have done.

880. No more car washes. Why are developers destroying the lava field? No more overnight rentals. Traffic is getting worse. No more townhomes and apartments. Night sky is important to keep. Stop changing things for newcomers. Why did they come here if it isn't what they wanted?

881. We need a working splash pad at Unity Park. Would like more communities with family-friendly rules.

883. Discourage further residential and commercial development.

884. No more development. No houses, townhomes, apartments.

886. Slow the growth rate. No more resort commercial and short-term rental. Keep the small-town feel. Adjust population projections down. No three-story buildings, no barracks style buildings. Slow development. We need water conservation and strict regulations and code for new development.

888. Maintenance of parks, landscaping, and retention ponds. Pickleball courts. More parks. Have a development plan and follow it, not so willy-nilly. You must publish the results of the survey. Bigger is not always better. You can say no or not now to development that is not consistent with the master plan. Work with the community to develop the plan. Stick to it.

1137. You are always stressing saving water, then you ok development after development, many are high density. Stop the unending development. You're overdeveloping as you are harping about water shortage. Which is it?

1141. Don't encourage development. Leave it a quiet community. Let us go elsewhere for shops and services. No new lawns. Get serious about the water shortage.

1142. Too much parking on the street. A museum that can be used for teaching, a historical museum. Brush off the Fire Lake back entrance near Crescent Moon needs clearing. Clean up of yards near city center, it is terrible. There should be something done to keep, junk, animals, etc. cleaned up.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1172. Dixie Power availability.

1173. Listen to what current long-term residents want and then respond accordingly. Kevin Rudd once told me that he never had a single resident voice a favorable opinion about development projects. Mandate parking areas within new subdivisions so that residents don't park on city streets in front of other residents' properties. A building moratorium. We don't need any new businesses. 20 years ago, Ivins was an ideal place to live. Small, quiet, peaceful, and scenic. The old part of town, the rural, agricultural west side, Center Street to the north, and the newer homes on the south and central side, interspersed with open fields, is what made Ivins diversified and attractive. Now we just drive down roads lined with block walls like we're in a maze, looking at the condo rooftops sticking up above the walls. Just another city now. And there is not enough water to support this growth.

1174. Build very few large-sized developments. Develop a process for granting water taps for future developments based on water availability. A few additional lights along Highway 91. Small downward lighting along public sidewalks. If drinking fountains are installed, sanitation, bacteria and disease must be addressed. Reinstall somewhere in Ivins two horseshoe courts with NHLPA specifications. Two courts were removed to make space for the new Ivins city building. The corn hole toss game is not the same. Officially separate from Santa Clara and reinstate for Ivins City our local fire, EMS and police personnel and equipment, including our local ambulance service. Encourage developing a downtown city center, senior center and commercial plaza with bike lanes and pedestrian walkways. And a large distant parking area for automobiles. Encourage developments with small, efficient, handicap accessible, affordable houses for retirees. Encourage affordable solar houses. Install electric car charging stations. Laundromat, no touch car wash, funeral home.

1176. Sidewalks and curb and gutter.

1178. We have overdone tourism. Bright lights hurt seniors driving. Use proven form and function. Natural standards. State standards for nuisance code.

1179. Rather than lining the pockets of investors, consider current residents and keeping Ivins a beautiful small town that many of us live here for. When my family moved here 16 years ago, it was a breathtakingly beautiful small town that felt safe and friendly. In recent years, I watched one housing development after another be built. It's as if permits for houses, apartments and resorts are being handed out with little regard for maintaining the city for permanent residents, as the lovely town it was.

1180. Assure that there is adequate water for future needs, additional reservoir. Parks, paved bike trails, Trader Joe's. Very concerned over water availability. Want to maintain open feeling and avoid high density and crowding.

1181. Night sky.

1182. We need better recycling system. It should be collected weekly, not bi-weekly.

1183. I'm having deja vu. I left college and chose a semi-rural community to raise my family. I watched it get destroyed. They drove out the farmers as they built so-called affordable housing and redundant strip malls, which led to litter, gangs, crime, and graffiti. When I first moved there, I would see neighbors, friends, and acquaintances around town while shopping, dining, or recreating. Everyone was friendly and engaging. It soon became a sea of faceless strangers to be wary of. I watched as my property value plummeted because the City Council voted for low-cost housing next to my home that was zoned to be a park, even though we had 220 signatures against it and not one person for it. Just because the feds offered the money. So much for government of the people, by the people, and for the people. Quality of life is greatly dependent on population density. Studies show that above a certain population threshold, expressed satisfaction with one's way of life plummets. Why else do people seek to leave the city on vacation for low density recreation? Population increases lead to traffic congestion, pollution, litter, crime, and increased costs to maintain infrastructure. A town like ours can't be all things to all people. Let those who want the hustle, bustle, and the copious shopping of city life live among the skyscrapers of a major

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

urban area. Why do we have so much growth now? Our town was the perfect mix of residents and open space. Then COVID came and others discovered our perfect environment with scenic views and open spaces, and fell in love with it too. Let Ivins be the oasis of the St George area. We don't have to participate in their Vegas or California type urban sprawl. I hate the condos or apartments you allowed to be constructed along Highway 91. Two-story eyesores with architecture like northern Utah. Why two stories to block the views? Why not southwestern architecture in keeping with the area and culture? A thriving business environment does not require urban sprawl. Dollars come in from the sale of goods and services, not just construction and population increases. The diversity of these goods and services helps mitigate market changes and economic trends. Right now, the St George area is ripe for major layoffs and unemployment in the construction sector. Agriculture's future is brighter than one may think. We all need to eat. The loss of farmland and dependence on foreign sources is squeezing supplies. I'm all for tourism, but it must be done in a manner that protects the attractions that bring them, and the permanent residences from tourism's bad effects. If you are thinking that this has been presented to you by an environmental extremist, you are wrong. I believe that people count as much as nature, but nature can't speak for itself. I believe in waste not, want not, and all things in moderation. And like Brigham Young, I believe in freedom and the Constitution.

1184. A shopping mall or outdoor center with benches.

1185. Stop the growth, where is the water going to come from?

1186. We need to encourage Red Mountain Market to stay, not seek another. Would love to see more agricultural land preserved, but not at farmers' expense, nor the city's. Certainly, a catch 22.

