CHAPTER 2: POPULATION AND LAND USE ANALYSIS

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

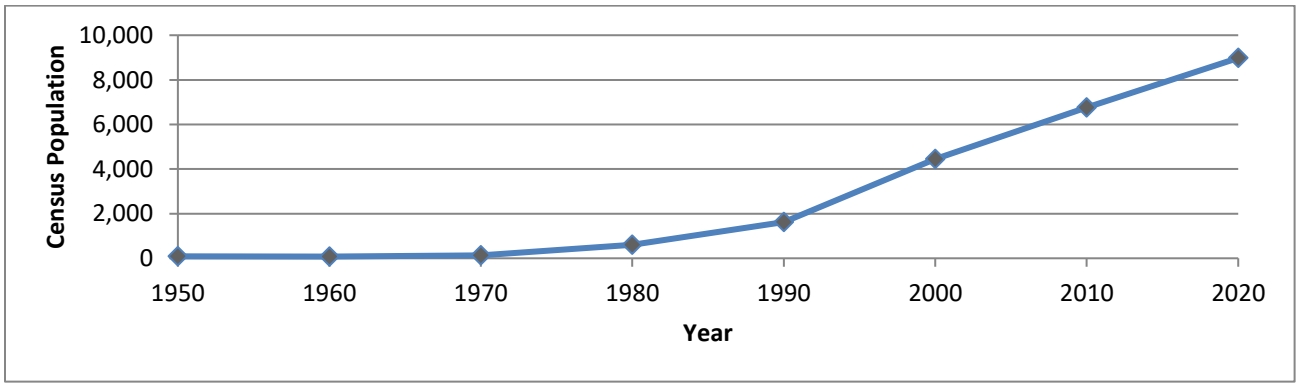
HISTORICAL POPULATION

Ivins City has rapidly grown over the past four 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 since 1950 based on U.S. Census data.

TABLE 1. HISTORICAL POPULATION OF UTAH, WASHINGTON COUNTY AND IVINS CITY

	1950	1960	1970	1980	1990	2000	2010	2020
State of Utah	688,862	890,627	1,059,273	1,461,037	1,722,850	2,246,553	2,763,885	3,271,616
% Growth		29.3%	18.9%	37.9%	17.9%	30.4%	23.0%	18.4%
Washington County	9,836	10,271	13,669	26,065	48,560	90,354	138,115	180,279
% Growth		4.4%	33.1%	90.7%	86.3%	86.1%	52.9%	30.5%
Ivins City	95	77	137	600	1,630	4,450	6,753	8,978
% Growth		-18.9%	77.9%	338.0%	171.7%	173.0%	51.8%	32.9%

FIGURE 1. GRAPH OF IVINS CITY HISTORICAL US CENSUS POPULATION



In earlier decades, Ivins had been growing at a rate well above the County rate. In the last two decades, the growth rate shows to have slowed to be nearly the same as the County. The growth still outpaces the average growth of the State of Utah.

TABLE 2. US CENSUS POPULATION OF IVINS 2000 TO 2020

	Year 2000	Year 2010	Year 2020	2010 to 2020 % Growth
US Census Population	4450	6753	8978	32.6%
US Census Households	1435	2427	3389	39.6%
US Census Housing Units	1598	2880	3992	38.6%
US Census Persons per Household	3.10	2.78	2.65	-4.6%
Vacant Housing Units including second homes	163 (10.2%)	453 (15.7%)	603 (15.1%)	33.1%

Housing units have increased uniformly since 2010 with vacant housing and second homes remaining relatively steady at 15.1% compared to 15.7% in 2010. Ivins City continues to be an attractive place for people who want to own a second home.

Size of household continues to decrease matching state and national trends as the household size decreased from 2.78 to 2.65. This decrease in household size in some areas makes it more difficult to meet water conservation goals that are based on a per capita statistic since the same amount of water must be used for landscaping regardless of the number of occupants of a residence.

Current population estimate for 2023 is **10,484**. This estimate is based on the US Census data plus estimating the housing that has been constructed since then from the City's building permit data.

AGE DEMOGRAPHICS

Ivins City has transformed in the last two decades from an affordable family suburb in 2000 to an upscale retirement community in 2020. The following tables and charts demonstrate this transformation.

