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Chapter 1: Introduction

Ivins is a city located west of St. George in Washington County in southwestern Utah. As of May 2007 there were 2,654 homes with an estimated population of 8,500. Ivins grew slowly in years prior to 1990, but in the 90's growth accelerated dramatically. Today Ivins has one of the highest rates of growth in the state.

A recent analysis indicates Ivins has the land area to become a city of between 24,000 to 35,000 people. With the current wave of rapid growth in all of southwestern Utah, Ivins has the potential of reaching this capacity much sooner than would have been previously expected. The Tuacahn Center for the Arts, Red Mountain Spa, and Snow Canyon Medical Clinic are major projects that have already brought additional visitors and attention to Ivins.

The quality of life currently enjoyed in Ivins, coupled with the potential magnitude and pace of growth, demands that serious attention be given to planning for the future. What kind of foundation should be laid now for a community of 35,000? How can the treasured quality of life that Ivins residents enjoy be sustained and enhanced? These are important and difficult questions. The issues at stake justify continued attention and adherence to the General Plan.

The impact of unplanned growth is seen in many older communities. There is still a significant amount of undeveloped land in Ivins that creates a relatively blank canvas on which to paint; Ivins can plan for the future and avoid many of the mistakes resulting from unplanned growth.

The present challenge is to direct and manage growth in ways that will enhance the quality of life now enjoyed. This document, the Ivins General Plan, is an important tool in meeting that challenge.

A basic premise of the Ivins General Plan is that the community has the right to determine the way in which it will grow. While growth is inevitable, Ivins can take charge of its own destiny and need not be subjected to urban sprawl and undirected growth.

Definition of a General Plan

A General Plan is sometimes referred to as a "Master Plan". It is a guide for making land use decisions regarding growth, the locations of lands, uses and community appearance. The General Plan is a reflection of the community's goals and values. The Ivins General Plan governs the area within the City limits.

The General Plan is intended for use by the City Council, Planning Commission, other boards and committees, City Staff, developers and residents. The purpose of the General Plan is to provide a comprehensive guide for the physical development of the City. It is a key tool to guide zoning, budgeting, capital improvements, decisions and policy making.

A General Plan is not a regulatory document. It must be implemented through other ordinances and actions. When a community has adopted a General Plan, Utah Code 10-9-301 authorizes the community to require that all streets, parks, public buildings and utilities (public or private) be constructed in conformity with the General Plan. It is the intent of the Planning Commission and the City Council to create consistency between the General Plan and ordinances and policies.

How the General Plan was Developed

In 1998 the General Plan was developed with input from City staff, appointed committees, and the public at large. The General Plan was reviewed and approved by the Ivins City Planning Commission and adopted by the City Council after a public process. In August of 2001 the Land Use Map (Figure 1 of the General Plan) was adopted. In 2006 and 2007 the Planning Commission and City Council reviewed, updated and refined the General Plan.

Updating the General Plan

Since the purpose of the General Plan is to guide growth according to the goals and needs of the community, the General Plan should change as the needs of the community change. To be an effective guide for decision-making the plan should be kept reasonably current. The steps by which the General Plan and land use map may be amended are found in Utah Code 10-9-304.

This specific document is an amended version of the Ivins General Plan dated January 8, 1999. The Planning Commission and City Council will make periodic reviews to update and refine the General Plan to ensure its continued viability.

How the General Plan is Organized

- Chapter One of the General Plan introduces the requirements for the General Plan, how it was developed, and how it is maintained and organized.
- Chapter Two examines briefly the history of Ivins, projected growth and build-out analysis.
- Chapter Three details the vision for the future, and the goals, objectives, policies and actions associated with the achievement of the City's vision.
- Chapter Four includes the natural and cultural resources the City wishes to protect.
- Chapter Five covers land use policies.
- Chapter Six details the implementation action plan.
- Maps throughout support the text by showing storm watercourses, habitat, land use, streets and roadways, and bikeways and trails.

Each section of the Plan concludes with policies that are derived from the information presented in that subsection. These policies are intended to provide direction to guide future decisions that will in turn lead to accomplishing the Goals and Objectives of the General Plan. For example, the following policies address the need to keep the General Plan consistent and current.

General Plan Policies

All land use decisions including the development of streets, parks and utilities, and the provision of public services shall be consistent with the General Plan.

The Planning Commission will periodically review the General Plan. Recommendations for action will be made to and approved by the City Council.

Chapter 2: Growth

Projected Growth for Ivins City and Washington County

Washington County and Ivins City have experienced steady growth for more than 20 years and it is anticipated that growth will continue. Some of the trends and attributes that attract growth to Washington County and Ivins City include:

- Local and national trends toward increasing leisure time and tourism.
- Transportation and communications advances which will continue to reduce the importance of location relative to business.
- Migration created by a desire to leave large urban areas.
- Innovative and well-planned development in Ivins City.
- Wide range and access to cultural and recreational opportunities.
- Location in majestic scenery.
- Superior quality of life.
- Migration to the warmer climates of the desert southwest.
- The desirability of Washington County as a place to retire or have a second home.

The Economic Future for Ivins City

Ivins City was settled by pioneers who supported themselves through the raising of agricultural crops and farming interests. Water for farming was brought to the area by a canal from the Santa Clara River. Culinary water was obtained from a spring now known as the Johnson Arch Spring located in Snow Canyon State Park.

The Kayenta subdivision of Ivins was created in 1983. This unique subdivision, with large lots, southwestern style homes and an emphasis on preserving the natural landscape, brought a new image and interest to Ivins City.

In the early 1990's the Tuacahn Center for the Arts and Red Mountain Spa were built and the completion of Snow Canyon Parkway brought increased visitation to Ivins City. The Snow Canyon Medical Center was built in the late 1990's. All three facilities enjoy national and international recognition.

Planning for two large commercial areas is underway. The commercial project on the northeast corner of 200 East and Center Street is proposed to include civic, retail, commercial, and residential uses. The commercial project on the eastern boundary is proposed to include resort destinations, spas, timeshares and retail. Both areas are projected to increase the economic base of Ivins City to help realize the goal of becoming a destination community.

Population Projections for Existing and Future Land Uses

The following is an estimate of the minimum Ivins City population at buildout, (when all vacant land within City limits has been developed). This estimate assumes that the City boundaries will not change and that development will follow the Land Use Plan adopted in 2001 and amended on January 23, 2006. Land use has been divided into developed and undeveloped areas so that a more accurate reflection of buildout population can be found by accounting for areas where development has already occurred and calculating the densities in those areas. The estimated persons per household is 2.92 and is based on data provided by Utah's Association of Government and Governor's Office of Planning and Budget Demographic and Economic Analysis 2005 Baseline City Population Projections that can be found at the website governor.utah.gov/dea/05BaselineCityProj.pdf.

MINIMUM LAND USE BUILDOUT POPULATION

Type of Use	Acres	Unit/ Acre	Units at Buildout	Buildout Population
Low Density Residential Developed	1083	1.06	1146	3,346
Low Density Residential Undeveloped	2337	2.32	5422	15,832
Medium Density Residential Developed	297	2.21	657	1,918
Medium Density Residential Undeveloped	60	3.49	209	610
High Density Residential Developed	295	3.06	903	2,637
High Density Residential Undeveloped	6	6.00	36	105
Total	**4,078**		**8,373**	**24,448**

Maximum Projected Buildout Population based on Annexation and Potential Density Increases

The recent amendments to the Land Use Plan have been toward increased densities for incoming developments. To ensure that City infrastructure has adequate capacity for future land use decisions the maximum density population was developed for use as a planning tool. City staff worked with Alpha Engineering to conceptualize where increases to land use densities might occur in the future and is intended solely for the planning of capital facilities and is in no way intended to predetermine future land use decisions.

An estimate of the maximum Ivins City population at buildout (when all vacant land within City limits and proposed annexation areas are developed) has been prepared using the maximum projected buildout population. It is assumed that the City boundaries will change to include the proposed annexation areas included in the City's Expansion Area Map and that development will follow maximum density possibilities. (See Figure 5).

MAXIMUM LAND USE BUILDOUT POPULATION

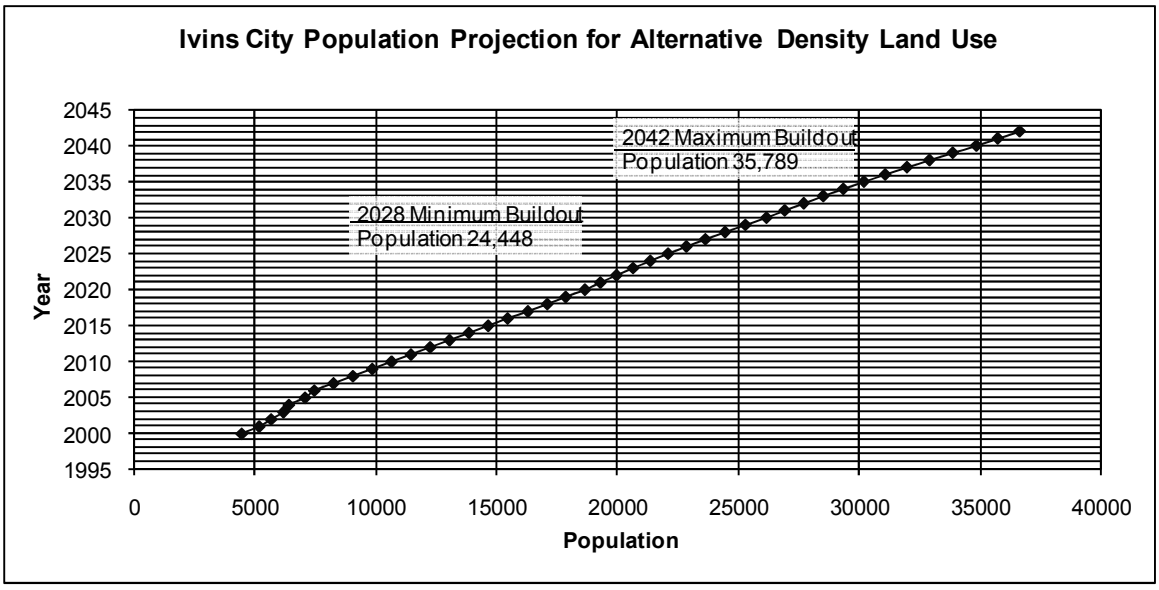
Type of Use	Acres	Unit/ Acre	Units at Buildout	Buildout Population
Low Density Residential Developed	975	.82	801	2,339
Low Density Residential Undeveloped	3,025	2.32	7,018	20,493
Medium Density Residential Developed	336	2.29	768	2,243
Medium Density Residential Undeveloped	380	3.49	1,326	3,872
High Density Residential Developed	359	3.17	1,137	3,320
High Density Residential Undeveloped	201	6.0	1,206	3,522
Total	**5,276**		**12,256**	**35,789**

Timeline Projections for Population Increases

An analysis was completed to estimate the timeline projections for population increases. The models are non-linear with a high percentage of growth occurring at the front end of the model and slowing as the model approaches buildout populations. The following table shows the population projections for minimum and maximum population calculations.