1555. We need a water plan. No overnight rentals. Slow the growth. Quit allowing builders to not follow codes. Enforce codes on developers, they keep breaking rules. No BLM property annexing. The city needs to not have developers on their leadership team. Too many conflicts of interest or shouldn't vote on things that are development related or that residents view as a conflict of interest.

1556. Stronger policy and enforcement of water conservation. I wish I was more confident that the power brokers in this community, who are also landowners, would not overdevelop housing. But I do not. People are clearly cashing in while the real estate boom continues, regardless of water concerns and the vistas that I moved here for.

1557. More information and notify the public before decisions are made. Need a community center, need a dog park. No streetlights, leave it dark. We need more benches in parks and walkways. Incentive for xeriscape. This survey is all well and good, however, I feel things are a done deal with what is going in. I hope greed is not the main factor. This is a great place to live, it's clean and friendly. Please don't change that. I love the small-town feel. Asking us after plans are already in place seems futile.

1558. Stop development and overcrowding. Night sky enforcement, building color enforcement, code enforcement.

1559. I don't like all the construction that's going on, and wish we could grow a little more slowly. Or at least with mostly nice houses, and not cheap strip plazas. Don't turn Ivins into a tourist street resort destination. Keep it quaint. It seems like the big developers and contractors get whatever they want. When our City Council restricted the height of a building at Black Desert, the developer just kept pushing until we caved in. And tons of residents showed up at the Council meetings to speak out against something, but the Council approves it anyway. Why don't they respect the wishes of the city? The apartment buildings near Hwy 91 and 200 W look like a correctional facility. I understand we need some higher density housing, but that stone gray, cookie cutter architecture looks horrible in front of the Red Mountains. The growth and building have been explosive. And I'm afraid our quiet, peaceful community is slipping away when I see an unending stream of cars on Hwy 91 and Snow Canyon Parkway, and when I wake up in the morning to the roar of construction equipment.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1632. Might have big dumpster during springtime clean up. Dog park.

1634. Keep splash pads working. Pave 200 E. Adequate water for growth. No new businesses. The charm of Ivins is how small it is. Keep businesses small and quaint.

1635. Monitor excessive speeding by motorists on 200 W. Halt townhome construction, too many already. We need a moratorium on this boundless development. Preserve the desertscapes and night sky dark. Increase oversight on curb and leash laws. Citations. We have a resident whose unleashed pitbull has bitten two small dogs in our neighborhood. Art galleries with pedestrian access. We left northern Utah because of overgrowth and strip malls. We love this area. Great outdoors. Unbridled growth with multiple housing townhomes has created bad feelings with new neighbors who are disregarding the communities which are not gated. Some developments are just ugly, like barracks, and we are in danger of losing our unique design themes.

1636. Additional green space and parks and trails that connect. Shade benches for public transportation waiting areas. No new business. Keep us a bedroom community. Require developers to provide green space and park areas for public use.

1637. Listen to people who live here full time. Not forgetting about the quality of life before the growth. Protecting and not forgetting about agriculture. Letting property owners know if there is a proposed zoning change. Developers on City Council is a conflict of interest. The growth is disappointing, as well as the crime rate. Too dark to walk or drive at night because of the lack of lighting. Worried about being hit or hitting someone.

1641. Recycling. Water conservation.

1642. Short term rental housing should be limited. Reduce property taxes. Property taxes are impacting families. They are increasing year by year.

1646. Stop the growth.

1649. Too many vacation rentals.

1651. A lot of multi-unit housing has been built without any consideration for traffic impacts. Not many restaurants or eating places are here.

1652. More commercial development.

1654. Stop the growth. Don't let developers change land use designations. We are out of water. Water rates are very high here. Keep traffic speed down. Don't obstruct the natural beauty of this land. We have a good police force, active and involved. Slow down before making big decisions. Have a separate city manager and city attorney. Think carefully about residents' input. Use small groups and round tables for feedback, door to door in random parts of the city by elected officials asking for feedback. Thanks for doing this survey.

1655. Consider that more excessive building of houses means people will require more water.

1657. City Council should vote according to Robert's Rules of Order and listen to what citizens want. No overnight rentals and high structures. Want pickleball. All City Council members should do their homework. Keep Ivins the way it is. It's very unsettling and aggravating that developers seem to rule over what citizens want. The City Council vote on the overnight rentals was a prime example, and the rentals south of Highway 91 and between Highway 91 and 200 W and 400 W got railroaded through without the public even knowing what was going on.

1658. Protect hiking trails from bikers. We could use another park. Stop building tall apartment buildings. Mark roundabouts for entering and exit. Less government. Let people live their lives.

1659. We need fine dining. Brio restaurant. Keep traffic low.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1660. We need a Target. Slow down house building. Fewer homes, no rentals.

1661. Please control the high-density housing. We are less than one year with townhouses in our area, and we already had a drug addict climb our 6-foot wall in the Haven. There's no reason to bring more of them here.

1663. Stop developing. Not enough water. High density brings more traffic. More businesses bring more traffic. No overnight rentals, that has ruined Santa Clara. City officials should not be developers. That is a conflict of interest. We've been here over 22 years and our quiet city has been overdeveloped for money.

1664. Control growth and two-story housing.

1665. Traffic and water. Big worry about traffic and water, and rezoning to high density. We don't need overnight rentals.

1666. More honesty about current and future water concerns. Sustainable planning is essential. We would like to see the city fund an independent expert assessment of future water availability before any future development is approved. That assessment should also drive any updates to the general plan, especially with respect to growth projections.

1667. Go easy on the townhomes and condos and apartments. Splash pads that are operating and functioning. When planning for townhomes, condos and apartments, plan not right next to housing subdivisions. And keep their entrances and exits not part of existing housing subdivisions. We don't want young renters speeding through our neighborhoods where we bought to have quiet, safe streets where our kids can play outside.

1668. Limit growth. Keep the night sky initiative.

1669. Preserve native desert. Make a 10-acre desert park. We love the night sky and the native desert spaces. I would love to see the 10 acres of desert south of Unity Park be kept as desert.

1670. Traffic is an issue.

1671. Limit new construction to match existing infrastructure. Too many multiple unit sites. No more businesses, leave that to St George. Concerned over rapid growth of multiple units losing rural, small-town feel. More worried about crime, more approaches by pan handlers. Roads too busy now, not enough police presence. Starting to feel we're back in California.

1672. Manage growth for the benefit of current residents. Consider our limited resources, especially water. Focus on water resources. Eliminate any further overnight rentals. Limit chain stores to one or two anchors. We need office supply store, salon, barber, tailor alterations, vehicle oil, lube, coffee shop. Thank you for asking every Ivins resident for their input.