TABLE 3. IVINS CITY AGE DEMOGRAPHICS 2000-2020

	2000 Census	2010 Census	2020 Census	2000 to 2010 Total Change	2010 to 2020 Total Change
Persons under 5 years	481	505	233	24	-272
Persons 5 and over and under 18 years	1,001	1,372	1,607	371	235
Persons 18 and over and less than 65	2,443	3,539	4,256	1,096	717
Persons 65 years and over	525	1,337	2,882	812	1,545
Total Population	4,450	6,753	8,978	2,303	2,225

FIGURE 2. AGE DEMOGRAPHIC PERCENTAGES FOR IVINS CITY, WASHINGTON COUNTY, STATE OF UTAH, AND NATIONWIDE FROM 2000 TO 2020.

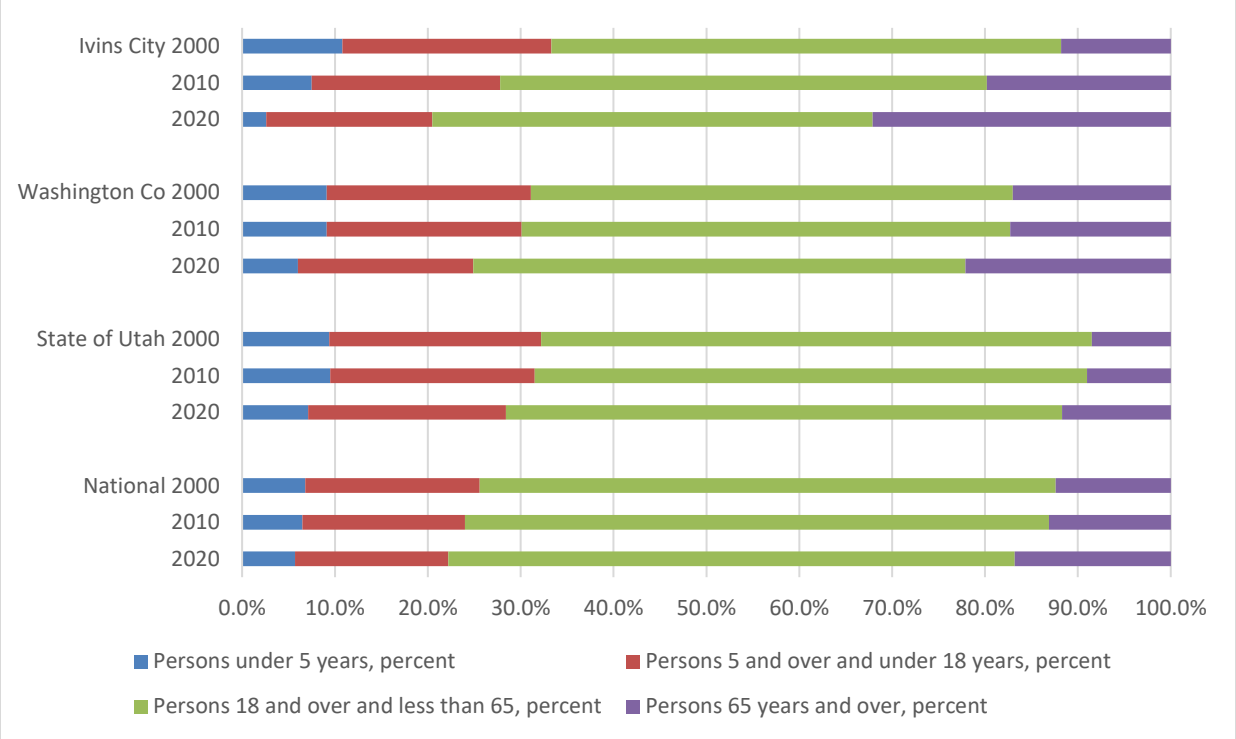


Table 3 and Figure 2 illustrate that the under 5 years of age category has decreased significantly. It has been cut by more than half from 5.7% of the population to 2.6%. Similarly, the percentage of persons between 5 and 18 years of age has decreased by 4.6% from 22.5% of the population to 17.9%. This seems to indicate that families are either moving out of Ivins City or they are not moving in as fast as those over the age of 65.

