

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.

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.

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, 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.

CHAPTER TWO

GROWTH

Projected Growth for Washington County and Ivins City

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 that 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.
- Access to a wide range of 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 thirteen hardy farming families who moved to the arid Santa Clara bench between 1922 and 1926. Each had helped to carve an irrigation canal originating three miles upstream on the Santa Clara River in exchange for an acre of ground in the new town site. They built their homes, planted gardens, dug ditches, built roads and eked out a meager existence raising a variety of crops many of which did not grow well here. The original Ivins town site now known as the historic township remained a small farming community for decades. It was granted a post office in 1924 located in a one room shanty. The residents built a small church in 1926 and brought electricity to the town in 1930 providing the poles and labor. In 1933 the Civilian Conservation Corps completed the Windsor Diversion Dam at the head of the Ivins irrigation canal to control flooding and ice damage. In 1935 Ivins was incorporated and the Town of Ivins named after Anthony W. Ivins, a prominent early civic and ecclesiastical leader in the area, was created. By 1950 the residents had together constructed a pipeline across the lava beds from the Johnson's Arch spring bringing culinary water to Ivins and had oiled the gravel road connecting the town to Highway 91. The completion of Snow Canyon Parkway in 1998 provided a critical second convenient access to Ivins leading to significant new development on its east side. Ivins achieved "city" status in 1998, became a Class 5 City (from 1,000 to 10,000 residents) in 2003 and is now the fourth largest city in Washington County.

Ivins grew very slowly until the early 1980s when Kayenta, a unique desert community focused on preserving the natural landscape with large lots and low profile southwestern style homes was created and retirement communities began to be developed bringing a new image and interest to Ivins. Today Ivins is a scenic, safe and serene city offering a diverse mix of residential developments that make it a destination for people of varied backgrounds in all life situations to locate here.

Most Ivins children attend Red Mountain Elementary, an award winning science, technology, engineering, arts and math (STEAM) school from grades K-5 and move on to nearby Lava Ridge Intermediate School and Snow Canyon High School. Tuacahn High School for the Performing Arts and Vista School focused on the arts and technology are both acclaimed State charter schools that bring students into Ivins City from across the County.

The National Institute of Fitness, later renamed Red Mountain Resort and Spa, was built near the mouth of Snow Canyon in 1978, followed by the Tuacahn Center for the Arts located in Padre Canyon in 1995 and Coyote Gulch Art Village in Kayenta. These attractions along with Fitness Ridge now Movara Fitness Resort and the Crescent Moon Inn in Kayenta that came later have over time brought national and international recognition to our city. Currently under construction are the Encanto resort complex in east Ivins and the Kayenta Center for the Arts due to be completed in 2016. Sentierre, a world class luxury resort located next to Tuacahn, is in the final planning stages with construction scheduled to begin in the spring of 2016. Steady residential growth, expanded recreational, cultural and educational opportunities and a growing number of resort developments have attracted and will likely continue to lure additional businesses, professional centers, restaurants, galleries and shops to locate here.

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

Population Projections for Existing and Future Land Uses

This section reviews historical population, existing land use, future land use and estimate of buildout population and a population projection to determine the approximate year of buildout.