1674. Combine our power with Santa Clara. No buildings, low income, or anything on public BLM land. Whatever businesses we get, they should promote active outdoor healthy lifestyle. We know growth has to happen, but please plan. Plan first. We love it here, thanks for reaching out. Be real, pause it. It's nice here, so please keep it that way.

1818. Do not annex public land for housing. Please no more multi-story development. Regulate e-bike rentals. Most of the renters are ignorant to basic laws and are a danger to themselves, and they are annoying. Thank you, mayor, council, and staff, for your time and energy with this survey.

1819. Low density development. Little to no high-density development.

1820. Streetlights. It feels unsafe at night.

1822. Stop building high density development and resorts, please.



## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1825. It was so quiet when we first moved here. Now we're being buzzed by noisy small airplanes. Some days it feels like we're going to get bombed, or crashed into. Why is this allowed?

1826. Keep the small-town feel. Biggest concern is water. I think the rapid development going on, especially with resorts, is going to deplete our water supply and our homes will become worthless. We need to start planning now as if we are going to run out.

1827. Love Black Desert Resort, strongly support this growth.

1829. Enforce night sky compliance. No grandfather clauses for bright lighting. Number one priority is maintaining and improving our night sky. This in turn impacts several other considerations. Growth needs to be kept to a minimum because more growth equals more lights. The stadium lighting and bright streetlights along 400 W need to be brought into compliance. The night sky ordinance needs to be returned to what it was before it was upended by the City Council.

1830. Restrict zoning changes based on what developers want. Avoid two-story homes and townhomes. If two-story homes are to be approved, make sure they don't adversely affect existing subdivisions. Make sure townhome complexes have more than adequate parking, so cars don't spill into other subdivisions or main streets. Evaluate existing home lighting to comply with night sky ordinances, work with homeowners to bring into compliance. Bike paths and outdoor activity areas.

1832. Get light pollution under control. Water is the number one issue. Water is far too inexpensive, and this leads to the enormous waste we see all over town. Steeply tiered water rates would encourage everyone to conserve this critical resource.

1834. Bikers don't use the bike lanes. We need to preserve more agriculture land and open space instead of focusing on so much development. Within the past five years we have been here, the Council has allowed a sickening amount of development. And a bunch of California people have moved in that just complain about everything. Please stop rezoning all the land to high density townhomes, they don't look appealing.

1836. Keep down lighting and house colors to blend in. No three-story buildings. No big commercial buildings. Just one to two-story. Not giving tickets, so parking on side roads that were not listed as no parking.

1837. More streetlights. Less vacation rentals. Roads are too bumpy. More family homes. Need a dog park. Lights around skate park. No apartments, and no government subsidized housing. We want to feel safe at all times of the day and night. Please protect your residents, both young and old, with more streetlights like at the skate park until 10:00 pm each day. We need a crosswalk on 200 S and Main Street for kids.

1839. Support homeowners when there is an issue with local businesses who don't follow rules. Limit growth. Police construction contractors better - they leave garbage, and drive too fast. High density housing will destroy this community. No overnight rentals. Hoping for lower density, higher priced developments.

1861. Low profile buildings are important. This city is so unique in the beauty of the land, the kindness of its people, the presence and support of the arts, and its open space and uncongested feel. Everything is clearly well thought out. We hope these unique and incredible attributes can remain. Thank you for this survey.

2211. Need more water conservation. Do not turn us into what Santa Clara is doing with so many vacation rentals and apartments. We do not want to be like everyone else, keep our community nice. Want to preserve nature here, it's beautiful. Want a safe place for families. We do not need or want lots of apartments. Keep a mix, but a nice one between single lots and development.

5002. No apartments. Don't mix townhomes in single family neighborhoods.

1650. More commercial. Bakery, hair salon, cleaners, laundry, hiking store.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

1874. Reduce lawns in all developments. Have water watchers and force watering violations. Pave roads, not chip seal.

1906. Keep the height of buildings and housing low, two stories maximum. No traffic lights. Roundabouts. No big retail stores. Architectural and design standards for new buildings.

1907. I worry about light at night. Wish there was more downwards lighting streetlamps for safety.

1913. Master plan to regulate growth and follow it. Don't support annexing more property into the city. Current water conservation requirements are not adequate.

1914. Less compact building.

1915. Dog park with enough length to run. When zoning is being considered for change, let us know what it is and what they're planning to change it to. Less grass, too much water goes down the drain.

1916. Receptacles at Unity Park, public pool. Ability to not have a recycle can and credit for not using it. Need to plan for open green space, perhaps along corridors. Once it's gone, it's gone.

1917. Bike lanes don't get used anyway.

1918. Be more transparent with residents. Establishments with beer, wine, and liquor. Planned development so people can know what is expected to go where. It's not all about maximizing profit for a landowner.

2411. Limit high density housing. Fix Highway 91. Approaching saturation on high density housing, resulting in traffic congestion, higher crime rates and overall strain on community resources and water supply. And this will cause diminished quality of life in Ivins. Also, Highway 91 is terrible, needs total redo. Traffic lights, more lanes, curbs, bicycle lanes, etc.

2414. Slow down development.

2415. Stop rezoning from agricultural to high density. Preservation of rural lifestyle. Coffee shop.

2416. Keep family living, single family homes. Water. Water storage. Water conservation.

2417. It would be nice to have citywide, quality, wi-fi and internet.

2418. No more nightly rentals. They don't respect our city.

2419. I went to a planning meeting and was taken aback that Ivins has no city planner and was working off a 20-year-old plan. Couldn't small towns band together and hire a city planner? It seems Ivins is letting development drive the design of the city. This survey is a great step to get the residents involved. Thank you for everything you all do.

2421. Bike trails, city center, more restaurants, community parks. Attract more environmentally conscious, active, and natural recreationists. More mountain biking, hiking, road biking trails. Spiritual focus. I think Ivins would do well to foster more growth towards this trend as it's why many, many people move here.

2079. Make Unity Park bigger. Add facilities like pickleball, soccer, etc., and more parking. Soccer fields for kids.

2828. When you have a rule about building height you should keep it. No additional street lights. No more Dollar Stores. Low profile buildings and dark sky at night is most important to us.