The over-65 community has a much different story with much higher growth rates than the other age categories. This category has grown from a population of 525 in year 2000 to 2,882 in year 2020. That is a growth of 449% growth over that 20-year period when the city itself only grew 102%. In the 10-year period between 2010 and 2020, the over-65 demographic represents 69.4% of all of the growth of the city during that period.

The above Figure 2 shows that even though state and national trends show some community aging, Ivins City has outpaced that trend significantly.

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 (identified as 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 4 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, 3,037 acres, or 49.4% are developed. Another 16.1% is considered to be permanent open space.

TABLE 4. SUMMARY OF EXISTING DEVELOPMENT (JANUARY 2023)

	Total (acres)	%
Developed Residential	2,565	41.7%
Developed Institutional (Civic, School, Church)	122	2.0%
Developed Commercial	350	5.7%
Undeveloped or Rural	2,121	34.5%
Parks and Open Space	990	16.1%
Total	6,148	

As shown, 35% of the city 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 Anazazi Valley annexation zone.

The existing land use was further evaluated to determine a more exact number of residences. These results are given in Table 5 below.

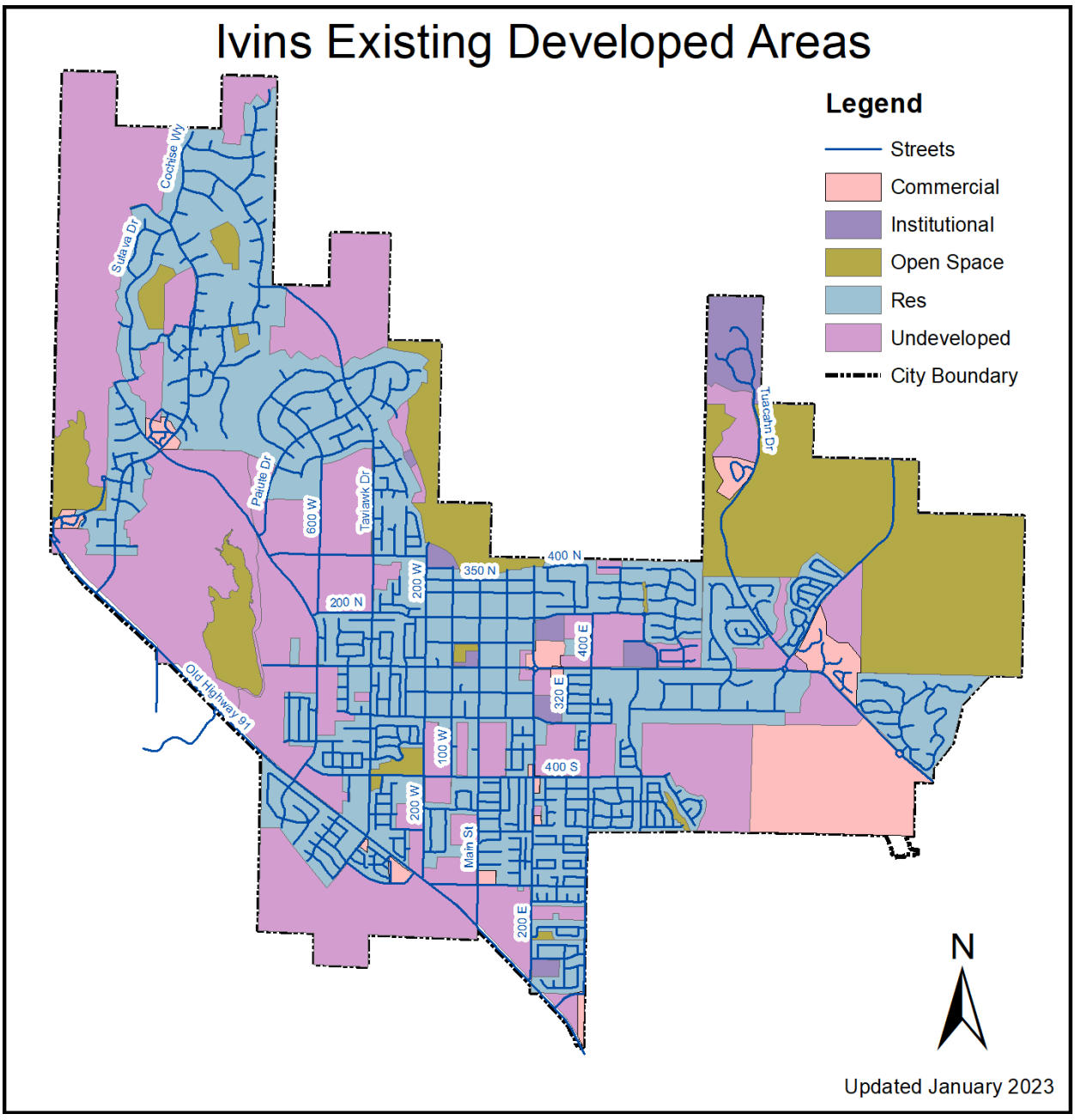
TABLE 5. EXISTING LAND USE IN IVINS CITY AS OF JANUARY 2023

	All Ivins City
Single Family Houses	4,194
Multi-Family Units	405
Total Housing Units	4,599
Total Households (84.89% of housing units)	3,971
Estimated Population (2.64 x # of households)	10,484
Hotel/Spa Units	285
Single Family Vacant Lots	493

As shown, with a total of 4,599 residential units and estimating that 84.89 percent of these units are permanent households, the current population can be estimated at 10,484.

The following Figure 3 shows the existing developed areas of Ivins.

FIGURE 3. EXISTING LAND USE DEVELOPMENT



FUTURE LAND USE & PROJECTED BUILDOUT

The following Figure 4 shows the current land use plan as of 2020. The buildout 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. This detailed analysis was completed using GIS technology and the resulting work map is provided in Appendix A of the Ivins City Water Master Plan. The analysis identified areas for infill development as well as the development of the undeveloped areas. Table 5 as follows the land use plan figure shows the results of this analysis.

FIGURE 4. IVINS CITY LAND USE PLAN (JANUARY 2023)