Year	Pop	% Change	Year	Pop	% Change	Year	Pop	% Change
2000	4,450		2015	14,655	5.77	2030	26,170	3.44
2001	5,174	16.27	2016	15,455	5.46	2031	26,932	2.91
2002	5,672	9.63	2017	16,300	5.47	2032	27,716	2.91
2003	6,178	8.92	2018	17,100	4.91	2033	28,522	2.91
2004	6,404	3.66	2019	17,863	4.46	2034	29,352	2.91
2005	7,076	10.49	2020	18,659	4.46	2035	30,206	2.91
2006	7,455	5.36	2021	19,301	3.44	2036	31,085	2.91
2007	8,255	10.73	2022	19,965	3.44	2037	31,990	2.91
2008	9,055	9.69	2023	20,652	3.44	2038	32,921	2.91
2009	9,855	8.84	2024	21,363	3.44	2039	33,879	2.91
2010	10,655	8.12	2025	22,098	3.44	2040	34,865	2.91
2011	11,455	7.51	2026	22,858	3.44	2041	35,746	2.91
2012	12,255	6.98	2027	23,645	3.44	2042	36,649	2.91
2013	13,055	6.53	2028	24,458	3.44			
2014	13,855	6.13	2029	25,300	3.44			

As estimated in the table above, assuming no changes to the land use plan, the minimum buildout population of 24,448 would occur between the years 2027 and 2028. Likewise, assuming the increased densities and annexation, the maximum buildout population of 35,789 is estimated to occur between the years 2041 and 2042. The following chart gives estimated populations from the year 2000 to 2042.



History

In 1909, several residents from Santa Clara City began the difficult labor of bringing water from the Santa Clara River up onto the Santa Clara Bench for irrigation purposes. This irrigation made new farmland possible, approximately three miles west of Santa Clara, that eventually became the town site of Ivins.

The First families to take up residence in the Ivins area arrived in early 1922. In 1924, the town was named in honor of Anthony W. Ivins, an official of the Church of Jesus Christ of Latter-day Saints (LDS) and a well-known missionary to the Native Americans of the region.

Ivins was granted a post office in 1924 and a one-room church was completed in 1926. Electricity was brought to the town in 1930, with the residents supplying poles and labor.

The community frequently struggled with ice and flood damage to their water diversion system and farmers worried about unwatered crops, until Civilian Conservation Corps crews completed the Windsor Diversion Dam in 1933. During the early years, drinking water was dipped from irrigation canals, but by 1950 culinary water was available from springs in Snow Canyon.

Modeled on the principles used in other LDS settlements, the streets were laid out in a grid pattern, with large lots for gardens. LDS plans were designed to promote harmony and efficiency and to make the task of creating a community out of the desert wilderness an orderly and pragmatic endeavor.

The vision and work ethic of the early settlers combined with the planning of new generations has established a beautiful and thriving City with a wonderful heritage and a bright future.

Chapter 3: Vision and Goals

The Community's Vision for the Future

As Ivins City grows, the primary objective of the General Plan is to protect and enhance the quality of life for residents and visitors alike. The elements that define Ivins City's quality of life are:

- The spiritual quality of the land.
- Magnificent landscapes.
- Open space.
- A clean and serene environment.
- Variety and charm in the mix of housing.
- Diverse recreational opportunities.
- Compatible retail and professional services.
- Enriching cultural and performing arts.
- A feeling of safety and comfort.
- A sense of belonging to the community.
- Careful planning and preparation for the future.

The policies outlined in this General Plan are intended to provide a vision for the future of Ivins City and address the following:

- Preserve and enhance the natural beauty of the landscape and spiritual quality of the environment.
- Protect the spectacular views for all to enjoy.
- Preserve a unique community that reflects the serenity of its natural surroundings.
- Create an uncrowded feel with ample open space.
- Maintain a safe and well-protected community.
- Encourage housing types diverse in price range, size and architecture that blend with the natural environment.
- Plan civic/commercial centers where residents and visitors can gather, shop, dine, and be entertained.
- Encourage festivals and events that promote community spirit, build traditions, celebrate heritage and attract tourism.
- Encourage activities and recreational opportunities that will serve the needs of the community, attract tourism and promote economic development.
- Efficiently manage revenue sources to adequately fund services and infrastructure.
- Promote effective government that embraces community involvement.
- Plan for and manage development so growth does not outpace the capacity of public facilities and services.
- Protect the night sky by carefully regulating lighting while also promoting safety for residents.

Goals, Objectives, Policies and Actions

In any city, decisions are made regularly concerning roads, sewers, parks, schools, new subdivisions, commercial developments, etc. Taken separately, the decisions may not seem related; however, the cumulative effect of such decisions has a significant impact on the community and the quality of life of its residents. Clearly defined goals and objectives provide a means by which a government can focus these individual decisions for the good of the community. When adopted by the City Council, the Goals, Objectives and Policies of the General Plan become a guide as to how Ivins City intends to direct its energies and resources with respect

to the many issues facing the community. The community's vision for the future is outlined below in numbered goals and supporting objectives.

Goal I. General Plan

Protect the superior quality of life in Ivins.

General Plan Supporting Objectives:

- Specify the intent of the City Council regarding the planning and regulation of growth, land use and development, and the distribution of densities within Ivins City and surrounding areas.
- Encourage the type of development that enhances the qualities that make living in Ivins desirable.

Goal II. Natural Setting

Preserve the natural beauty and views that give Ivins its unique identity, including the Red Mountain and the other natural hillsides that enclose the City, the natural washes, the lava beds, open spaces, and the night sky.

Natural Setting Supporting Objectives:

- Assure that development patterns and building scale preserve views of Ivins' natural setting.
- Provide incentives for preserving open space and the lava beds.
- Discourage development that would mar the hillsides surrounding Ivins.
- Place underground all existing and future power lines and remove existing poles.
- Encourage architecture, lighting, landscaping and the use of colors that blend with the natural surroundings.
- Preserve the night sky.

Goal III. Economic Development

Attract and sustain businesses that will provide employment opportunities for Ivins residents and enhance its tax base.

Economic Development Supporting Objectives:

- Create a formal economic development board.
- Create commercial areas where business can thrive and residents can gather.
- Attract businesses that reflect and support our community values, which will allow residents to work in Ivins.
- Encourage patronage of locally-owned businesses.

Goal IV. Unique Identity

Maintain a strong sense of place and individual identity for the City.

Unique Identity Supporting Objectives:

- Guide development in a manner that enhances the City's appearance.
- Protect scenic vistas and the visual quality of entrances to the City.
- Encourage the preservation of farmland and open pastures that recall the agricultural heritage of Ivins.
- Establish a logo, street signage, street lighting, street furniture, etc. that are unique to Ivins.

Goal V. Growth

Foster orderly growth compatible with the character of the community and surrounding natural beauty.

Growth Supporting Objectives:

- Encourage growth in areas and at levels that can be reasonably sustained by City services and facilities and that minimize the financial burden on residents.
- Identify and protect growth areas that are visually, economically or geographically related to Ivins within which annexation must take place before development occurs.
- Apply design standards that preserve the City's quality of life.
- Encourage infill development to efficiently utilize existing urbanized areas and facilities.
- Assure that development takes place with adequate public facilities and services.

Goal VI. Residential

Allow for a variety of housing types in attractive, functional neighborhoods, to meet the needs of all income levels.

Residential Supporting Objectives:

- Encourage development that preserves a sense of neighborhood and high moral values.
- Encourage the preservation of areas for a rural lifestyle consistent with the local heritage.
- Encourage residential design that complements the natural beauty and character of the area.
- Encourage low profile housing.

Goal VII. Transportation (SEE TRANSPORTATION MASTER PLAN)

Provide a road system that moves people and goods safely and efficiently to and through Ivins and minimizes negative impacts, visual and otherwise, on adjacent property.

Transportation Supporting Objectives:

- Consider transportation impacts in land use decisions and neighborhood developments.
- Preserve the rights-of-way necessary to accommodate future traffic needs.
- Encourage traffic calming designs through residential neighborhoods.
- Require road connections between subdivisions where practical.
- Provide walking paths and bike paths/lanes in an interconnected system that links major destinations.
- Upgrade existing roads, curbs, gutters and sidewalks.
- Assure that development impact fees and/or land dedication requirements accurately reflect the City’s cost to address the transportation needs for new development.
- Promote the idea of mini traffic circles at intersections to slow traffic and as a means of visually enhancing the grid character of the streets.