2840. Overall, I feel our quality of life here has been very good. But we are gradually losing that. It makes me sad.

2841. We would like to see residents held more accountable for yard maintenance. If the city continues with night sky, make it like a noise ordinance where lights should have to be dimmed down after a certain hour.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

2871. We are happy to see this survey. Thanks for giving us an opportunity to share our opinions. I wish we had cheaper power. We are disappointed the splash pad was never on last summer. We wish Black Desert Resort wasn't happening.

2872. It would be nice if we had a grocery store and some good food places. I would love it if benches and low lights could be put in Unity Park, with it being so dark early and late, it would be nice if we could at least see a little.

2886. Ensure that water is available before building. Would like to see more connectivity of trails and bike paths and bike lanes.

### AREA = WEST CENTER (WC)

58. Please return to previous night sky regulations. No resort developments, we have enough. No multifamily.

59. Moratorium on golf courses. Maintenance of common areas is lacking. In our area there are trees and bushes needing trimming, rocks need replacing, especially between 75 S and Center Street. Stop and slow development, and conserve water. We could use more restaurants. A moratorium on residential development should occur, as well as on resorts, and hotels.

60. We need trash cans to throw away dog poop, please. Put a cap on development. We are losing our small-town feel. I am very sad that once the building started, our views of what this area should be did not matter. All this development is not progress. Consider use of water for projects. We are wasting a valuable resource for further development. Our building is outpacing our water resources. It is benefiting others outside our community. Stop taking farmland to build on.

61. More commercial and less residential development.

62. Planned commercial development. Make a balanced development for housing, commercial, open spaces. Urgent need to develop sustainable water. Do not develop more than can be sustained. Would like entertainment variety, movie houses, family based, good restaurants, civic center. It is important to involve the people of the community, so we all have input into our living conditions.

63. Manage growth to keep small town feel.

64. Brighter streetlights. Grocery and clothing stores, pharmacy.

65. New homes and apartments should not stick out in light colors, but more earthy colors. Buildings need to be low. Don't block views. Desert landscape, not lawns. Water conservation.

66. Stop building overnight rentals.

68. Ban burning. Watch growth and development. I hope greed is not the motivator for development in Ivins. Pickleball.

69. Make sure we stay ahead of potential traffic flow issues. Same with water issues. Pickleball courts. Rocky Vista Campus architecture is out of place in Ivins. It doesn't fit visually. I'm disappointed its design was approved and I hope more thought will go into future commercial, educational, retail architectural design requirements.

70. Traffic cameras at intersections. This is a money maker for the city. Less development. More concern regarding lack of water availability. A pickleball complex would be nice.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

71. Code enforcement needs to do a better job at enforcing overnight parking and front yard maintenance. No car washes, no soda shops.

72. Continue to upgrade the newsletter and enclose with utility bill. Advertise City Council meetings more. Convert lawns to xeriscape.

74. Visible police patrolling and enforcement. Stay within our means. The fire and emergency medical services return was very appreciated. Stay the course on night sky. Slow growth, no more resorts, less dense housing. Zoning adherence and consistency. Focus on sustainability of water. Open space, adherence to night sky. Minimize noise pollution. Add land for buffer zones. Thanks to the Council for asking us to be involved.

75. Less condos more single family.

76. We would love more parks and pickleball courts. Whenever we go out to play as a family, the courts are always full. No more overnight rentals please.

77. Limited government. Why do you need to continue to expand government investment? This commercial development and high-density housing needs to stop. Limit commercial growth. This used to be a quiet residential community, and that was a good thing. Slow down. Small communities are a good thing. Enough already, no more development.

78. Night sky protection. Keep the small town feel with a safe environment while respecting the natural wonder that surrounds us: mountains, sky and diminishing water supply.

80. Limit residential development.

81. City Council with less conflict of interest.

82. We moved here to get away from the big city problems, congestions, lack of clean air. Our concern now is we are headed in that direction. Developers plan on burying residents with endless high-density housing to boost their profits. Residents will be left with congestion, lack of water, traffic problems, reduced air quality and a diminished quality of life.

86. We would like a 10-year plan for water. Secondary water. Focus should be on water availability for the future. Where would a city recreational building be?

87. Keep us informed. Stop the big developers. Underhanded deals with developers. Listen to Ivins residents as opposed to developers.

88. Less condos and apartments. Four years ago, I would have given a score of five to several of what I now score as fours. Traffic and water will be an issue. More pickleball courts. I don't know what the new construction requirements are, but they need to be strict. More water restrictions with incentives to remove lawns. No more grass. Would like to see a greater enforcement of upkeep for older homes.

90. Restrict up-lighting for residential landscaping.

162. Current water conservation measures are not enough. We need restaurants. We need to make sure developers research the impact on water consumption, schools, police, fire, the environment. Wider bike lanes. Cable TV competition.

163. Stop building new homes. If you are planning on building more homes, resorts, commercial businesses, this will drive all utility costs up, no water conservation, and crowd schools and roads. So how many contractors and realtors are in favor of this plan? Who are on the City Council?

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

164. We need more yield signs. Need to slow traffic, especially on 400 W. Need more roundabout yield signs. Only add streetlights that are short and aim downward. Fork food not fast food. Less density in new housing areas. Need normal hotel for people, not expensive resorts.

165. As much as possible, limit commercial development. We're very happy with the way things are now. We don't need more business. Everything is only 5 to 10 minutes away in St George or Santa Clara. We know that growth is unavoidable, but for as long as possible. Keep the city the way it is.

166. No more short-term rentals.

168. We are starting to lose the small town feel with all the resort and zero lot line building that has taken place. We need to hold on to that safe, small-town environment. Better to improve on our attributes than destroy them. We need closer medical access, and closer access for food and personal needs.

169. I love the landscaping along streets. More public hearings before a permit is issued. I want to see speed limits enforced.

171. We need more parks that are accessible. I have a disabled daughter who finds it hard to navigate our current parks.

172. Splash pad.

174. Water is such a critical issue today. The district is not doing enough to encourage lower water usage. We need to penalize high water usage. Not talking about irrigation for farms, but grass, pools, and other high consumption items need to be penalized. Define the average water use. And if you go over it, there is a stiff penalty. Pools are unnecessary and wasteful. Front yards should be desert or landscaping with low water use.

177. Stop the wild rezoning of properties to build housing for the masses. We don't need this. Someday we will be sorry, and it will be too late. Stop becoming a resort. We could use small eating places like a deli. Some access to medical care should be closer.