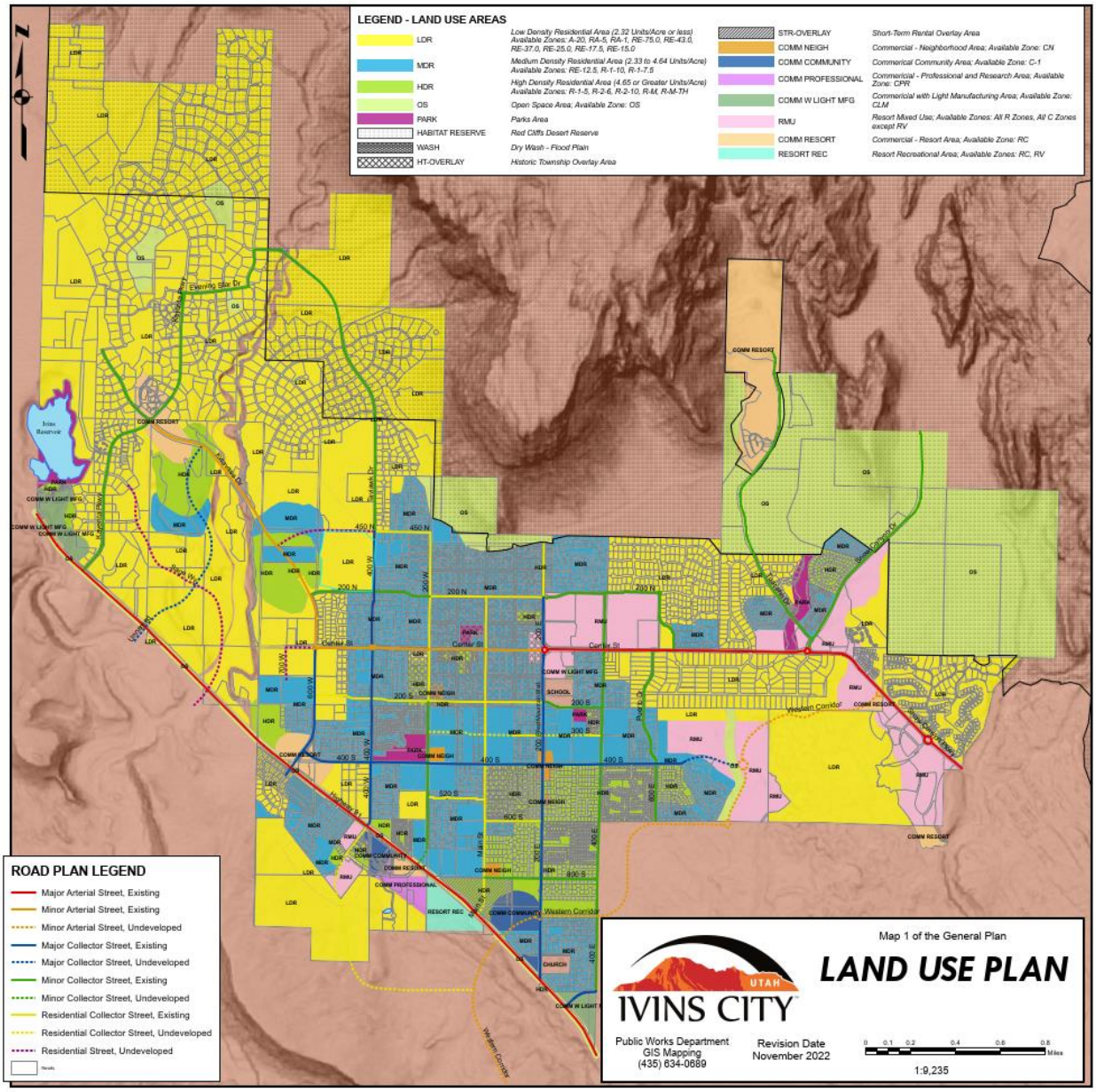


TABLE 6. LANDUSE DATA FOR FUTURE BUILDOUT CALCULATIONS

	Ivins City	
	Existing (Jan 2023)	Buildout
Single-Family Housing Units	3,763	7,500
Multi-Family Housing Units	290	1,200
Total Housing Units	4,053	8,700
Vacant Lots for Single-Family Housing	437	0
Anasazi Valley SF Residences	0	500
Transient Units	285	2,000
Employees	700	3,000

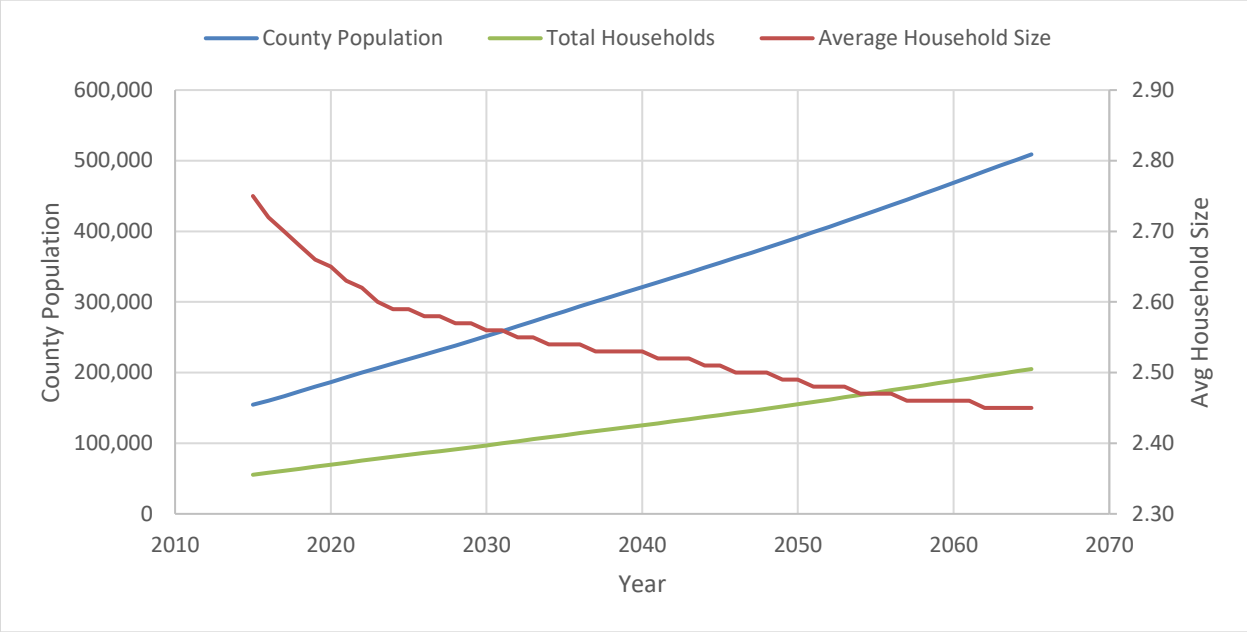
The buildout number of residences is 8,700 plus 500 residences added for the annexation of Anasazi Valley for a **total of 9,300 residences**. Assuming that 15.1% of the residences are second homes or unoccupied in accordance with current conditions as calculated in the discussion of Historical Population, 7,811 would be considered resident households, and using a household size of 2.49 (see population projections in Table 7) indicates a **buildout population of 19,500**.