Goal VIII. Recreation (SEE PARKS AND TRAILS MASTER PLAN)

Provide a wide range of recreational facilities and opportunities for all ages.

Recreation Supporting Objectives:

- Provide recreation facilities and activities to meet a diverse spectrum of recreational needs for Ivins residents.

- Assure that future populations will be able to enjoy the existence of and accessibility to parkland.
- Work closely with the School District to develop joint City/School park sites.
- Assure that development impact fees and/or land dedication requirements accurately reflect the costs to the City of providing parks for new development.
- Create a spectacular trail system by implementing the Ivins City Parks and Trails Master Plan (Figure 4).

Goal IX. Public Services

Insure that public facilities, services and utilities are adequate to meet the needs of present and future residents of Ivins.

Public Services Supporting Objectives:

- Assess impact fees as necessary to assure that new developments are paying the appropriate costs of the utilities and services.
- Analyze current levels-of-service for City services and set targets to be maintained as future development occurs.
- Assess user fees as necessary to provide funding for established levels of service.
- Promote energy and water conservation in existing and new developments.
- Through Special Improvement Districts (SID) or other means, bring older neighborhoods within the City up to standard in terms of public services.

Goal X. Education

Support quality public schools, private schools, charter schools and continuing education.

Education Supporting Objectives:

- Search for and utilize joint-use facilities to minimize costs to the City and the School District.
- Assure that land resources are reserved for future school needs through cooperative long range planning.
- Encourage state charter schools.
- Encourage the utilization of qualified retirees to enrich public education.
- Support plans for elementary schools, a middle school, high school and library in Ivins City.

Goal XI. Water Development

Provide safe, dependable water in sufficient amounts to meet the future needs of the residents, businesses, and amenities of Ivins.

Water Development Supporting Objectives:

- Encourage conservation through efficient use of water and application of developing technologies.
- Promote economical development of water resources.
- Develop a reliable secondary water system.
- Secure additional water to provide for projected buildout population.
- Preserve and protect water rights.
- Assess user fees as necessary to provide funding for established levels of service.
- Assess impact fees as necessary to assure that new developments are paying the appropriate costs of water development, purchase, storage and delivery.

Goal XII. Neighboring Communities

Establish and maintain friendly, neighborly relationships with the Shivwits Indian Reservation, Washington County and the Cities of Santa Clara and St. George and other Washington County cities and organizations.

Goal XIII. Emergency Services

Continue to evaluate and establish appropriate Public Safety services so that Ivins becomes and remains a truly safe and well-protected community.

Emergency Services Supporting Objectives:

- Establish and maintain appropriate levels of service for police, fire protection, emergency medical services and animal control.
- Ensure the proper training and equipment for emergency services personnel.
- Enlist the aid of Ivins residents in establishing and maintaining a safe community through programs such as Neighborhood Watch and CERT (Community Emergency Response Teams).

Chapter 4: Natural and Cultural Resources

In order to develop policies and strategies that bring about the goals and objectives outlined in the vision for Ivins, it is important to understand the physical characteristics of the City, both natural and man-made, that provide opportunities for and constraints to development.

Climate

Ivins is located within the northern extension of the Mojave Desert. Its southwestern setting and low elevation provide Ivins with a desert climate characterized by low humidity (rapid evaporation), generally clear skies, relatively mild winters and hot summers. The average annual temperature is approximately 77 degrees.

Average annual precipitation is approximately eight inches per year. The dry climate has attracted many who experience physical discomfort due to humidity. At the same time, this arid condition places a high importance on the availability of water. Because of its relative scarcity in the western United States and the cost of delivery, water has been and will continue to be a key factor in Ivins' growth.

Scenic National and Regional Resources

Ivins is located in a region that includes the largest concentration of natural recreation areas in the contiguous 48 states. The area includes four national parks, four national monuments, two national recreation areas, five state parks, three national forests and four wilderness areas. Ivins is located in close proximity to Snow Canyon, Gunlock Reservoir, Sand Hollow and Quail Creek Reservoir State Parks. It is within a relatively short driving time from Zion National Park, Bryce Canyon National Park, Lake Powell, Lake Mead, the north rim of the Grand Canyon and Great Basin National Park.

The visually striking red sandstone cliffs, plateaus and mountains provide a scenic backdrop to the community. The natural beauty of the geologic features and vegetation gives Ivins a unique character.

Scenic National and Regional Policies:

Capitalize on the uniqueness of the environment; protect that environment and harmonize development and design with it.

Cultural, Religious and Historic Resources

Ivins City is dedicated to supporting a broad public understanding of and appreciation for the cultural arts, and recognizes the positive impact the arts play in enriching cultural, economic and intellectual life in our community and schools. Home to a diverse and growing cultural arts community, Ivins recognizes, encourages and supports the growth of artistic diversity. Additionally, art and cultural events and businesses contribute to the well being of the tourism industry making them an invaluable partner. Currently Ivins is home to a number of festivals and celebrations.

Mormon pioneers originally settled the area, so historically the LDS Church has been the predominant religion. Growth has brought residents of many faiths, creating a blended culture fostering cooperation and united community support.

Of all those now living in Washington County, none have been here as long as the Shivwits band of Paiutes. The Southern Paiute probably entered Utah about 1100 AD. There were larger groups that settled along the rivers and smaller groups that stayed near the springs. The Paiute were mainly foragers, hunting rabbits, deer, and mountain sheep, and gathering seeds, roots, tubers, berries, and nuts. They also had some irrigated fields along the banks of the Virgin, Santa Clara, and Muddy Rivers. They raised corn, squash, melons, gourds, sunflowers, and later, winter wheat.

The first reservation for the Paiutes was established in 1891 on 100 acres of land near the Santa Clara River at Shivwits, about 10 miles west of St. George. In the 1950's the Utah Paiutes' tribal status was terminated by Congress. This caused many problems for the people for nearly 20 years. In the 1970's award money was given to the people to pay for land that was taken many years before (27 cents per acre). On April 3, 1980 President Carter signed legislation that restored federal recognition for the Paiute. This has made it possible for the people to once again have a tribal council and the help of social programs.

The Shivwits settlement has changed over the years. Most of the early homes are gone and newer homes have been built east of the old site. The cemetery is still in use. The people of the Shivwits band and the other Southern Paiute remain a close-knit group. As always their culture is very important in making them a unique and proud people.

On the south side of the City there is a significant collection of Native American petroglyphs that date back to 800 A.D. The petroglyphs and archeological sites are preserved by the establishment of the Santa Clara River Reserve, an interlocal agreement between the Bureau of Land Management, Santa Clara City, and Ivins City.

Cultural, Religious and Historic Policies:

- Interface with necessary federal agencies and the Shivwits Band to plan for protection of the petroglyphs and Native American culture.
- Support and fund the Santa Clara River Reserve trails and protection.
- Promote the cultural arts.
- Honor the City's pioneer heritage.

Hillsides and Geologic Hazard Areas

Many of the hillsides that frame the north and south side of Ivins contain steep slopes greater than 8% which present a number of particularly difficult problems when subject to development: rock fall, scarring, slope failure, erosion, storm water control, and traffic access.

Geologic conditions that exist in the Ivins area which are of greatest significance include:

- Potentially unstable slopes on steep hillsides.
- Moderate earthquake hazard.
- High ground-water conditions in low-lying areas that may result in instability and affects the city aesthetics from the alkali staining.
- Collapsible and expansive soils that may pose a hazard to building structures.

Hillside and Geologic Hazard Policies:

- Where hillsides are in private ownership and development rights exist, the City will discourage development on hillsides through measures such as zoning, density transfer and acquisition/dedication. Where hillside excavation cannot be avoided, cuts are to be

fully reclaimed to a natural appearance through landscaping, or screened from general view.
- Public health and safety must be preserved by assuring that stability is properly maintained on any development of hillsides and/or slopes.
- In all development, problem soils must be properly identified and mitigated.
- All proposals for building sites must include a geologic/soils report addressing specific conditions of the site.

Storm Watercourses

A large dike system was constructed at the base of Red Mountain to convey floodwaters around Ivins to Dry Wash and Padre Canyon Wash, and ultimately the Santa Clara River. Storm watercourse areas subject to the 100-year flood (flood with a one percent chance of occurring in any given year) are shown in Figure 2.

Storm Watercourse Policies:

- The City discourages any development within known 100-year storm watercourses or flood prone areas. The exception is for development that is compatible with periodic flooding such as trail systems, golf courses and other public or private uses that will permit the free passage of floodwaters and do not involve habitable buildings nor result in significant property damage.
- The City will continue to enforce, and refine when necessary, its current storm watercourse protection regulations.
- The City seeks to minimize flooding risk by:
  - Preparing and updating city-wide storm water plans for the conveyance and management of storm water.
  - Preparing a plan for regional detention structures to prevent increased peak storm flows arising from property development.
  - Increasing detention in storm water systems to decrease peak flow; and
  - Protecting and expanding natural floodable areas and locating appropriate uses, such as parks, in these areas.
- The City discourages the channelization of streams and encourages the preservation of natural watercourses.
- To accomplish the above, the City will prevent the development of habitable structures within a storm watercourse.
- To recognize the storm water runoff as a resource and as a potential source for other uses.
- The City proposes the following drainage policy:
  - Minimize the increase in the rate of flow from developing properties unless down stream facilities exist to accommodate the increased flow rates.
  - Maintain the flow of storm runoff within its natural drainage basin and path as much as possible.
  - Discourage the use of retention basins by providing adequate detention areas.
  - Encourage the design of drainage facilities that adequately handle storm runoff.
  - Minimize flooding nuisance in 10-year flood events with the goal of keeping all roads open and drivable.
  - Design all city underground conveyance systems for the 25-year flood event.
  - Protect life and property in the 100-year flood event by conveying storm water using the combination of pipelines, channels, and roadways and planning regional detention facilities to ensure that these facilities are not overwhelmed.