178. The city should pause, or at least be very cautious about approving further development until current developments are completed, and their impact on our community can be assessed. Resorts like Black Desert Resort or Red Mountain or Movara are good. Resorts like Arcadia and Ocotillo are not good for our city.

179. Please, no more overnight rentals. Sports bar, restaurant.

180. No more low-cost housing and apartments. We have enough bike lanes.

181. We don't have the roads to support the fast growth and multi-unit housing. We should stop--we're past the limits.

182. Reduce high density housing.

183. Control vehicles parked on streets. Slow growth to conserve open space and plan for drought conditions. Dim outside lighting.

184. If you create a downtown city center, make it unique. Walkable, open spaces, small, independent restaurants. Low lighting, no bars. I would be fine with no other business in the city because of traffic and noise. We need water regulations, especially for new construction such as no grass, fee for pools, etc.

185. No more resorts or overnight rentals. A cafe or smoothie place. Need affordable housing

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

186. I'm so grateful you are taking the time to include the residents. Keep the colors consistent and not so opposing to the landscape. Don't want more lights, want it dark. Keep commercial retail development on the outskirts.

187. Stop building and no more businesses.

188. Do not let the city get too big, it will ruin the city we know and love. I do not want to see the city change, keep it perfect and do not bring big businesses here. No multi-unit rentals.

189. We need to test the emergency boxes again. This is a beautiful city with many opportunities. We are grateful to be living here. Also feel we need a full-time fire department. Would love to see a public community pool.

190. We believe critical decisions have been made, for example, Black Desert Resort and the planning for the future together is an afterthought. Better process to inform citizens of major decisions. Better control of rental units - overnight rentals.

191. We need serious alternatives to the Lake Powell pipeline now. Not next month or next year, but now. If we don't deal with this water issue, we could risk not only a lack of water, but worthless property values, so we can't even move.

192. We need controlled growth, feasible water conservation for residents and farmers. No more schools. We need Trader Joe's, Sprouts, Whole Foods.

195. Less growth to keep the small-town feel. I would prefer no more commercial building, we have too much already. The commercial properties right now cannot even fill up with tenants. Higher property taxes are ok if we can keep the small-town feel. If you want big city and commercial, move to Salt Lake. Chinese food with delivery.

196. Here's something to do for seniors. After our dog walks, we noticed even after a load of "pick up of your dog's poo" signs were put up that there is a lot of us seniors who cannot bend over to do that. So, what about hiring some business to do this? Help keep Ivins clean, and help with the city clean-up crew. Stop building new homes, apartments, condos, townhomes. Kids needed a splash pad this summer. Why didn't this happen? Why are they watering during the day at the new golf course?

198. Preserving the night sky is very important to me.

200. Stop development of resorts and overnight rentals. We have lived here for 19 years and love it here, but the increased building of resorts and overnight rentals is alarming. Please stop.

201. Why continue to build when we are in a drought?

203. Less growth would help. More police presence. Lately, feeling safe has been a concern. Keep rural. Taking rural agriculture away and rezoning is a huge concern.

205. Short term rental controls. Control over a multifamily construction. Stop growth, we don't have the water. Establish a limit on growth.

206. Be more concerned about water. We have enough overnight rentals. Have loved watching comets, stars at night. Quiet. Bike trails, hiking. Access to doctors, groceries and services is an issue.

207. Enforcement of speed limits. Water, water, water.

208. Don't over promise water for new development.

209. Align streets through neighborhoods better. Stop growth due to water reliability. No to Lake Powell pipeline. Water reliability is key. Soon, properties will be worth nothing. Our community will be dead due to no water.

## IVINS CITY 2022 GENERAL PLAN SURVEY COMMENTS

Sidewalks should connect to keep people off the streets. More parks, as growth is causing overcrowding of open spaces. Open spaces, parks, dog parks, hiking and maintained bike trails. Please work on more parks and open spaces. A new fire station should be a priority. Police and fire decision should be based on city population, crime rates and response time. Let's fill the one we have, and then this is a City Council decision. Stop growth until infrastructure can catch up. Growth is causing overcrowding of all the open spaces and roads. Stop growth before we all have to move due to no water. Small family-run restaurants or coffee shop, small business, markets for food.

210. No overnight rentals. Stop building resorts. Put to a vote any changes to original plans. Citizens should have the right to impeach Council members. Here's this questionnaire--is it really going to make a difference?

211. It appears the Council is quick to support developers, even if it means violating its own general plan. At a recent city sponsored meeting, the mayor seemed to discount the looming water crisis, stating it wasn't the city's responsibility or issue, it was a responsibility of the water district. I couldn't disagree with that statement more vehemently. Water conservation. Please, no more overnight rentals. No townhomes or high-density neighborhoods. Support the preservation of the night sky

212. No convenience stores or Dollar Tree. Encourage more doctors to practice here. We don't have urgent care.

213. The most important issue or topic is using reclaimed water to irrigate. We have a water issue. Why hasn't a wastewater plant been built?

214. Too much multifamily dwellings. Too much ignoring the existing population in favor of unwanted growth, changing to multifamily apartments. Maintain past focus on mostly retirement community.

215. Widen 400 W in areas that have not been paved and widened. I am very concerned that there is no turning lane into the Sage Villa area by Guy Lane. We have almost been rear-ended more than once trying to turn to visit our daughter. We would also very much like to see the city finish the piecemeal on 400 W. Please finish paving and widening the street. Thanks for this survey. Improve the emergency notification system. Safety for school children walking to and from school. Increase police. Prohibit overnight rentals. Focus on affordable housing.

216. Limit commercial growth. Limit any development close to Red Rock area. Secure water, new reservoir. Provide public access to a new reservoir like the current one. Health club. We feel the city has done overall a good job of providing most of what we like here, small town feel with limited commercial development.

402. Convenient and clean automotive services

403. Water. Curb swimming pools and grass. Night sky. Limit retail. Quiet, outdoor trails, affordability, city planning, and community feel. Low profile buildings. Moderate growth

404. Streets - 200 S is a mess for parking and street size. Some of the streets are so narrow you have to wait for the oncoming traffic to pass. I have heard that many people liked the city night once a month before COVID. Have you stopped them? Water usage never seems to be looked at.

405. Stop building row housing in prime view areas. Limit 2 story houses.

406. Retail development south of Hwy 91 should be considered.

408. Eliminate the street sweeper. Slow down building permits. No more overnight rentals. Maintain what we have. No new businesses, we like the rural atmosphere, do not like Canyon Crossing. Repair the splash pad. We are very concerned about water. We are very concerned about increasing traffic.