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

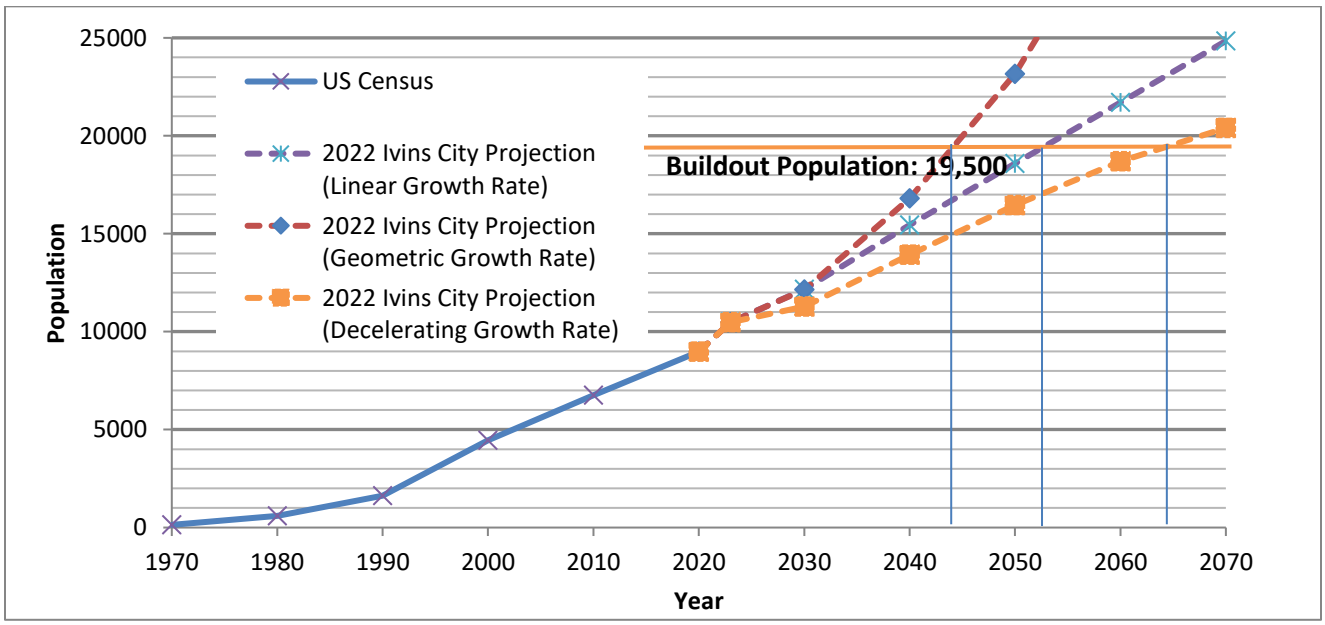
The population projections identify the timing of community growth and provide information to determine how soon capital facilities need to be placed into service. This growth projection is based on analysis of previous years of growth and an understanding of the local demographics. The Kem C. Gardner Policy Institute at the University of Utah (KCG) provides the entire State with population growth models that are provided at the county level but not the city level. The latest county estimate is illustrated in the following figure.

FIGURE 5. WASHINGTON COUNTY POPULATION PROJECT BY KEM C. GARDNER POLICY INSTITUTE FOR 2015 TO 2065



This figure illustrates that even though the population is projected to increase at a significant rate, the average household size is trending down at a significant rate from 2.75 in 2015 down to 2.45 in 2065.

FIGURE 6. POPULATION PROJECTIONS



Presenting in Figure 6 are three different population projections, which are all plausible scenarios of the future growth of the city. The three scenarios are labeled “Geometric Growth”, “Linear Growth”, and “Decelerating Growth”.