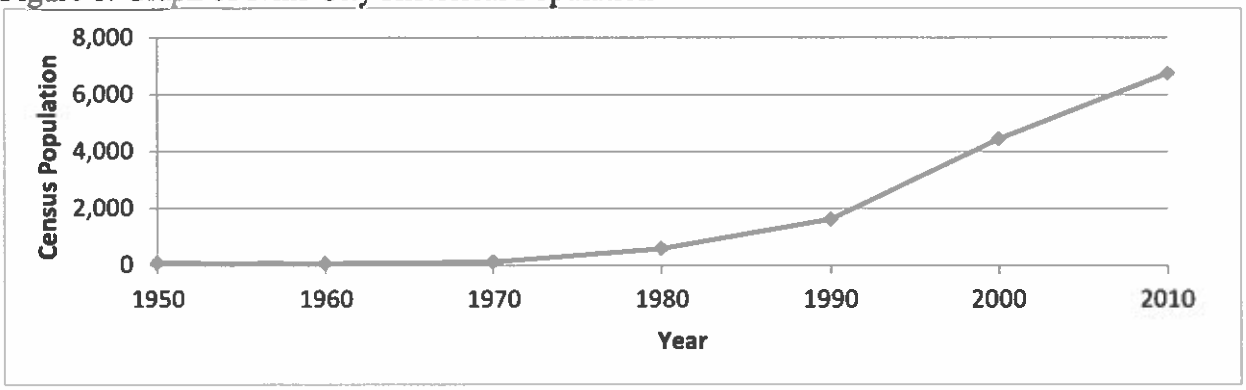
Historical Population

Ivins City has rapidly grown over the past three decades from a sparsely populated rural city to a significant suburban city being the fourth largest city in Washington County. Table 1 and Figure 1 below show the historical growth of Ivins City since 1950 based U.S. Census data.

Table 1. Historical Population of Utah, Washington County and Ivins City

	1950	1960	1970	1980	1990	2000	2010
State of Utah	688,862	890,627	1,059,273	1,461,037	1,722,850	2,246,553	2,763,885
% Growth		29.3%	18.9%	37.9%	17.9%	30.4%	23.0%
Washington County	9,836	10,271	13,669	26,065	48,560	90,354	138,115
% Growth		4.4%	33.1%	90.7%	86.3%	86.1%	52.9%
Ivins City	95	77	137	600	1,630	4,450	6,753
% Growth		-18.9%	77.9%	338.0%	171.7%	173.0%	51.8%

Figure 1. Graph of Ivins City Historical Population



In previous decades, Ivins City had been growing at a rate well above the County rate. In the last decade the growth rate shows to have slowed to be nearly the same as the County. A review of Ivins City garbage account data, which is a good indicator of the number of homes in Ivins City, indicates that construction growth was more than the population growth as Ivins City grew from 1,690 garbage accounts to 2,841 accounts indicating a 68.1% growth rate. This is shown in Table 2 below.

Table 2. US Census Population 2000 vs. 2010

	Year 2000	Year 2010	% Growth
US Census Population	4450	6753	51.8%
US Census Households	1435	2427	69.1%
US Census Housing Units	1598	2880	80.2%
US Census Persons per Household	3.10	2.78	
Vacant Housing Units including second homes	163 (10.2%)	453 (15.7%)	178%
Second Homes (Seasonal, Recreational, or Occasional Use)	91 (5.7%)	289 (10%)	217%

Even though population has only increased 52 percent over the 10 years between censuses, the housing units have increased 80 percent. The large gap between population growth and housing growth can be attributed to the following factors. First, the number of persons per household has significantly decreased to 2.78 from 3.10. This may be indicative of the attractiveness of Ivins City as a retirement community as our population 65 and older has increased from 10.2 percent

to 19.8 percent. There may also be a trend in local population demographics towards smaller sized families. Lastly, the attractiveness of Ivins City for second homes has increased.

As shown in Table 2 above the number of second homes has more than doubled and vacant housing (which includes second homes) now accounts for nearly 16 percent of Ivins City residences compared to 10 percent in the previous census.

Existing Land Use

Land use analysis is basic to City planning. It is necessary to understand the existing land use and compare it to the future land use as determined by the adopted Land Use Plan which is Figure 1 of the General Plan. The City area was analyzed to determine the number of existing residences, irrigated acres, and extent of commercial land uses.

Table 3 below shows a summary of the existing land use analyzed by area in acres. Of the more than 6,000 acres of the Ivins City Boundary, 2,242 acres or 36% is developed. Another 14.5% is considered to be permanent open space.