410. Enforce cleanup of old houses and lots with junk laying all over the property. Open field south side of Center Street with trailers and people living in them, old cars parked, and junk should not be allowed. Trader Joe's.

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412. City does a great job maintaining the streets and parks. I know we need development to maintain the city. Commercial development should be on the small size.

413. Manage water. Why don't we try to conserve more? The current water conservation requirements for new construction are a joke. A downtown city center doesn't make sense. You want to take away open space to build it. We don't need more businesses. If we need something, we can go to St George. We like being a bedroom community.

414. Curb the pandering to developers and high-density housing. Need resource conservation efforts, especially water conservation. More bicycling programs.

418. Postal flyers – not just with city bill.

419. Put proper lane signs at the rock roundabout. This is not a tourist town.

420. Water conservation.

421. Need to better maintain sidewalks. A lot of rocks and sand in gutters and on sidewalks. Enforce traffic speeds. Eliminate through traffic at busy intersections. If there is not a four way stop, then there should be a roundabout for safety. Limit parking a lot of cars parked by condos on the west side of town near bike lanes. Encourage small businesses that enhance outdoor space with a lot of benches, outdoor seating, fire pits, etc. to enhance the outdoor beauty. This is a beautiful town to live in as a family. Please don't ruin it by trying to attract tourists like so many other small towns in Utah are doing. Keep this area paradise for long-term residents. Thank you for the opportunity to let my voice be heard. This is a great first step to building a good community coalition.

422. Developers to pay for any new parks, sewer, roads, lighting, etc. Fewer tax concessions to attract new businesses. Wastewater conversion for non-potable water. No hotels and resorts, which City Council alters zoning for and building codes, while offering too many financial concessions.

423. I think seniors should get a break on property taxes. School tax is the highest on the bill, especially if you have no children or grandchildren in school. Control building and population.

424. Stop all the development now. No to annexing land. Water conservation is inadequate.

426. Water.

427. Overnight public parking on 200 E and 400 W. More police patrol. Conflict of interest when developers are council members. No drive through businesses

428. Find ways to preserve existing agricultural lands. Preserve the good we have – open space, vistas, dirt roads. Allow buildings on large lots.

429. Strict landscaping guidelines for new construction - less grass. Don't allow rentals in neighborhoods. We need pickleball courts at the parks. Finish neighborhoods – perimeter landscaping. Fewer overnight rentals. More trails.

431. We need more shade. Appeal to families. Growth is good, but only the right kind of growth, not just for the retired rich and tourists. We need a community pool. Turn the splash pad on during the summer. Water was used for an unused golf course, but not our own children. More affordable restaurants. Part of the reason we purchased our home is it was close to Unity Park and its splash pad. During the summer when that splash pad isn't running, more families resort to using their sprinklers at home, which causes more water to be used rather than in a splash pad.

434. Show more concern regarding the disabled. The City Council and mayor have lacked compassion or knowledge regarding the disabled regarding safety. This needs to be addressed, especially regarding walking without having to worry about low level branches that need to be trimmed.



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436. Continue to evaluate and assist water issues to ensure livability for all of us.

437. Preserving the natural beauty of the area is a top priority with our household. Low profile buildings to enhance the environment. Thank you for this survey opportunity. Sustainable and appropriate growth is needed to ensure that we have the right outcome.

438. Keep single family residences a top priority. Our home is an investment, we would like to protect it. It is a proven fact high density development negatively affects the value of that investment and negatively affects my daily enjoyment of that investment. Keep Ivins a rural, single-family community.

439. Keep the website updated.

440. More crossings with lights for pedestrians. Protect the night sky. Focus on fire, EMS, police safety first. Water is an issue, we should all be doing our part to conserve. Why does the mayor feel like more taxes are inevitable and so let's build a new city center? No. Where is all the money going? How could we ever allow our Ivins fire department to be closed? This should never happen again.

441. Building moratorium.

747. Growth hasn't been managed well because of inadequate water studies. Maintenance of common area between 350 W to 400 W, north side of Center Street. Stop overloading our precious resources. We are not for no growth. We are for sane and slow growth without depleting our resources. It feels like this huge push to develop Ivins to its maximum, with absolutely no regard to our precious resources, is careless. What about all the meetings we attended to voice our concerns? What about the meetings where we were threatened to be thrown out if we tried to speak? Now you want to appease us by creating our wish list. However, we are forbidden to mention water or money, the two most critical considerations in city planning. This is a farce. And what are we doing? Closing the barn door after the horses have run out? I don't get it.

749. The city's unique character is quickly disappearing. New buildings are ugly. We need a modest transportation system, meaning a bus. Changing zoning should be extremely difficult, and an infrequent and rare event. Recent development is unattractive at best, and clashes with the surrounding vistas. Cheap construction looks cheap. Developers should never be allowed to change the plan after they have started, and the city should never make concessions halfway into the project. The development trajectory in Ivins is heartbreaking.

750. The construction of the Black Desert Resort changes the entrance into Ivins, the small-town feel. Becomes a resort community feel.

766. Smooth and align the rough and bumpy roads. Improve sight distance in and around roundabouts.

767. Stop approving new development. Tanning salon. There is too much new residential development on too small lots, which eats up agricultural and open land, and creates more traffic. Also strains water resources.

768. Keep multifamily out of Ivins.

769. Pause future development until current developments are complete.

770. Bars, small businesses selling local products, coffee shops. Continue prioritizing the things that make us unique. Please do not pursue annexing additional land. Please do value the night sky and lighting ordinances and strengthen those ordinances. Any additional commercial space should be locally owned bars and restaurants, coffee shops. But such spaces should be well planned and not diminish the feel of our community.

772. Fewer condos and apartments. Creating a country way of life is important with less retail and commercial development, which is only a few miles away. All businesses are nearby and having them in Ivins would only increase traffic and diminish quality of life. I believe we have enough resort tax base. We have five places to eat

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already. It's a short drive to anything. No more apartments, condos, vacation rentals. People love it here for the low-density single-family dwellings. Let's keep it that way

774. Future traffic created by new large-scale development is concerning. Need bike lanes and trails that support connectivity and active transportation. Commercial development that primarily supports a walkable community and a good mix of amenities. Not focused on one or two specific retail segments. Privately run fitness center that is on a smaller scale, maybe Orangetheory? Please preserve the small community feel and our amazing natural landscapes and vistas. Hold our developers to high standards. Thank you for everything you do, Ivins City, and all your employees.

