

IVINS CITY

GENERAL PLAN

Revised August 20, 2015

This amendment supersedes any prior
versions of the General Plan.

CHAPTER ONE INTRODUCTION

Ivins City is located in southwestern Utah not far from Zion National Park. Situated beneath its iconic Big Red Mountain and adjacent to Snow Canyon State Park it is home to the Tuacahn Center for the Arts, Red Mountain Resort and Spa, Movara Fitness Resort, Coyote Gulch Art Village, the Crescent Moon Inn and most recently the Southern Utah Veterans Home. Although it is gaining in popularity as a center for tourism Ivins City is first and foremost a peaceful family and retirement friendly bedroom community with pockets of agriculture~~. It had just over 7,500 residents in 2014 and it is estimated that it will attain a build out population of approximately 20,000~~. In 2023 Ivins City has approximately 10,000 residents.

The purpose of the Ivins City General Plan is to steer development toward a well-conceived future preserving the city's magnificent natural assets and desirable lifestyle by avoiding the pitfalls of reckless growth. With nearly two thirds of its area as yet undeveloped Ivins City has the enviable opportunity of becoming precisely what it foresees by taking charge of its own destiny through this General Plan and accompanying Land Use, City and Development Maps and Ordinances. As build out approaches as keen sensitivity to the future needs of our community is imperative. Furthermore the tax base needs to support the necessary services, maintenance of infrastructure and supports the level of quality of life that makes Ivins a great place to live.

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 City General Plan governs the area within its 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 10-9a-406 requires that all streets, parks, ground, place, space, 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, ordinances and policies.

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 City, 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 discusses implementation of the 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.

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, hospitality and professional services.
- Supporting and fostering 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 vistas 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.
- ~~Promote~~ Support existing resorts.
- Support and foster arts and culture, artists, art installations, activities, and education.

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 it faces. The community's vision for the future is outlined below in numbered goals and supporting objectives.

Goal 1. General Plan

Protect the superior quality of life in Ivins City.

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 City desirable.

Goal 2. Natural Setting

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

Natural Setting Supporting Objectives:

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

Goal 3. Economic Development

Attract and sustain businesses that are compatible with the community and that will provide employment opportunities for Ivins City residents and enhance its tax base.

Economic Development Supporting Objectives:

- Participate in local economic development boards and/or tourism councils.

Create commercial areas where business can thrive and residents can gather.

- Attract businesses that reflect and support our community values and that allow residents to work in Ivins City.
- Encourage patronage of locally-owned businesses.

~~***Goal 4. Resort Destination***~~

~~Develop Ivins City as a resort destination community.~~

~~*Resort destination supporting objectives:*~~

- ~~Attract businesses and development that can service tourism.~~
- ~~Encourage housing options that cater to tourism.~~
- ~~Maintain a commitment to the arts and expand art opportunities.~~
- ~~Encourage businesses and activities that promote health and fitness including spas and recreational opportunities.~~
- ~~Develop, maintain, and enhance walking/bike trails.~~
- ~~Maintain, expand, and support community events that attract visitors.~~
- ~~Develop additional outdoor recreation infrastructure~~.

Goal 5. 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 City.
- Establish logos, slogans, mottos, street signage, street lighting, street furniture, etc. that are unique to Ivins City.

Goal 6. 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 City 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 7. 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 8. Transportation (SEE TRANSPORTATION MASTER PLAN)

Provide a road system that moves people and goods safely and efficiently to and through Ivins City 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.
- Require roundabouts at major intersections (those requiring more than four way stop signs).
- Provide walking paths and bike paths/lanes in an interconnected system that links major destinations.
- Upgrade existing roads, curbs, gutter, 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 9. 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 interests for Ivins City residents.

- Assure that future residents will be able to enjoy access to parkland through acquisition and development of additional park properties.
- ~~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.
- Continue to Develop Fire Lake Park and the Ivins Reservoir as a water recreation area and nature park.
- Plan and eventually build a Community Recreation Center when our population is sufficient to support it.

Goal 10. Public Services

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

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 Assessment Areas or other means, bring older neighborhoods within the City up to standard in terms of public services.
- Continue to support and promote public transportation.

Goal 11. Education

Support quality public schools, private schools, charter schools and higher 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, a library and even facilities for higher education in Ivins.

Goal 12. Water Development