Table 3. Summary of Existing Development

	Total (acres)	%
Developed Residential	2,079	33.7%
Developed Commercial/Civic/School/Church	163	2.6%
Undeveloped	3,028	49.1%
Open Space	892	14.5%
Total	6,162	

As shown, 49% of the city still remains to be developed and is currently either naturally vegetated, cultivated or fallow. A portion of this area may be undevelopable due to slopes, flood plains and other natural geographical features. This does not include the 400 acres of potentially developable land in the Anasazi Valley annexation zone.

The existing land use was further evaluated to determine a more exact number of residences. These results are given in Table 4 below.

Table 4. Existing Land Use in Ivins City as of May 2014

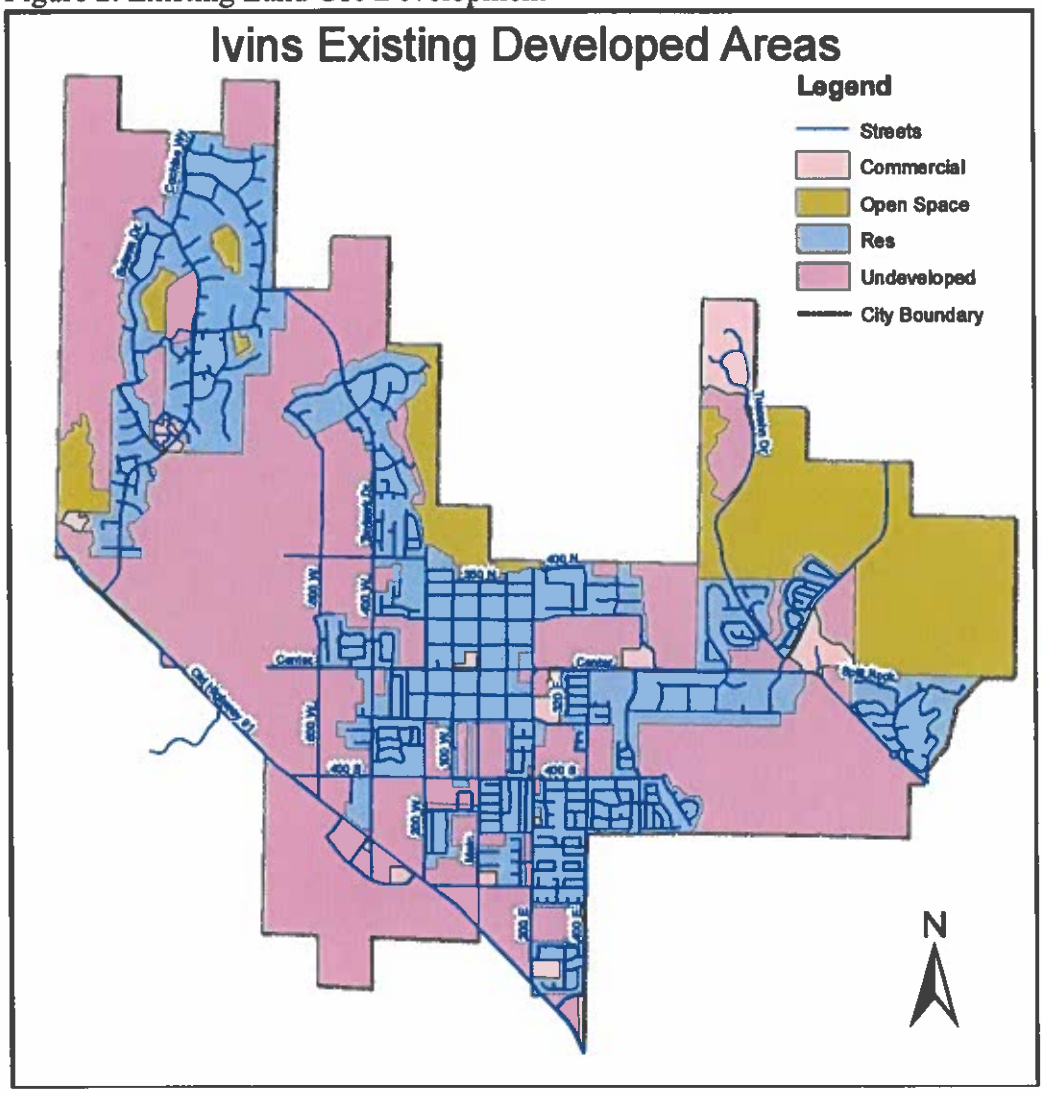
	All Ivins City
Single Family Houses	3,121
Multi-Family Units	69
Total Housing Units	3,190
Total Households (85% of housing units)	2,712
Estimated Population (2.78 x # of households)	7,539