The "Linear Growth" model takes the average growth from the 2010-2020 period (160 new residential units per year) and projects that forward. This model shows that the city will reach build-out in the year 2043. The data behind the chart in Figure 6 is also shown in Table 7 for this scenario.

The "Geometric Growth" model takes the percent growth of the 2010-2020 period (40 percent per decade) and projects that forward. This model shows that the city will reach build-out in the year 2052.

The "Decelerating Growth" considers that as a city gets closer to buildout, development potentially slows as property gets harder and harder to develop. This assumes that in the 2020-2030 decade the city will experience 30% growth, which is 10% less than the previous decade. Then the growth will continue to decrease by 5% each subsequent decade. This model shows that the city will reach build-out in the year 2064.

TABLE 7. IVINS POPULATION PROJECTION DATA (LINEAR MODEL)

Year	Population	Population % Growth	Total Housing Units	Total Residences % Growth	Resident Households*	Household Size
1970	137					
1980	600	338%				
1990	1,630	172%				
2000	4,450	173%	1,690		1,435	3.10
2010	6,753	52%	2,880	70%	2,427	2.78
2020	8,636	28%	4,053	39%	3,389	2.65
↓ Ivins City (Linear Model) Projected Data ↓						
2030	12,155	35%	5,592	39%	4,748	2.56
2040	15,448	27%	7,192	29%	6,106	2.53
2050	18,585	20%	8,792	22%	7,464	2.49
2060	21,705	17%	10,392	18%	8,823	2.46
2070	24,842	14%	11,992	15%	10,181	2.44

*Resident Households is based on a percentage of total housing units that are considered

EMPLOYMENT PROJECTIONS

For the purpose of transportation analysis and computer modeling performed by the Dixie Metropolitan Organization using the CUBE model, it is also necessary to track employment centers and the number of employees. As a residential suburb of St. George, currently, Ivins City does not have many employment centers, as most workers travel outside of Ivins for their employments, therefore, it is easy to list these centers of employment in Table 7.

The table shows the potential for future employment as well as the estimate for current employment. This does not include the employment of home-based workers, which is very common for many residents in Ivins. There is the greatest potential for future employment in the several planned resorts such as Sentierre, Black Desert, and the SITLA 120 developments as they will provide commercial retail centers as well as restaurants and other hospitality offerings.

TABLE 8. IVINS CITY EMPLOYMENT CENTERS

Employment Centers	Employees 2020 Estimate	Employees Maximum Potential
Ivins City	58	87
Rocky Vista University	50	75
Center Street Commercial Zone	0	300
Family Dollar	5	5
Southern Utah Veterans Home	30	30
Snow Canyon Medical Clinic	15	30
Snow Canyon Roundabout Area	15	300
Red Mountain Resort	30	100
Sagestone Spa and Salon	10	20
Movara Fitness Resort	30	60
Encanto Resort	2	5
200 East Commercial Center	24	35
Mountain Shadows Commercial Center	33	40
Red Mountain Elementary	50	50
Vista School	50	60
Tuacahn High School	40	40
Tuacahn Center For the Arts	150	450
Sentierre Resort	10	350
Miscellaneous Commercial Neighborhood	0	100
Black Desert	100	1000
Old Highway 91 Commercial	0	300
SITLA 120	0	300
Kayenta Art Village	60	300
Crescent Moon Village	7	100
Rider's Mountain View Tire	5	10
Troy's Custom Body & Paint	7	15
Red Mountain Storage	1	2
Amidan Storage	1	2
Construction (Scattered Throughout)	250	750
Total:	1003	4953

Table 9 below shows the estimates of employment used for their current regional transportation model. The study shows much higher estimates than this study estimated. They started with base numbers gathered from the State of Utah Department of Workforce Services database. It is possible that some home-based businesses, especially construction companies, where the actual worksite of these employees is elsewhere. We have submitted our estimates for consideration in revising the

model, however, in some cases, it may be necessary for them to keep their base numbers the same since they need to keep their input data methods consistent across the county.

TABLE 9. 2018 MPO STUDY ESTIMATE OF EMPLOYMENT FOR IVINS

Year	Ivins City Employees
2010	1861
2020	3537
2030	4322
2040	4840
2050	5582
2060	6288