775. City is dark and residential areas need streetlights. We need a master plan.

778. A strict, no burn policy. Liquor store.

1144. Don't want us to become another St George. Slow down building and keep us small and quiet. More cable company choices. Don't need additional businesses. Keep our beauty. Listen to your residents regarding too much building.

1160. We need a gas station - Maverick only. We love Ivins. No matter what, you're doing a great job keeping everyone safe, healthy, and happy. We will live here forever. The city is filled with people who care deeply about the land and the people. Thank you.

1161. The general appearance of the streets, from approximately 200 E to Main Street and Center Street, there are several properties that are eyesores and have been for many years. Enforcement is lax, but the solution is not more enforcement. The solution is to provide help. Most of these properties belong to individuals who have limited resources, income, or the physical ability to clean up their properties. I suggest that the city and, or in conjunction with the church, provide the necessary help and encouragement. The city could provide a large truck to haul away trash, debris and other groups could aid in helping those individuals, with the difficult decision to dispose of useless items. There are other areas in the city where growth of plants, trees and weeds are unchecked and need to be addressed. Development of parks, trails, and open space. We need more small parks that have a playground, pickleball courts, bathrooms, walking trails and benches, some grass, and sufficient trees for shade. Consider requiring developers to designate one lot in 20 for a park, like requirements to provide paths or sidewalks. Slow down development until adequate water is available. Connect trails, or at least plan for interconnecting trails through sidewalks and purchasing land. Enforcement of speeding, especially on 400 W and 600 W.

1162. Construction dust control. Fiber internet. We don't need more traffic or strangers. Kill the streetlights. No commercial property or tourism. Keep it safe and boring, please.

1163. Slow multiple unit dwellings. More volunteer fire department.

1165. Bikers don't use bike lanes anyway, so don't waste the money. Education and enforcement of use of roundabouts. Trash cans along trails.

1166. Water issues. Conservation of natural resources keeping noise minimal. Encourage a small-town way of life. More public pickleball courts. We thoroughly enjoy, appreciate, and have great pride in the city. We have a home in Salt Lake City and here, and someday this may become our permanent residence. The beauty, the peacefulness, the quietness, the access to so many outdoor activities, and the wonderful community of people are what makes this so special for us. We have been here for 12 years. And in the last five or six years, we have seen a big jump in the growth and development in Ivins and this is somewhat of a concern to us. Fully understanding the natural draw to Ivins and its beauty, our hope is for careful future planning of the city to help maintain the purity, the peace and serenity it has now. Thank you.

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1167. Upgrade emergency services.

1168. Straight light shining in my backyard is very invasive. Does not give a night sky feel (provided address). Could use cafes, local restaurants, small grocery stores.

1170. Reduce growth. Plan for water.

1171. Stop construction of building new houses, not enough infrastructure to support so many people. Water problem, streets. Need space for more wildlife. Stop development for people to come live here.

1560. We need better maintaining of gardens outside of neighborhoods and along roadways. Too many overgrown trees and bushes. Branches of trees along Snow Canyon Parkway have grown into the roadway. Fallen leaves, acorns and dried up flowers from trees need to be regularly cleaned out of landscape strips to prevent fires and unsightly look.

1561. Growth is going to continue to happen, but I moved here for the peace and quiet small-town feel, and views. I would love to see growth limited.

1562. More police, fire, affordable housing, commercial spaces. No new nightly rentals or resorts. Widen Highway 91 since everyone uses it and it isn't safe. Where is the water going to come from? We need affordable housing. Elected officials that aren't contractors, builders, or real estate agents. More police and pay them better. We need to bring more families here. To do that, we need more affordable housing, not high-end homes, or luxury condos. The bucket is being kicked so that my children's generation will be the ones to figure it out because my generation refuses to. We need younger people on the Council, or at least to have their views heard.

1563. Night sky.

1601. Keep a small-town feel. Less zoning changes. Tighten controls on zoning changes.

1604. The influence scale is City Council 95%, residents 5%. Stop catering to special interests and conflict of interest. We should have a community center or rec center. A rec center will benefit everyone. Membership money will offset costs. Healthy people, healthy community. See South Jordan's rec center as an example. Seniors will have better lives and far less medical service will be needed. No water, no new development.

1606. Limit high density and vacation rentals. Term limits for elected officials. Fewer representatives in our city government that are involved in development, construction, and land use professions.

1607. Slow down and limit growth. We love Ivins. We chose to live here in large part due to the beauty and small-town feel. We understand growth will happen but hope it won't grow so fast and change all the reasons we moved here.

1608. Ensure water availability. More surveys like this, bi-annual. Improve communication, good basis for decision making. Restrict growth to ensure water availability for current residents. Current resident water needs should be protected against new development proposed water usage.

1609. We do not feel the city strives to serve the residents, the city strives to serve the contractors. We are not in favor of making Ivins a large city. We moved here because it was small and not a destination community. If we wanted to live in a destination community, we would have retired in Park City. Fifty years ago, Park City was a wonderful, small community. Our City Council needs to represent us, not big business. We don't feel the City Council represents the residents, but it's lining their pocketbooks.

1610. Limit expected growth of water use. Should try to accommodate lower income families that work here. More xeriscape. Consider more high-density housing, and preserve open space. Ivins is a great place to live because of easy access to open space, mountains and scenic terrain, natural beauty, the night sky, quiet and safe.

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It's getting too crowded and losing its small town, uncrowded feel. Most of the new building is low density housing for wealthy people.

1612. Get a plan in place for secondary water. There are some very unkept properties. Place a moratorium on pools until a water use plan is in place. Higher water use should cost more. A larger scale grocery store and pharmacy. Revitalize Main Street but keep the quaint feeling with no duplicated businesses that are found in St George. It's getting very busy and crowded there. We've only lived here for a year and don't know how to answer some questions regarding city services, police, etc. Tuacahn is a gem. Snow Canyon is a gem.

1614. More community resources, library branch, swimming pool, organized recreational activities. Ways to connect with others for recreation such as tennis, cycling, hiking.

1615. Larger building lots would be amazing. I love Ivins.

1616. The large bamboo barriers are fire hazards.

1617. Less townhomes, apartments and multifamily. Give driving lessons for roundabouts (lol).

1618. I think it's important to acknowledge that while we chose to live here primarily due to affordability, it would be difficult for a young couple to choose and afford to purchase a home in the city now. While we personally benefit from the increase in property values, it is disheartening to see young couples or families priced out of the city entirely.