- Control peak flow discharges from the Ivins City boundary into other jurisdictions so other jurisdictions are not negatively impacted from the development of Ivins.

Dry Washes

Throughout the Ivins area, dry washes provide a natural storm drainage system carrying storm water to the Santa Clara River. This natural drainage system is also important as visual open space, wildlife habitat area and recreation corridors. The larger drainage washes are the Dry Wash and Padre Canyon Wash. Other, smaller washes should also be maintained in a natural state wherever feasible.

When the natural conditions of a dry wash are disturbed they are often invaded by tamarisk, which chokes out other vegetation and impedes drainage flows even to the point of causing flooding. A tamarisk (salt cedar) management effort is necessary to restore dry washes to a healthy state.

Dry Wash Policies:

- Dry Wash and Padre Canyon Wash should be preserved in a natural condition except for flood prevention, detention, or water conservation.
- Wherever feasible, smaller washes shall be preserved in their natural state.
- Tamarisks (salt cedars) should be removed from dry washes and native plants reintroduced.

Red Cliffs Desert Reserve

The Red Cliffs Desert Reserve provides many opportunities for recreation and enjoyment of the diverse and fragile environment of Washington County. The Habitat Conservation Plan (HCP) was developed by the US Fish and Wildlife Service, Utah State, Washington County and the municipalities impacted by the Endangered Species Act of 1973. The HCP created a 61,000-acre Desert Tortoise preserve including the northern edge of Ivins.

Endangered Species Policies:

- The City will support and assist in the implementation of the Habitat Conservation Plan for the Desert Tortoise, as well as other legitimate threatened or endangered species in the local area.
- Land use proposals that could have adverse impacts on critical wildlife or plant habitats shall be modified to eliminate or adequately mitigate such adverse impacts.

Air Quality

The relatively pristine air around Ivins is another of the community's great natural resources and attractions. Local air quality is excellent. The principal source of air pollution in the Ivins area is wind-blown dust. It is anticipated that automobile emissions will become an increasing problem in the future.

Air Quality Policies:

- The City will control man-induced dust by requiring strict dust suppression (such as watering during construction) and that land disturbance associated with development be graded and revegetated within a reasonable time period.

- Bike and pedestrian travel is encouraged to reduce the air pollution caused by motorized vehicles.
- Clean businesses or offices for research and development, such as medicine, software and other technologies are encouraged to be part of the economic development of the City.
- The City proactively supports efforts to reduce emissions on a regional basis.

Chapter 5: Elements of the General Plan

Land Use

The Land Use element is the core-coordinating component of the General Plan. It interrelates all of the elements of the General Plan that have implications for the arrangement of uses of the land. The Land Use Plan is a physical expression of the implementation of the various policies that make up the General Plan. (See Figure 1.)

The Land Use element considers areas within the City. The Land Use element is an important guide for decisions related to development. The Land Use Plan is a visual reference for public or private entities seeking information about the land development objectives of the City.

In addition to the designations on the Land Use Plan, policies are adopted to guide future City decisions on a case-by-case basis.

The Land Use Plan is general. There are areas that do not necessarily follow the existing property lines. Property-specific conditions are taken into account when the Planning Commission and City Council zone, rezone and/or grant a building permit for a specific parcel.

General Land Use Policies:

- All zoning and other land use decisions shall be consistent with the General Plan.
- Urban development should be located within, or adjacent to, existing urban areas in order to avoid sprawl and strip development, maximize the cost-effectiveness of public facilities and services, and preserve agricultural and open space land uses.
- Innovative urban planning should be used in all zones to protect, enhance and blend development with the unique natural character of the area.
- Growth should pay its own way, i.e. the costs for new public infrastructure should be paid by the development entity that generated the need and that will benefit therefrom.
- Any review of planned development shall include proof that adequate public facilities are available to serve each development.

Residential

The majority of residential land in Ivins is currently zoned in low densities. One purpose of the General Plan is to promote the City's objectives with respect to development. Another purpose is to introduce greater densities than the zoning may indicate in order to achieve open space through the use of density bonuses or other incentives. The objective is to achieve preservation of key scenic features and important amenities per the General Plan while maintaining overall average zone density.

Apartment/condominium housing is important to fulfill a variety of housing needs, whether it is luxury condominiums for retirees, or low-cost housing for young couples just starting careers. The Land Use Plan designates apartment/condominium housing throughout the community in locations that have adequate street and utility capacity as well as other amenities such as parks, trails, etc.

Residential Policies:

- Areas that contain designated open space, parks or other scenic/natural resources should be developed with clustering to encourage and preserve the desired resource(s) and overall net density shown on the Land Use element.
- Medium and apartment/condominium density housing shall be located near collector and arterial roads, and as a buffer between low density housing and other land uses.
- The old, core area of the City should continue to be developed with medium-to-high density housing.
- Apartment/condominium housing (townhouses, for example) should be located so as not to block views of the mountains and the building mass should be stepped and staggered to avoid a boxy appearance.

Moderate Income Housing

Ivins City desires to have a variety of housing types, including moderate-income housing. In all residential Zoning Districts, Ivins City encourages the use of Overlay Districts that allow for density bonuses as a way to provide incentives for developers to build and sell more affordable housing. Within the Old Ivins Township area of the City specifically, infill development will be encouraged through density bonuses and flexibility in the subdivision of land, lot design and home placement.

Ivins City also encourages the utilization of state or federal funds or tax incentives to promote the construction of moderate-income housing. Utilization of programs offered by the Utah Housing Corporation and the Department of Community and Culture are also encouraged.

Commercial

Pioneer settlers established the basic layout of Ivins. They envisioned it as a traditional agricultural community. In recent times it has grown to be a bedroom community with its residents working and shopping in the St. George area. As Ivins grows toward its projected build-out population of 24,000 to 35,000 people, it will need a corresponding growth in commercial development.

Ivins' commercial areas should develop using state-of-the-art methodologies. Successful commercial developments have their own unique characteristics, such as historic charm, an open-air experience and a wider mix of uses (offices, government, etc.) that attract customers. These advantages can indeed produce a vibrant healthy community centerpiece.

- Ivins may have one or more core retail areas. These areas should have the following characteristics:
- Landscaping, lighting, and signage in compliance with the Ivins City Design Guidelines
- Low profile, attractive buildings with placement, orientation, and design in compliance with the Ivins City Design Guidelines
- Pedestrian friendly with attractive walks, benches, planters, plazas, etc.
- Parking designed to reduce visual dominance with visual compatibility with the surrounding landscape

The following businesses that are consistent with the above characteristics would be well suited for core retail areas:

- Shops, restaurants and art galleries

- Grocery stores, drug stores and similar stores that blend in well with other commercial uses in the area
- Professional offices for needed community services (doctors, realtors, lawyers, accountants, insurance, etc.)
- Business offices
- Offices for research and development such as in medicine, software and other technologies
- Entertainment and cultural venues

Neighborhood Commercial areas provide locations for commercial uses that are in harmony with adjacent residential buildings and are well landscaped and fenced so as not to detract from the surrounding neighborhood.

Major commercial centers are envisioned on Snow Canyon Parkway near the eastern boundary and at the intersection of Center Street and 200 East. These centers would appeal to the residents of Ivins as well as those of the neighboring communities and visitors to the area. The commercial center at Center Street and 200 East may also include civic uses including City offices.

Commercial Policies:

- The City supports developing a pedestrian oriented core commercial center around Center Street and 200 East.
- The City supports developing pedestrian-oriented commercial centers on Snow Canyon Parkway. Strip commercial development should be avoided.
- The City also supports creating and maintaining healthy, vibrant, neighborhood core retail areas that will provide convenient shopping and work locations for residents while minimizing cross-city travel.
- All commercial development should have a pleasing appearance with attractive and ample landscaping and be in compliance with the Ivins City Design Guidelines.

Business

The history of other communities shows that if Ivins' quality of life is maintained, it will also become increasingly attractive for business development. In addition to the advantages of southwest Utah in general, climate, natural setting, redundant fiber optics, proximity to Las Vegas (two hour drive) and air service to major cities, the livability of Ivins will make it an appealing location for employees.

It is an important goal of the City to attract businesses and professions, which provide employment opportunities to the Ivins area.

Business Policies:

- The City will encourage and help attract business development that will provide higher-than-prevailing wage rates and are environmentally sensitive.
- The City will encourage employment centers and other large traffic generators to locate near major collector or arterial roads.
- The City will encourage architectural designs that blend with the natural environment and are in compliance with the Ivins City Design Guidelines.
- The City may use Development Consultants and other experts to assist in planning for core retail and neighborhood commercial areas.

Agriculture

Agricultural land is a non-renewable resource that is recognized as a valuable land use. Agricultural land has two public benefits: preservation of open space and aesthetic values associated with the rural lifestyle that has played an important role in the region's heritage.

Agricultural Policies:

The City will support measures for the preservation/conservation of agricultural land. Such measures might include:

- Large lot zoning
- Clustering of density
- Conservation easements
- Transfer of Development Rights (TDR's)

Parks and Recreation

Parks and recreation are important aspects of a healthy community. Recreation and park facilities help attract people and businesses to a community. The City currently has three larger developed parks: Red Rock Park is approximately 3.7 acres, Ivins City Park is approximately 5 acres, and UNITY Park is approximately 12 acres. In addition, there are two smaller parks: Megan Fitness Course and Del Coronado Mini Park.

Park Planning faces particular challenges for the City. As the community grows there will be a need for more parkland, yet there will be less undeveloped land available, and the cost of that land will be higher. It is important for the City to not only meet present needs, but to also set aside land that will be needed for a future larger population.

