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. See Population Chart.

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 a 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 support the level of quality of life that makes Ivins a great place to live. See Budget Chart.

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.

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:

- A feeling of safety, security and comfort.
- Careful planning and preparation for the future.
- ~~The spiritual quality of the land.~~
- Magnificent landscapes and views.
- Designated ~~O~~open space within developments.
- A clean and ~~serene~~ environment.
- Variety ~~and charm~~ in the mix of housing for all citizens.
- Diverse recreational opportunities.
- Compatible retail, hospitality and professional services that reinforce/support Ivins' community environment.
- Supporting and fostering cultural and performing arts.
- ~~A feeling of safety and comfort~~.
- A sense of ~~belonging to the~~ community belonging.
- ~~Careful planning and preparation for the future.~~

The ~~Policies~~ Goals and Objectives 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~~ Develop housing type policies 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~~ Seek and support festivals and events that promote community spirit, build traditions, celebrate heritage and attract tourism.
- ~~Encourage~~ Identify 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~~ promotes 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.