1619. More community policing. Last marginal tickets for going a little over the speed limit or in crosswalks within a few feet of sidewalks.

1620. Put a moratorium on vacation rental properties, they are making the city ugly. Stop permitting vacation rental properties. Please don't allow us to turn into a congested extension of St George.

1621. Water conservation.

1622. Slow development.

1623. Members of the City Planning Commission should be elected, not appointed. Decisions by the Planning Commission should be submitted to a vote by the citizens. Citizens should be able to impeach members of the City Council.

1624. Listen to residents over developers. No more overnight rentals. No more resorts. Preserve open space and natural habitat. Listen to residents and vote accordingly. No hotels or resorts or overnight rentals anywhere. Encourage local small business and promote arts, smaller restaurants, coffee shops, galleries. Highly disappointed in the pattern of up zoning. Residents have voiced opposition to resorts and overnight rentals, please act accordingly.

1625. Quality low-income housing would be great. No more golf courses, ornamental grass. I'd be fine if we had a few more pickleball courts. A gathering place, city center. Parks are great, but something central and small would be great. I appreciate when thought and design go into any project whether it's housing, public or commercial, especially when it doesn't detract from the surroundings.

1626. Stop raising taxes, stop building or residents are going to see what a mistake you are making. Every piece of land we have here - sooner or later, you're having someone building on it. If you want a small-town feeling, overbuilding isn't the answer. Then you have parking in the street. High density isn't the answer to the problem you're going to have.

1627. Stop short term rental developments and reduce other development projects. Small houses should be considered in new developments. Many of us no doubt are cynical when it comes to surveys like these since many

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feel the City Council and mayor have already made up their mind to radically change the city in a negative way. Lobbyists and developers have the City Council and mayor in their pockets. However, I choose to believe the majority voice of the people must be heard and adhered to. Please listen and keep Ivins legacy alive. Don't ruin this, please.

1628. Listen to concerns about growth at Council meetings.

1629. Water and water pressure. Stop rezoning.

1631. No rentals.

1841. Fewer approvals of zoning changes and variances to residential and higher density residential and commercial.

1842. Night sky.

1843. Citizen input on growth issues.

1844. House and street lighting restrictions are overreaching and unsafe for children. Allowing only high-end development of retirement homes, vacation development and apartment complexes makes it hard to attract middle class families. Restaurants that allow live music would bring visitors and dollars, and create a more tourism desired feel. Allow other residents to do overnight rentals.

1846. Affordable housing. Aggressive water conservation.

1847. Put a hold on any large development projects. We need to really start being realistic about the aridification of the desert southwest. The pipeline will not be the solution, we should be clear about that. Running out of water will reduce the property values of the entire community. That is what should be the primary focus. Everything else follows from there.

1848. Unkept properties, some are very trashy, incentivize cleanup. Do not bring in nightly rentals and multifamily units.

1851. Seeing more solicitors makes me feel unsafe at our home. Mom and pop restaurants versus big box. No two-story homes - to protect views. Would like to know Ivins master plan. Are you going to publish the results of the survey?

1853. Zoning laws and enforcement. You don't put high density in the middle of homes. Permit should not be issued if exterior lights are not night sky compliant. This happens far too often.

1854. Stop giving approval right and left to higher density development. If you're really concerned about the water future and quality of life, you'll put the brakes on now before it's too late.

1855. Better policing.

1859. Keep the small-town feel.

5000. Enforce or ticket bikers that don't stay in marked bike lane. Why can't our airport start providing direct flights to LAX? Increase speed on Puerto Drive, 25 is just too slow.

1919. Utility infrastructure so you aren't tearing up roads every couple of years.

1921. An emergency system in place via text and e-mail to residents. Too many controls on growth. I want nightly rental abilities, commercial, and less restrictions on house lighting and colors. I love the new gas station and commercial center. Dog parks. A lawn and fenced area for animals to run. Reduced restrictions on building to aid economical building. Grow up and act like a city. We need a community area with grass and fences for dogs to run

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and people to meet. The other parks don't allow dogs off leash. We need commercial to help keep taxes low. I've lived here for 30+ years and see other areas of the county doing better to plan infrastructure to support its residents. This can't be a bedroom community. We are part of multiple cities.

1922. Not resort living. Build a Walmart.

2073. No more condos, apartments, homes on small lots. Don't want the city center that was presented earlier this year. No two-story buildings on Center Street, highly object to this.

2404. Stop development. Not only is water in peril with so much high-density housing, traffic and infrastructure are as well. I am astonished that the high density has taken place in Ivins. I was employed by a law firm whose specialty was zoning and real estate development. Feel there is no master plan, and the development of Ivins is more about money being brought in by big developers as the top priority.

2405. Some dumpy areas need cleaning up and regulations to not look so trashy, rather than focusing on a nice new house and limiting its color. Keep Ivins what it is while looking at ways to accommodate growth. We need Trader Joe's and Costco, natural grocer for healthy eating. I'd say more balance to new homes. We want people and families more than rich snobs. My neighbor has a boat garage that towers over me. That's not much different than a two-story home. So many families don't live here because of the restrictions.

2407. Better infrastructure. Better range of development types.

2408. Water development and conservation. Stop high density development. No more businesses. Everything we need is within a reasonable distance.

2409. Put serious controls on growth. We have limited water. No chains or big box stores. Curb short term rentals.

2410. We need a public water park where families can go to recreate that is reasonable and affordable. A store like Sprouts.

2830. No lawns. Modernized building codes for energy efficiency. Maintain the quietness of Ivins while also facilitating managed growth. Create a city-sponsored land conservation or land bank. Maintain rural character, low density housing, limited commercial and retail zones. Encourage water conservation. Continue excellent city services. Pursue shared services with Santa Clara. Communicate with Shivwits to encourage their growth policy to parallel ours.

2873. Reduce growth. Increase retail.

2874. More restaurants, more commercial development, more hotels.

2875. More activities for adults.

2876. Reduce light pollution.

2877. Pickleball courts. Stop the short-term rentals. It's going to ruin our town. Renters like that just don't care. It doesn't do anything for our community except ruin it.

2887. We chose Ivins because of the "end of the road" feel to it. Had we known there would be so much development so fast, we would have reconsidered our choice.