The Ivins City Parks & Trails Master plan was adopted in September 2003 and was prepared to give direction and to provide a framework for guiding future planning, design and implementation decisions. The plan establishes goals and strategies, which will provide guidance in the future development of parks, trails, recreational facilities and open space preservation in Ivins.

A portion of future parkland needs can be met by encouraging future developments to set aside parkland in proportion to the demand created by that development's residents and be available for use by any resident of the community. This is usually practical only for meeting neighborhood park needs. Community parks and special use parks that serve more than one neighborhood are most effectively developed by the City. The costs of these kinds of parks should be provided through impact fees, bonding and/or equity buy-in.

Parks and Recreation Policies:

- The City shall maintain the current level of service for neighborhood parks. The City shall strive to increase the total developed parkland. The City will also strive to increase the number of recreation programs available to the residents of Ivins City.
- The City will regularly update a separate parks element of the General Plan, using it as a guide for locating and prioritizing park development and land acquisition. The Parks & Recreation Master Plan and Capital Facilities Plan will accomplish this.
- New development is encouraged to provide neighborhood park facilities that are easily accessible and available for all residents.
- The cost of community or other special use parks and their amenities shall be equitably shared by residents.

- The City shall develop and maintain a trail system to connect neighborhoods to parks, open spaces, recreation and other community facilities. A major feature of the trail network will be to preserve native landscapes, wildlife habitats and natural beauty. The Parks & Trails Master Plan and Capital Facilities Plan shall serve as a guide for trails.

Open Space

Areas within and around the community that are desirable to be preserved as permanent open space include:

- Existing and future park sites.
- The Santa Clara river corridor.
- The hillsides and rims of the Red Mountain.
- The Desert Tortoise Wildlife Management Area north of Ivins.
- Major washes, including Dry Wash and Padre Canyon Wash.
- Other natural formations that give the community its identity and that separate communities and keep them from growing together.
- Elephant Rock, Humpback, Pyramid, and Rock Park (all in Kayenta).

Greenbelt and open space land can also be used for passive recreation and trails connecting significant facilities (parks, schools, commercial areas) and to provide residents with access to natural resources.

There are a variety of techniques, which may be used to help preserve open space. The following is a brief overview of some of the techniques available:

- Acquisition - The most effective way to preserve open space lands is to acquire open space lands or their development rights. Many communities have acquired open space through both purchase and gifts.
- Conservation Easements - An easement is a legal restriction on the use of all or a portion of a particular property. A conservation easement does not change the ownership of the land, but it places limits on the use of the land, such as restricting development. Conservation easements are used for a wide range of public goals such as land/scenic conservation and agricultural preservation. Conservation easements can normally be acquired at a much lower cost than the sales price of the land since the owner can still own and use the land in a manner consistent with the easement. Conservation easements may be obtained by either a public agency or by non-profit organization land trusts (e.g. Virgin River Land Preservation Association or Nature Conservancy).
- Cluster Development - Clustering is a method used to shift or relocate development from a less desirable to a more desirable location. For example, on a parcel that is zoned for four 1-acre lots, in order to preserve open space for a particular purpose, the developer could be encouraged to create four 1/2-acre lots in a cluster that leaves the remaining two acres free from development. Grants of additional density may be used to provide an incentive to cluster development and preserve open space. Through the use of clustering, the City may be able to preserve critical open space area without the necessity of purchasing it or depriving property owners of their development rights.

Open Space Policies:

- The City shall attempt to preserve land designated as Open Space (on the Land Use element) permanently free from development and left in a natural state for public, passive recreational purposes such as parks and pedestrian/bicycle trails.
- The City shall actively pursue the preservation of such significant open space through conservation easements, acquisition, Transfer of Development Rights (TDR's),

clustering, by enlisting the aid of organizations such as the land trusts and other land preservation techniques.

Public Lands

There is much public land surrounding Ivins that is managed by either the State Institutional Trust Lands (SITLA) or the Bureau of Land Management (BLM). It is Federal policy that isolated (and therefore difficult-to-manage) BLM parcels should be traded for private and/or SITLA land that is adjacent to or surrounded by BLM land to allow easier management. It is entirely possible that several of the large BLM tracts in the vicinity of Ivins could become private land through land exchanges and thus be subject to future development. SITLA lands were expressly granted to the state for the purposes of supporting public education. It is incumbent upon SITLA to seek the highest return possible on its stewardship to generate money for the public school system. It is likely that SITLA will be subject to increasing development pressure. The SITLA holdings are candidates for future development. If development occurs in this area, it is the City's preference that it be developed in harmony with the current zoning requirements. It will be important that the City monitor land trades and potential development of SITLA to assure optimal land use in terms of protection of existing property values, traffic, economics, utilities, visual/aesthetics, and zoning ordinances.

Public Lands Policies:

- Lands within the City under the jurisdiction of SITLA and/or the U.S. Bureau of Land Management should be carefully reviewed by the City for development impacts when an exchange or sale of such land is considered.
- Public lands within the City, which are suitable for schools, parks or open space, should be designated in advance by the City and sought by the City when disposal or exchange is considered.
- In order to communicate essential concerns for future development, the City will include public lands in the General Plan Land Use Element and on the Annexation Growth Plan.
- The City may, when requested, rezone public lands within its jurisdiction consistent with the Land Use Element of the General Plan.

Roadways

The Roadways element of the General Plan addresses decision-making related to roads for the safe transportation of people, goods and services in the Ivins region.

The Ivins roadway system consists of a hierarchy of street types: major and minor arterial, major and minor collectors, and residential streets. Residential streets are the predominant street type found in every neighborhood. Very few unpaved streets and roads remain in Ivins.

Ivins was a participant in the St. George Master Traffic Study, which addressed regional traffic needs. Ivins is at the western end of the regional road system. The Shivwits Reservation and public land effectively preclude urban development west and north of Ivins. Previously the only access to Ivins was from the south via Highway 91 that passes through Santa Clara. A second arterial, Snow Canyon Parkway, now provides additional access to Ivins. Another access in the northeastern area is through Snow Canyon State Park.

Currently, within the old town site, most roads have an 89 foot right of way. In west Ivins the right of way is typically 49.5 feet. The Ivins Transportation Master Plan identifies 200 East and 400 West as major collectors for Ivins. 400 East is classified as a minor collector and is seen as an alternate through-route providing a relief valve for in-city traffic.

As a matter of policy the City does not build new roads. Developers are expected to construct the roads that serve their own projects. Roads may also be funded through Special Improvement Districts that assess property owners. The City levies road impact fees on new development based on the most current Capital Facilities Plan and Impact Fee Analysis. One challenge the City has is finding adequate funding to pave and maintain existing roads.

The City's current design standards require curb and gutter be installed in all new developments. The installation of curb, gutter and sidewalk also acts as a safety barrier separating pedestrians and traffic. Curb and gutter is the standard. Curb and gutter is the standard requirement for new developments. The development of viable drainage alternatives will be reviewed and considered on a case by case basis.

The Roadways element of the General Plan (Figure 3) illustrates existing and proposed locations and types of roads that the City anticipates will be required in the future. The Roadways element has been adopted by the City Council in conformance with state statute.

In addition to guiding its own capital improvements planning, the City can use the Roadways element to guide private development. For instance, the City can:

- Deny development that is not consistent with the Roadways element (and other elements) of the General Plan.
- Require developers to locate internal streets so they are consistent with and tie into existing road locations.
- Require developers to construct new roads or make improvements to existing roads if justified by the anticipated traffic impacts of the proposed development.

The Roadways element is coordinated with and reinforces other elements of the General Plan in order to provide necessary traffic capacity throughout the community. Since road rights-of-way also serve as essential utility corridors, the Roadways element is closely coordinated with the Utilities element.

Roadway Policies:

- The construction of new roads and widening of existing roads should be paid for by those who generate the need and who will benefit from such improvements. In most cases a developer or group of developers will need to pay for new roads or road widening to serve their project(s). Where a proposed road will also clearly benefit existing development, a combination of developer(s) and existing residents may jointly fund road improvements through Special Improvement Districts.
- In order to serve future needs, the City may require improvements to major arterial roads beyond the level required by an individual new development. The costs associated with increasing the size of the roadway may be reimbursed by future developments that will share the road (Zonal Impact Fees).
- Curb and gutter is the standard requirement for new developments.
- If requested, and prior to development approval, impacts to the roadway system caused by development shall be based upon a traffic study in accordance with accepted traffic engineering principles.
- Developments that will increase traffic volume on collector and arterial road intersections will be required to improve such intersections (no more than 40 seconds average wait at an intersection during peak hours).
- As street lighting is installed, low profile lights that do not negatively impact residential areas will be used.
- Private roads are permitted but not encouraged.

Bikeways

Bicycle riding and hiking are both recreation and transportation. Bike trail planning should consider the needs of all residents. As Ivins grows, well-planned and functional bikeways systems will be an important part of the community development plan.

Bikeway and Trails Policies:

- The City encourages the development of a bikeway system that is integrated and interconnected with pedestrian paths and on-street bike lanes that will connect major destinations (shopping, schools) with parks and open space corridors.
- The City will encourage bike/pedestrian paths in all new developments and will encourage such paths to be designed and located to tie into a citywide system.
- Bike/recreation paths should take advantage of street and utility rights-of-way when available.
- The City will work with other land agencies such as irrigation companies, utility providers and the County and State to obtain access for trails.

Utilities

Water

Like most western cities, Ivins' future growth is closely tied to the availability of water. The low precipitation climate makes water one of Ivins' most critical natural resources. A central question in Ivins' desert setting will always be, "Is there enough water?"