Hotel/Spa Units	140
Single Family Vacant Lots	629

As shown, with a total of 3,190 residential units and estimating that 85 percent of these units are permanent households, the current population can be estimated at 7,539.

The following Figure 2 shows the existing developed areas of Ivins City.

Figure 2. Existing Land Use Development



Future Land Use & Projected Buildout

The Figure 3 below shows the current Land Use Plan as of May 2014. The build out population is based on a detailed analysis of the Land Use Plan and existing plans that have been submitted to Ivins City at various stages.

Figure 3. Ivins City Land Use Plan (May 2014)

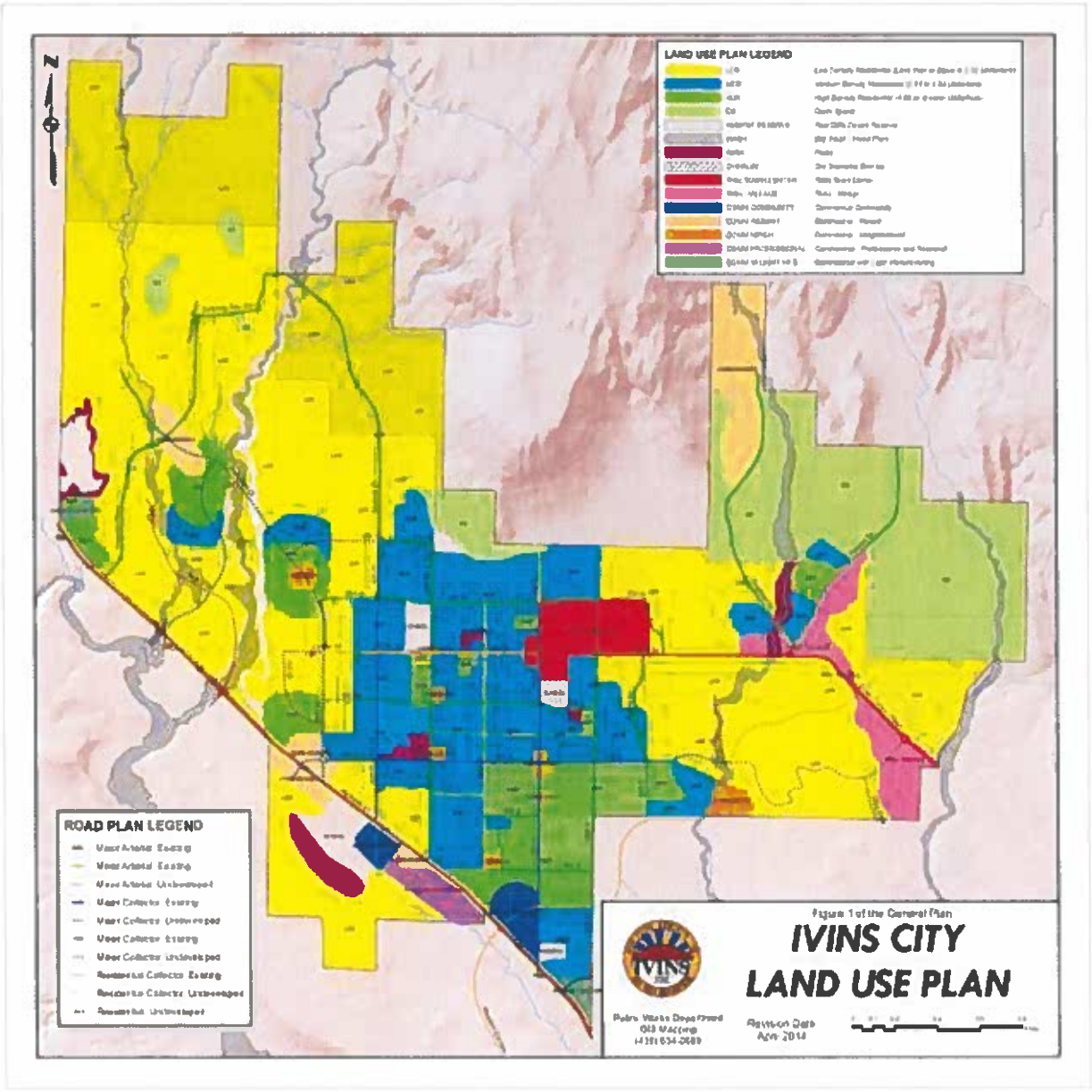


Table 5. Land Use Data for Future Buildout Calculations

	Ivins City	
	Existing	Buildout
Single Family Housing Units	3,121	7,332
Multi-Family Housing Units	69	475
Total Housing Units	3,190	7,807
Vacant Lots for Single Family Housing	629	0

Anasazi Valley SF Residences	0	500
Transient Units	140	582
Jobs	547	3,996

The buildout number of residences is 7,807 plus 500 residences added for the annexation of Anasazi Valley for a total of 8,307 residences. Assuming that 15% of the residences are second homes or unoccupied in accordance with current conditions as calculated in the discussion of Historical Population, 7,061 would be considered resident households and using a household size of 2.7 results in a buildout population of approximately 19,100.

This buildout population estimate will change with any changes to the Land Use Plan. Lately the trend has been towards allowing more dense development with each modification of the Land Use Plan, so there is a possibility that the estimated buildout population will increase as time moves forward. In prior capital facilities plans an effort was made to estimate this larger population in anticipation of the Land Use Plan being modified, however, this has been deemed unnecessary as these plans are updated every four to six years and should simply be adapted as the Land Use Plan changes over time.

Population Projections

The population projections identify the timing of community growth and provide information to determine how soon capital facilities need to be placed into service. This growth projection is based on analysis of previous years of growth and an understanding of the local demographics. The State of Utah Governor's Office of Management and Budget (GOMB) is a source for population projections as well as other studies that are looking at the regional growth.

Figure 4 below shows the GOMB population projections for Ivins City. Ivins City is using this projection as it appears to be reasonable and appropriate based on observed trends. The resulting population projection shows a buildout population of approximately 20,000 people.

