Ivins Vision B

We Belong Here

Policies and Actions from Vision and Old Chapters 4 and 5

Goal 3 Maintain a Strong Sense of Place

Guide development in a manner that enhances the City's appearance.

Protect scenic vistas and the visual quality of entrances to the city.

Upgrade the City entrances and high traffic routes with landscaping and well-maintained roads to give a pleasant first impression of the City. (from old Chap 5, Community Appearance)

Encourage a variety of neighborhoods.

Encourage the agricultural heritage of the city.

Large lot zoning. (from old Chap 5, agriculture)

Clustering of density (from old Chap 5, agriculture)

Conservation easements (from old Chap 5, agriculture)

Transfer of development rights (from old Chap 5, agriculture)

Establish logos, slogans, mottos, street signage, street lighting, street furniture, etc. that are distinctive to Ivins.

Encourage fewer, more modest signs which are easily read but do not compete with each other in size or design. (from old Chap 5, Community Appearance)

All zoning and other land use decisions shall be consistent with the General Plan. (from old Chap 5, Land Use)

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. (from old Chap 5, Land Use)

Innovative urban planning should be used in all zones to protect, enhance, and blend development with the unique natural character of the area. (from old Chap 5, Land Use)

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, reasonable protection of vistas, landscaping, lighting, etc. (from old Chap 5, Community Appearance)

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. (from old Chap 5, Community Appearance)

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. (from old Chap 5, Open Space)

The city shall actively pursue the preservation of such significant open space through conservation easements, acquisitions, Transfer of Development Rights (TDR's), and clustering, and by enlisting the aid of organizations such as Land Trusts and other land preservation techniques. (from old Chap 5, Open Space)

The areas if the City that have no overhead lines are the strongest evidence of the improved appearance that can result. New utilities should be underground. (from old Chap 5, Community Appearance)

Streetscaping helps to establish the character of the community and its use is encouraged. Care must be taken to not dramatically change the natural character of the area. In our desert climate, rocks, boulders, and native vegetation are encouraged. (from old Chap 5, Community Appearance)

When needed, walls must be innovatively designed so as to not 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. (from old Chap 5, Community Appearance)

Lighting is to be subdued and night-sky friendly. Traffic signals are to be avoided and street lighting minimized using full cut off street lights while still providing for safe pedestrian travel by using subdued trail lighting. (from old Chap 5, Community Appearance)

Goal 4 Establish and maintain friendly, mutually beneficial relationships with the Shivwits people, Washington County, the cities of Santa Clara and St George, other Washington County cities, state and federal agencies, and organizations to build community projects and events.

Lands within the city under the jurisdiction of SITLA and/or Bureau of Land Management should be carefully reviewed by the City for development impacts when an exchange or sale of such land is considered. (from old Chap 5, Public Lands)

Public lands within the City that are suitable for schools, parks or open space should be designated in advance by the City and sought by the City when disposal of exchange is considered. (from old Chap 5, Public Lands)

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. (from old Chap 5, Public Lands)

The City may when requested rezone public lands within its jurisdiction consistent with the Land Use element of the General Plan. (from old Chap 5, Public Lands)

Goal (5) Promote effective government that embraces community involvement.

Growth should pay its own way, i.e. the costs for the new public infrastructure should be paid by the development entity that generated the need and that will benefit therefrom. (from old Chap 5, Land Use)

Goal (6) Protect the quality of life in Ivins. (from old vision element G)

Through planning of growth, land use, and development, provide for the distribution of neighborhood densities across the city.

Preserve a unique community that reflects the serenity of its natural surroundings.

Capitalize on the uniqueness of the environment; protect that environment and harmonize development and design with it. (from old Chap 4)

Any review of planned development shall include proof that adequate public facilities are available to serve each development. (from old Chap 5, Land Use)