Ivins' water supply comes from the following sources:

- Snow Canyon wells developed jointly with St. George and Santa Clara.
- Gunlock groundwater wells developed jointly with St. George.
- Regional Water treated and delivered by Washington County Water Conservancy District (WCWCD).

Additional sources of water are currently available when needed from:

- Loundsbury groundwater well owned and operated by Ivins.
- Ence groundwater wells operated by WCWCD located near the Santa Clara River southwest of Ivins.

Water Conservation

Water conservation is an essential aspect to all cities that foresee growth with a limited water supply. WCWCD has projected that the Washington County region will need aggressive conservation to ensure water supplies, even with large-scale regional water development such as the Lake Powell pipeline.

Conservation measures can most effectively be applied to outdoor irrigation. High-water-use landscaping on a lot as small as 10,000 square foot (1/4 acre) can result in outdoor water use exceeding indoor water use. Low-water-use, desert landscaping can significantly reduce outdoor water use. Ivins City encourages desert landscaping (Xeriscaping) along with other conservation measures to reduce water use.

Other water conservation measures appropriate for Ivins include:

- Install water-efficient fixtures in all new construction.

- Encourage replacing non-efficient fixtures with water-efficient fixtures in existing structures.
- Encourage new development to adopt water conservation policies and water-efficient landscaping.
- Respond rapidly, taking corrective action and instituting recurrence control, on all water system leaks.
- Periodically publish the status of City water consumption with comments and recommendations for conservation. Also provide examples of water conservation landscaping that is effective.
- Continue to use water rate structures that reward low water usage.
- Continue the enforcement of Ivins City Code sections that define misuse and appropriate punishment for water waste.
- Promote the use of new conservation technologies.
- Promote a secondary water system for irrigation purposes.

Secondary Irrigation System and Water Reuse

Ivins envisions a secondary water system for irrigation purposes in the City. New developments are required to install dry pipelines for this future irrigation system. The main advantage of a secondary irrigation system is the ability to use water that does not meet the water quality requirements for culinary water. This water is often obtained at a lower cost since treatment is generally not required.

Another reason to consider installing a secondary irrigation system is that water reuse is beginning to be developed in the region by the City of St. George. St. George has expanded its wastewater treatment to generate water suitable for reuse and has constructed a pipeline from the wastewater treatment plant to Ivins Reservoir for the purpose of providing this water to the Shivwits Indian Reservation. This new pipeline may be an opportunity for Ivins to complete the irrigation system.

To operate a functional city-wide irrigation system, the City will consider the following:

- Work with Ivins Irrigation Company to determine if there are any opportunities to combine the City's primary delivery system with the existing irrigation system. Also discuss combining water storage.
- Work with City of St. George and/or the Shivwits Indian Reservation to obtain reuse water as a source for the irrigation system.
- Identify a phased capital facilities program to incrementally install the secondary system.
- Identify whether Loundsbury Well or Ence Wells could be used as a source of water to the system.

Water Policies:

- The minimum level of service for culinary water is to maintain a water system capable of meeting the daily and peak demands of City residents and businesses, including the provision for adequate fire flows. The distribution system must be sized to accommodate peak hourly instantaneous flows with a minimum of 40 psi pressure existing in the system at all points and shall not fall below 20 psi to comply with the fire flow standards required by the State (Utah Administrative Code rule 309-105-3).
- The City shall prepare and periodically update city-wide culinary water and secondary water system master plans to ensure that the system can provide the aforementioned level of service for the existing community, and to enable the City to prepare for new development and sustainability.

- The City shall continue to promote desert landscaping and other water conservation measures in an effort to reduce water supply needs.
- Users of large amounts of water for landscaping and other exterior purposes shall be encouraged to use secondary and irrigation water rather than culinary water.
- The City should evaluate and consider combining the Kayenta private water system with the City's culinary water system.
- The City shall adopt water-conserving measures for its own facilities, including:
  - Desert landscape design.
  - Reduction in turf grass areas requiring irrigation.
  - Installation of water saving plumbing fixtures.
  - Use of secondary water for major irrigated areas.
  - Use of irrigation control systems responsive to weather conditions to reduce water runoff.
  - Continued maintenance of delivery systems for efficient use and application.

Wastewater

Ivins City owns, operates, and maintains the sewer collection system within the City. This collection system transmits the wastewater into St. George sewer trunk lines. St. George then treats this water at its wastewater treatment plant near the Virgin River. As discussed previously, St. George has expanded the treatment processes to generate suitable reuse water that may become available to Ivins City.

Wastewater Policies:

- The minimum level of service is to maintain a collection and treatment system capable of meeting the daily and peak flows of the City in compliance with State and Federal standards.
- The City shall prepare and periodically update the city-wide wastewater system master plan to ensure that the system can provide the aforementioned level of service for the existing community and to enable the City to prepare for new development.
- The permitted capacity of the treatment facility shall not be exceeded.
- The City shall enforce State laws and local Ordinances requiring sewer connection.
- The City will examine the practicality of a City-owned and operated wastewater facility.

Natural Gas

Natural gas is provided to Ivins and surrounding communities by Questar. Questar plans to service all areas of Ivins and will extend service lines to an area when an adequate customer base exists.

Electric Power

Electric service to Ivins is provided by Rocky Mountain Power and arrives via a 35KV line.

The main power line that serves Ivins is a 69KV overhead line and has a major visual impact on the community. Ivins has been requiring new developments to install all underground power systems, and also to underground any existing overhead lines adjacent to the development.

Nevertheless, the City's main distribution system is via overhead lines. Main (trunk) lines are installed entirely at Rocky Mountain Power's expense. It is not their current policy to underground existing trunk lines or even new ones. To do so would require a policy change by Rocky Mountain Power and/or a commitment by the City to pay the differential cost. This

additional cost (construction surcharge) for underground installation of trunk lines could be funded in a variety of ways:

- Assessment to the properties adjacent to the portion to be undergrounded, whose appearance and property values would benefit significantly from the visual improvements;
- General one time City-wide assessment under the assumption that the entire community will benefit from the visual improvement due to removing overhead power lines;
- A dedicated tax that could be used to retire bonds for the construction surcharge.

As electrical installations are made, the City will work with Rocky Mountain Power and property developers to keep these improvements underground. Underground conduit for future lines must be installed with all road or utility projects.

Gas/Electric Policies:

- The City encourages the conservation of energy resources in anticipation of future costs and shortages.
- The City shall evaluate and adopt guidelines for energy conservation including building insulation requirements and planting trees to reduce solar gain.
- The City will continue to require the undergrounding of present and future power lines throughout Ivins.

Telephone and Fiber Optics

Telephone service is provided by various service providers. Some fiber optics have been installed in the city. In addition, Interlinx Communications, a fiber optic communications company, has also recently installed two fiber optic conduits along Center Street as part of southern Utah fiber optic loop network. This fiber optic backbone may provide an incentive for companies that need large bandwidth communications to consider relocating to Ivins. Fiber connections were provided to the City Hall and the Fire Station for future communication needs. These connections may become important as the City needs to upgrade communications.

Telephone Policies:

- The City will work with telephone service providers to address interim phone needs until the fiber optic system is operable.
- The City and telephone service providers will confer regularly to plan future phone system components.
- The City will put a priority on the installation of a fiber optic system for all new developments.
- All new installations will be underground.
- New subdivisions will install the equipment for subsequent installation of fiber optics.
- Encourage fiber optics and new technologies.

Solid Waste Disposal

The City contracts with Allied Waste for the collection of all solid waste. Allied Waste delivers garbage to the landfill managed by Washington County Solid Waste. The City also provides a monthly dumping location at 450 North 100 West for green waste and overfill of non-construction debris for standard size waste cans. This excludes appliances and home furnishings. Special pick-ups can be arranged by contacting Allied Waste directly.

Solid Waste Disposal Policies:

- The City supports the District's objective of reducing by up to 25% the amount of solid waste disposed in the County landfill.
- The City will support recycling measures.

Public Safety

Ivins City established a Public Safety Department in 2001 to provide Law Enforcement, Fire, EMS, and Animal services. As the City grows, there will be a need to expand the number of Public Safety personnel. A reasonable level of service standard is 1.5 officers per 1,000 population.

Law Enforcement Policies:

1. The City will add Public Safety officers to reach a reasonable level of service at 1.5 officers per 1000 population.

Animal Services

The Ivins City Animal Shelter provides Animal Control Services including impoundment and adoption. The policy of the City is to work with volunteer groups to achieve the goal of finding homes for all adoptable animals.

Animal Services Policies:

- The City will add animal shelter/animal control staff as needed.

Fire Protection/Emergency Medical Services (EMS)

The Fire/Emergency Medical Division of Public Safety consists of 55 volunteer firefighters/EMTs and two fire stations with seven trucks. The volunteer Fire/EMS division of Public Safety has provided the City with excellent fire fighting and EMS services. On an official insurance rating scale of 10 (1 = best), Ivins has a fire rating of 6. As the City grows, more personnel and manned stations will be needed. The goal is to maintain the current ratio of firefighters-to-residences. Sites for additional stations should be located to maintain 1.5 mile service radius coverage for the city. Specific future sites should be negotiated in conjunction with future development.

On December 15, 2007 Ivins City began providing basic ambulance transport service of Ivins City residents to the hospital after being licensed by Utah State.

Fire Protection/Emergency Medical Policies:

- The City's goal is to have a manned Fire Station within a 1.5 mile service radius.
- The City will accept offers of land and buildings from developers in order to meet the aforementioned standard.
- The City's goal is to provide a maximum five-minute response time for all fire and EMS calls for service in the City.

Schools

School Policies:

- The City will communicate regularly with the school district to encourage future school development. The City will work in conjunction with the School District by identifying potential school sites to meet population growth.
- As schools are developed, the City shall seek to reduce the costs of both schools and parks through joint development, so long as accessibility to the joint facility will meet the community's needs.