Figure 4. Population Projections

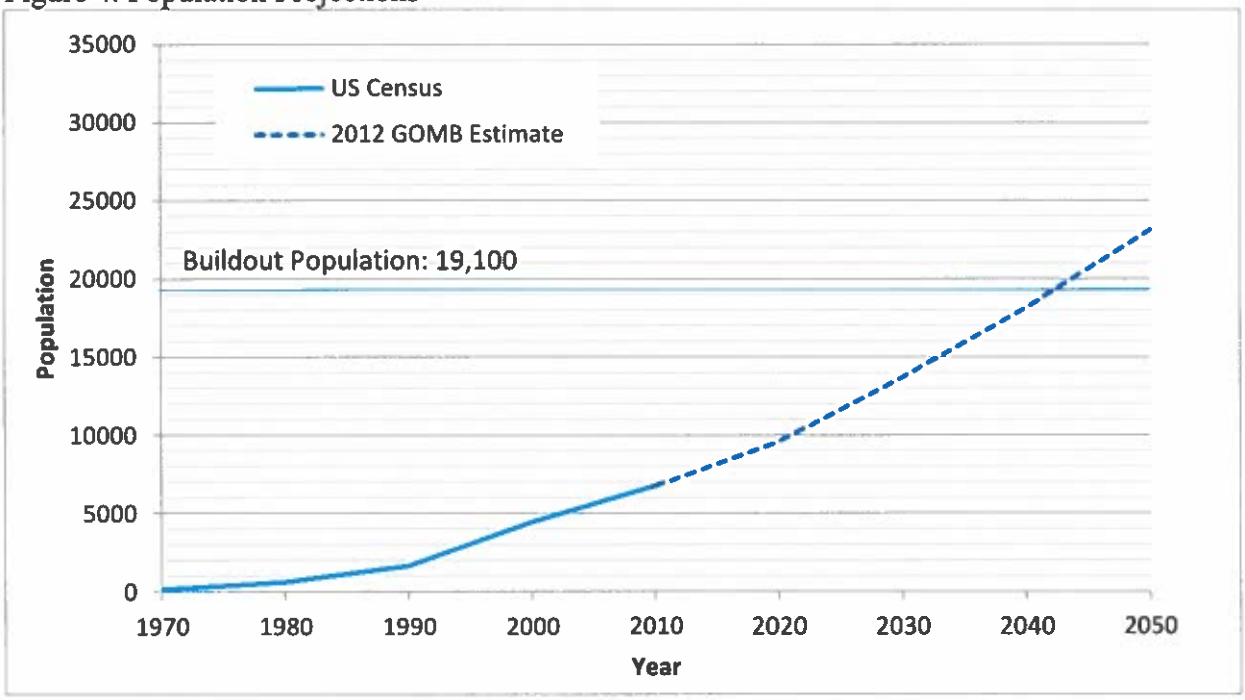


Table 6. Ivins Population Projection Data

Year	Population	Population % Growth	Total Housing Units	Total Residences % Growth	Resident Households*	Household Size
1970	137					
1980	600	338%				
1990	1630	172%				
2000	4450	173%	1690		1435	3.10
2010	6753	52%	2880	70%	2427	2.78
↓ GOMB 2012 Projected Data ↓						
2020	9600	42%	4240	43%	3500	2.75
2030	13700	23%	5520	44%	5030	2.73
2040	18200	33%	7140	34%	6730	2.7
2050	23100	27%	9150	27%	8560	2.7

*Resident households are considered to be 85% of the total housing units accounting for 15% of homes considered to be second homes or otherwise unoccupied as currently exists per the 2010 US Census.

CHAPTER THREE

VISIONS 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, 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 Ivins City as a resort destination community.
- 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 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.
- Develop the Ivins Reservoir as a water recreation area and nature park.
- Plan and eventually build a Community Recreation Center.

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

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

Water Development Supporting Objectives:

- Develop in conjunction with Washington County Water Conservancy District a fair and equitable comprehensive water conservation program.
- 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 13. 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 14. Emergency Services

Continue to evaluate and establish appropriate Public Safety service so that Ivins City 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 City residents in establishing and maintaining a safe community through programs such as Neighborhood Watch and CERT (Community Emergency Response Teams).

Goal 15. Arts and culture

Encourage and promote arts and culture, artists, art installations, activities and education to create a welcoming environment and enrich the lives of residents and visitors.

Arts and Culture Supporting Objectives:

- Encourage, support and promote public, private and public/private arts installations in roundabouts, transportation corridors, parks and other locations accessible to the public.
- Encourage support and promote private art installations and activities in and around commercial and residential developments.
- Support arts and cultural education.
- Support and encourage the expansion of performing arts.
- Encourage, promote, and develop arts and cultural activities.
- Recognize, support, and promote the artists living and/or working in Ivins City.
- Seek public and private funding for the Arts.
- Develop a comprehensive Arts Master Plan.