Library Services

Library services are administered on a countywide basis by the Washington County library system. The County maintains five library outlets, the closest one being in St. George.

Library Policies:

Support and encourage the County to establish a library in Ivins.

Community Appearance

The physical appearance of a community conveys an impression about its values and pride. Are the streets landscaped appropriately? Are the parks orderly and well maintained? Are the streets in good repair? Does the City have a character and identity of its own? Are buildings and signage in harmony with the area? Are street and directional signs easy to follow?

In pioneer times, visual cohesiveness and character came easily to a community because there were few building materials available in the region and they were used by a relatively small number of artisans. Signs, lights, and architecture tended to be consistent within each community. Today, with a wide choice of materials, a multitude of design influences, and an abundance of outside corporations with their own ideas, community appearance can easily become chaotic.

Ivins' appearance should reflect a small, friendly and well-maintained community nestled harmoniously in a unique and beautiful natural setting.

Community Appearance Policies:

To assure that community appearance efforts are working in harmony, the following guidelines will be used to bring about an overall consistency in the City's character and appearance:

- **Signage –** Encourage fewer, more modest signs which are easily read, but do not compete with each other in size or design.
- **Entryways and High Traffic Areas –** Upgrade the city entrances and high traffic routes with landscaping and well-maintained roads to give a pleasant first impression of the community.
- **Architectural Design –** Encourage basic design standards to assure that new buildings are "good neighbors" to existing development and to ensure that they do not detract from the natural beauty of the area. This can be achieved through low building heights, stepped building massing, protection of views, landscaping, lighting, etc. Allow individuality and creativity in architecture, but encourage it to be done using regional building materials and natural colors in order to maintain a relaxed, quiet, and natural feel for the City.

- **Underground Power lines –** The areas in the City that have no overhead lines are the strongest evidence of the improved appearance that can result. New utilities should be underground.
- **Streetscaping –** Streetscaping helps to establish the character of the community and its use is encouraged. Care must be taken not to block views or dramatically change the natural character of the area. In our desert climate rocks, boulders and native vegetation are encouraged.
- **Walls and Fences –** When needed, walls must be innovatively designed so as not to leave streets looking monotonous and sterile. Natural colors and materials should be used and a landscaped buffer area should be placed between walls and streets.

Chapter 6: Implementation and Action Plan

In order for the General Plan to be valuable, the plan must result in action. The process of carrying out the policies and proposals included in the plan requires a long-term commitment by the community and particularly its elected officials. A plan that results in a benefit to the community does not happen by the mere adoption of a plan. The plan must be implemented.

A Variety of Implementation Tools

The General Plan represents a common vision for the community. It represents the end objective desired by the community. There are a variety of tools available to the City to achieve the vision of the General Plan. These include:

Zoning Ordinance

Zoning consists of a land use plan and an associated ordinance that define appropriate locations, allowed uses, and restrictions for each zoning category. Where the General Plan illustrates an overall general desire, zoning has the force of law.

The uses identified on the General Plan are implemented through zoning. However, the zoning boundaries may not exactly match the General Plan areas. For example, the General Plan may indicate that a hillside should be preserved undeveloped, and that an adjacent flat area should be developed at *low density*. The General Plan objectives can be met by clustering the homes on a smaller portion of the property, at a higher *net* density, but still adhering to the overall density for the parcel. Zoning must be carefully applied in order to fully accomplish the General Plan.

In addition to the typical aspects of zoning, there are also other aspects of the zoning approval process that give greater flexibility to the City and to the landowner. These include:

- **Conditional Use Provisions** - uses allowed only after specific review and approval by the City. Usually there are guidelines by which the design and appropriateness of the use is evaluated.
- **Overlay Districts** – a zoning district, with its accompanying requirements, that is applied to an area that may place development standards on a zoning district in addition to the base-zoning district.
- **Planned Development and Subdivision Enhancements Overlay Districts** – overlay districts to provide flexibility in the development requirements of the underlying zoning district that allows for cluster development and requires creative and efficient subdivision designs that provide areas of open space and other desirable design features.
- **Sensitive Lands Regulations** - special regulations to protect sensitive lands such as steep slopes, hillsides, wetlands and storm water courses.

Subdivision Ordinance

The Subdivision Ordinance specifies the process by which a parcel of land is subdivided into smaller parcels. Subdivision ordinances often contain standards for certain aspects of development that are not contained in the zoning ordinance. These might include design standards for roads, sidewalks, drainage, utilities, lighting and even dedication requirements, such as for parks. The Subdivision Ordinance may also include site design criteria to be used by the Planning Commission and City Council in determining whether the location and plan proposed for the buildings, roads, utilities, etc. are appropriate and safe. Some of the objectives and policies of the General Plan can be implemented through the Subdivision Ordinance.

Another implementation tool available to the City are its Capital Facilities Plans, which specify improvements necessary for all utilities and services including water, sewer, storm drain, parks and recreation, public safety, and transportation.

Implementing the General Plan

There are several general actions to implement the plan:

- A formal commitment by the City Council that zoning and other land use/development decisions will be guided by the General Plan (a consistency policy). This includes a commitment that major deviations from the General Plan should be preceded by a review and amendment of the plan through a public hearing process.
- Formal General Plan review will occur periodically to assure that its elements are still consistent with community goals.
- Zoning and subdivision ordinances should be revised as needed to provide a control mechanism whereby the Planning Commission and City Council can manage new development in a desired manner.
- Upon adoption of the revised General Plan, the zoning map should be revised to reflect the goals of the General Plan.
- Major public utility line extensions (water, sewer, gas, electricity) and new roads should be planned and installed in a manner that is consistent with the General Plan and in consonance with the Capital Facilities Plan.
- In order to involve and educate the general public, the General Plan should be made available for wide distribution throughout the community.
- Capital Facilities Plans will be reviewed and revised periodically.

Specific Actions to Implement the Policies of the General Plan

General Plan Policies:

All land use decisions, including the development of streets, parks and utilities and the provision of public services shall be consistent with the General Plan, including maps, goals and policies.

Action Steps:

- Revise the zoning/subdivision ordinances periodically to accomplish the following:
  - Adjust densities and uses in all residential zones to be consistent with those of the General Plan
- As a condition of any land-use approval, the applicant will be required to demonstrate consistency of the request with the General Plan.
  - Prepare and present to the Planning Commission and City Council for adoption, revisions to the zoning map that are consistent with the General Plan.

Public Land Policies:

- Lands within the City under the jurisdiction of SITLA and the U.S. Bureau of Land Management should be carefully reviewed for development impacts by the City when an exchange or sale of such land is considered.
- Public lands within the City, which are suitable for schools, parks or open space, should be designated in advance by the City through the General Plan and sought by the City when disposal or exchange is considered.

- In order to communicate essential concerns for future development, the General Plan Land Use Element will include public lands within the City boundaries and annexation area.

Cultural, Religious and Historic Policies:

- The City will interface with necessary federal agencies and the Shivwits Band to plan for protection of the petroglyphs and Native American culture.
- The City will support and fund the Santa Clara River Reserve trails and protection.
- The City will promote the cultural arts.
- The City will honor the City's pioneer heritage.

Hillside and Geologic Hazard Policies:

- Where hillsides are in private ownership and development rights exist, the City will discourage development on hillsides through measures such as zoning, clustering density and acquisition/dedication. Where hillside excavation cannot be avoided, cuts are to be fully reclaimed to a natural appearance through landscaping, or screened from general view.
- Public health and safety must be preserved by assuring that stability is properly maintained on any development of hillsides and/or slopes.
- In all development, problem soils must be properly identified and mitigated.
- All proposals for building sites must include a geologic/soils report addressing specific conditions of the site.

Storm Watercourse Policies:

- The City discourages any development within known 100-year storm watercourses or flood prone areas. The exception is for development that is compatible with periodic flooding such as trail systems, golf courses and other public or private uses that will permit the free passage of floodwaters and do not involve habitable buildings nor result in significant property damage.
- The City will continue to enforce, and refine when necessary, its current storm watercourse protection regulations.
- The City seeks to minimize flooding risk by:
  - Preparing and updating city-wide storm water plans for the conveyance and management of storm water.
  - Preparing a plan for regional detention structures to prevent increased peak storm flows arising from property development.
  - Increasing detention in storm water systems to decrease peak flow.
  - Protecting and expanding natural floodable areas and locating appropriate uses, such as parks, in these areas.
- The City discourages the channelization of streams and encourages the preservation of natural watercourses.
- To accomplish the above, the City will prevent the development of habitable structures within a storm watercourse.
- The City recognizes storm water runoff as a resource for potential use.
- The City proposes the following drainage policies:
  - To minimize the increase in the rate of flow from developing properties unless down stream facilities exist to accommodate the increased flow rates.
  - To maintain the flow of storm runoff within its natural drainage basin and path as much as possible.
  - To discourage the use of retention basins by providing adequate detention areas.

- To encourage the design of drainage facilities that enhance the quality of storm runoff.
- To minimize flooding nuisance in 10-year flood events with the goal of keeping all roads open and drivable.
- To design all city underground conveyance systems for the 25-year flood event.
- To protect life and property in the 100-year flood event by conveying storm water using the combination of pipelines, channels, and roadways and planning regional detention facilities to ensure they are not overwhelmed.
- To control peak flow discharges from the Ivins City boundary into other jurisdictions so other jurisdictions are not negatively impacted by the development of Ivins.

Dry Wash Policies:

- Dry Wash and Tuachan Wash should be preserved in a natural condition except for flood prevention, detention, or water conservation.
- Wherever feasible, smaller washes shall be preserved in their natural state.
- Tamarisks (salt cedars) should be removed from dry washes and native plants reintroduced.
- Require protection and restoration of natural storm watercourses and dry washes to deter channelization.

Endangered Species Policies:

- The City will support and assist in the implementation of the Habitat Conservation Plan for the Desert Tortoise as well as other legitimate threatened or endangered species in the local area.
- Land use proposals that could have adverse impacts on critical wildlife or plant habitats shall be modified to eliminate or adequately mitigate such adverse impacts.

Air Quality Policies:

- The City will seek to control dust, such as from, but not limited to, construction and development, by requiring strict dust suppression (such as watering during construction), and seeing that land disturbance associated with development be graded and revegetated within a reasonable time period.
- Bike and pedestrian travel is encouraged in order to reduce the air pollution caused by motorized vehicles.
- Clean industries are encouraged to be part of the economic development of the City.
- The City proactively supports efforts to reduce pollutants on a regional basis.

General Land Use Policies:

- All zoning and other land use decisions shall be consistent with the General Plan.
- Urban development should be located within, or adjacent to, existing urban areas in order to avoid sprawl and strip development, maximize the cost-effectiveness of public facilities and services, and preserve agricultural and open space land uses.
- Innovative urban planning should be used in all zones to protect, enhance and blend development with the unique natural character of the area.
- Growth should pay its own way, i.e., the costs for new public infrastructure should be paid by the development entity that generated the need and that will benefit therefrom.
- Any review of planned development shall include proof that adequate public facilities are available to serve each development.

Residential Policies:

- Areas that contain designated open space, parks or other scenic/natural resources should be developed with clustering to encourage and preserve the desired resource(s) and overall net density shown on the Land Use element.
- Medium and high density housing shall be located near collector and arterial roads, and as a buffer between low density housing and other land uses.
- The old, core area of the City should continue to be developed with medium to high density housing.
- Apartment/condominium housing (townhouses, for example) should be located so as not to block views of the mountains, and the building mass should be stepped and staggered to avoid a boxy appearance.

Commercial Policies:

- The City supports developing a pedestrian-oriented core commercial and civic center in the Center Street and 200 East area.
- The City supports developing pedestrian-oriented commercial centers. Strip commercial development should be avoided throughout the City.
- The City also supports creating and maintaining healthy, vibrant, neighborhood core retail areas that will provide convenient shopping and work locations for residents while minimizing cross-city travel.
- All commercial development should have a pleasing appearance with attractive and ample landscaping and be in compliance with the Ivins City Design Guidelines.

Business Policies:

- The City will encourage and help attract business development that will provide higher-than-prevailing wage rates and are environmentally sensitive.
- The City will encourage employment centers and other large traffic generators to locate near major collector or arterial roads.
- The City will encourage architectural designs that blend with the natural environment and are in compliance with the Ivins City Design Guidelines.

Agricultural Policies:

- The City will support measures for the preservation/conservation of agricultural land. Such measures might include:
  - Large lot zoning
  - Clustering of density
  - Conservation easements
  - Transfer of Development Rights (TDR's)

Parks and Recreation Policies:

- The City shall maintain the current level of service for neighborhood parks. The City shall strive to increase the total developed parkland. The City will also strive to increase the number of recreation programs available to the residents of Ivins City.
- The City will regularly update a separate parks element of the General Plan, using it as a guide for locating and prioritizing park development and land acquisition. The Parks & Recreation Master Plan and Capital Facilities Plan will accomplish this.
- New development is encouraged to provide neighborhood park facilities that are easily accessible and available for all residents.

- The cost of community or other special use parks and their amenities shall be equitably shared by residents.
- The City shall develop and maintain a bikeway trail system to connect neighborhoods to parks, open spaces, recreation and other community facilities. A major feature of the bicycle/pedestrian trail network will be to preserve native landscapes, wildlife habitats and natural beauty. The Parks & Trails Master Plan and Capital Facilities Plan serve as a guide for trails.

Open Space Policies:

- The City shall attempt to preserve land designated as Open Space (on the Land Use element) permanently free from development and left in a natural state for public, passive recreational purposes such as parks and pedestrian/bicycle trails.
- The City shall actively pursue the preservation of such significant open space through conservation easements, acquisition, clustering, by enlisting the aid of organizations such as the land trusts, and other land preservation techniques.

Roadway Policies:

- The construction of new roads and widening of existing roads should be paid for by those who generate the need and who will benefit from such improvements. In most cases a developer or group of developers will need to pay for new roads or road widening to serve their project(s). Where a proposed road will also clearly benefit existing development, a combination of developer(s) and existing residents may jointly fund road improvements through Special Improvement Districts.
- In order to serve future needs the City may require improvements to major arterial roads, beyond the level required by an individual new development. The costs associated with increasing the size of the roadway may be reimbursed by future developments that will share the road. (Zonal Impact Fees.)
- Curb and gutter is the standard requirement for new developments.
- If requested and prior to development approval, impacts to the roadway system caused by development shall be based upon a traffic study in accordance with accepted traffic engineering principles.
- Developments that will increase traffic volume on collector and arterial road intersections will be required to improve such intersections (no more than 40 seconds average wait at an intersection during peak hours).
- As street lighting is installed, low profile lights that do not negatively impact residential areas will be used.
- Private roads designed to public road standards are permitted.

Bikeway and Trails Policies:

- The City encourages the development of a bikeway system that is integrated and interconnected with pedestrian paths and on-street bike lanes that will connect major destinations (shopping, schools) with parks and open space corridors.
- The City will encourage bike/pedestrian paths in all new developments and will encourage such paths to be designed and located to tie into a citywide system.
- Bike/recreation paths should take advantage of street and utility rights-of-way when available.
- The City will work with other land agencies such as irrigation companies, utility providers and the County and State to obtain access for trails.

Water Policies:

- The minimum level of service for culinary water is to maintain a water system capable of meeting the daily and peak demands of City residents and businesses, including the provision for adequate fire flows. The distribution system must be sized to accommodate peak hourly instantaneous flows with a minimum of 40 psi pressure existing in the system at all points and shall not fall below 20 psi to comply with the fire flow standards required by the State (Utah Administrative Code rule 309-105-3).
- The City shall prepare and periodically update city-wide culinary water and secondary water system master plans to ensure that the system can provide the aforementioned level of service for the existing community, and to enable the City to prepare for new development and sustainability.
- The City shall continue to promote desert landscaping and other water conservation measures in an effort to reduce water supply needs.
- Users of large amounts of water for landscaping and other exterior purposes shall be encouraged to use secondary and irrigation water rather than culinary water.
- The City should evaluate and consider combining the Kayenta private water system with the City's culinary water system.
- The City shall adopt water-conserving measures for its own facilities, including:
    - Desert landscape design.
    - Reduction in turf grass areas requiring irrigation.
    - Installation of water saving plumbing fixtures.
    - Use of secondary water for major irrigated areas.
    - Use of irrigation control systems responsive to weather conditions to reduce water runoff.
    - Continued maintenance of delivery systems for efficient use and application.

Wastewater Policies:

- The minimum level of service is to maintain a collection and treatment system capable of meeting the daily and peak flows of the City in compliance with State and Federal standards.
- The City shall prepare and periodically update the city-wide wastewater system master plan to ensure that the system can provide the aforementioned level of service for the existing community and to enable the City to prepare for new development.
- The permitted capacity of the treatment facility shall not be exceeded.
- The City shall enforce State laws and local Ordinances requiring sewer connection.
- The City will examine the practicality of a City-owned and operated wastewater facility.

Gas/Electric Policies:

- The City encourages the conservation of energy resources in anticipation of future costs and shortages.
- The City shall evaluate and adopt guidelines for energy conservation including building insulation requirements and planting trees to reduce solar gain.
- The City will continue to require the undergrounding of present and future power lines throughout Ivins.

Telephone Policies:

- The City will work with telephone service providers to address interim phone needs until the fiber optic system is operable.

- The City and telephone service providers will confer regularly to plan future phone system components.
- The City will put a priority on the installation of a fiber optic system for all new developments.
- All new installations will be underground.
- New subdivisions will install the equipment for subsequent installation of fiber optics.
- Encourage fiber optics and new technologies.

Solid Waste Disposal Policies:

- The City supports the District's objective of reducing by up to 25% the amount of solid waste disposed in the County landfill.
- The City will support recycling measures within the City.

Law Enforcement Policies:

- The City will add Public Safety officers to reach a reasonable level of service at 1.5 officers per 1000 population.

Animal Services Policies:

- The City will add animal shelter/animal control staff as needed.

Fire Protection/Emergency Medical Policies:

- The City's goal is to have a manned Fire Station within a 1.5 mile service radius.
- The City will accept offers of land and buildings from developers in order to meet the aforementioned standard.
- The City's goal is to provide a maximum five-minute response time for all fire and EMS calls for service in the City.

School Policies:

- The City will communicate regularly with the school district to encourage future school development. The City will work in conjunction with the School District by identifying potential school sites to meet population growth.
- As schools are developed, the City shall seek to reduce the costs of both schools and parks through joint development, so long as accessibility to the joint facility will meet the community's needs.

Library Policies:

- Support and encourage the County to establish a library in Ivins.

Community Appearance Policies:

To assure that community appearance efforts are not working at cross purposes, the following guidelines will be used to bring about an overall consistency in the city's character and appearance:

- **Signage –** Encourage fewer, more modest signs which are easily read, but do not compete with each other in size or design.

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Figures

Figure 1: Land Use Map

Figure 2: Storm Watercourses

Figure 3: Roadways

Figure 4: Parks & Trails Master Plan

Figure 5: Expansion Area Map Plan

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Figure 2: Storm Watercourses

Figure 3: Roadways

Figure 4: Parks & Trails Master Plan

Figure 5: Expansion Area Map Plan