Ivins GP, Placing Policies/Actions into Land Use and City Services

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Many of the listed policies/actions under the Vision Elements and the Chapter 2 section on Natural and Cultural Resources can easily be placed under Land Use or City Services, but placement of a few policies/actions is less clear and might be placed under either heading. We need to look for these policies/actions and place them under one or the other heading. Also, some of these policies/actions might be redundant or require consolidation with other policies/actions from the Visitor Elements, Natural and Cultural Resources, Land Use, and City Services sections of the GP. Below is an initial suggestion for the placement of Vision Element and Natural and Cultural Resource policies/actions.

Vision Element A, Goal 1

Services

- Establish and maintain appropriate levels of service throughout the city for police, fire protection, emergency medical services, and animal control.
- Ensure training and equipment to industry standards 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).
- Promote sufficient processes and programs to care for and find safe homes for the animals in our no-kill shelter.

Vision Element A, Goal 2

Services

- Assess impact fees regularly to ensure that new developments are paying their proportionate share of costs for new infrastructure.
- Analyze and budget for future city service levels.
- Assess rates to cover costs of services pursuant to current rate studies.
- Promote solar energy improvement in existing and new developments.
- Continue to support and promote public transportation.

Vision Element B, Goal 3

Services

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

Land Use

- Guide development in a manner that enhances the city appearance.
- Protect scenic vistas and the visual quality of entrances to the city.
- Encourage a variety of neighborhoods.
- Encourage the agricultural heritage of Ivins City.

Vision Element B, Goal 6

Land Use

- Through planning of growth, land use, and development, provide for the distribution of neighborhood densities across Ivins City.
- Preserve a unique community that reflects the serenity of its natural surroundings.

Vision Element C, Goal 7

Services

- With third-party permission, encourage developers to place existing and future power lines underground and remove existing poles where possible.
- Work to preserve the night sky while maintain neighborhood safety.

Land Use

- Work to preserve views of the City's natural setting in development patterns and building designs.
- Encourage the preservation of additional open space, lava beds, and historic agricultural land.
- Encourage, where possible, architecture, lighting, landscaping, and the use of colors that blend with the natural surroundings.

Vision Element C, Goal 8

Services

- Work with Washington County Conservancy District to develop and promote a fair and equitable comprehensive water program for existing and new customers and to accommodate the City's projected buildout.
- Encourage conservation through efficient use of desert landscaping and other applicable technologies including recycled water management.
- Promote the economic development of water resources.
- Study and evaluate a reliable secondary water system.

Land Use

- Require new developments to show a guarantee of water development.

Vision Element D, Goal 9

Land Use

- Encourage growth in areas and at levels that can meet reasonable standards of sustainability of City services and mitigate the financial burden on residents.

- Identify and protect growth areas that are visually, economically, or geographically related to Ivins City where annexation must take place before development can occur.
- Where possible, apply design standards that preserve the City's unique environmental characteristics and quality of life.
- Actively encourage infill development to reasonably utilize existing urbanized areas and facilities.
- Ensure that development takes place with required facilities and services.
- Balance all property rights between development and neighboring properties.

Vision Element D, Goal 10

Services

- Incorporate reasonable traffic-calming designs through residential neighborhoods and major intersections.
- Provide walking paths and bike paths/lanes in an interconnected system that links major destinations.
- Encourage mass transit along transit corridors where economically feasible.

Land Use

- Consider transportation impacts in land-use decisions and neighborhood developments.
- Preserve the rights-of-way necessary to accommodate future traffic needs.
- Require road connections between subdivisions where practical.

Vision Element E, Goal 11

Land Use

- Include subdivisions that provide moderate-income housing that aesthetically aligns with the Ivins' heritage.
- Incentivize developers to provide open spaces within neighborhoods to provide outdoor living experiences for the community.
- Encourage development that enhances a sense of neighborhood and community.
- Encourage the preservation of areas that highlight a rural lifestyle consistent with the local heritage.
- Encourage residential design that compliments the natural beauty and character of the area.
- Encourage the preservation of open space with native plants in neighborhoods to protect the land that belongs to future generations.
- Encourage low-profile housing.
- Ensure buffering of commercial development from existing residential development.

- Use land-use zoning to provide neighborhood densities that support a broad range of housing prices to facilitate ownership by those who desire to live and work in Ivins.

Vision Element F. Goal 12

Services

- Search for and utilize joint-use facilities to minimize costs to the City and the schools.

Land Use

- Ensure that land resources are reserved for future school needs through cooperative long-range planning.
- Support plan for elementary, middle, and high schools, libraries, and facilities for other higher education in Ivins.

Vision Element G, Goal 13

Services

- Provide recreation facilities and activities to meet a spectrum of recreational interests for Ivins City residents.
- Ensure that development impact fees and/or land dedication requirements accurately reflect the costs of the city providing parks for new development.
- Create a connected trail system by implementing the Ivins City Parks and Trails Master Plan.
- Maintain Fire Lake reservoir as a water recreation area and nature park.
- Plan and build a community recreation center.

Land Use

- Ensure that future residents will be able to enjoy parkland through the acquisition and development of additional park properties.
- Work closely with schools to develop joint city/school park sites.

Vision Element H. Goal 14

Services

- Participate in local economic development boards and/or tourism councils.
- Attract businesses that reflect and support our community values and that allow residents to work in Ivins City.
- Encourage patronage of locally owned businesses.
- Effectively manage revenue sources to adequately fund city services and infrastructure.
- Attract compatible retail, hospitality, and professional services.
- Support existing resorts.

Land Use

- Develop a land-use plan for commercial areas where businesses can thrive and residents can gather.
- Plan for and manage development so growth does not outpace the capacity of public facilities and services.

Vision Element I, Goal 15

Services

- Encourage, support, and promote public, private, and public/private art installations in roundabouts, transportation corridors, parks, and other locations accessible to the public.
- Encourage and support private art installations and activities in and around commercial and residential developments.
- Encourage and promote a culture of education, performing arts, and the development of cultural activity.
- Seek public and private funding for the arts.
- Develop a comprehensive Arts Masterplan.

Natural and Cultural Resources (NCR), Scenic National and Regional Resources

Land Use

- Capitalize on the uniqueness of the environment; protect that environment and harmonize development and design with it.

NCR, Cultural, Religious, and Historic Resources

Services

- Interface with necessary federal agencies and the Shivwits Band to plan for protection of the petroglyphs and Native American culture.
- Support and fund the Santa Clara River Reserve trails and protection.
- Promote the cultural arts.
- Honor the City's pioneer heritage.

NRC, Hillsides and Geologic Hazards

Land Use

- Where hillsides are in private ownership and development rights exist, the City will discourage development on hillsides through measures such as zoning, density transfer, and acquisition/dedication. Where hillside excavation cannot be avoided, cuts are to be fully reclaimed to a natural appearance through landscaping of screened from general view.
- Public health and safety must be preserved by assuring the stability is properly maintained on any development of hillsides and/or slopes.
- In all development, problem soils must be properly identified and mitigated.

- All proposals for building sites must include a geologic/soils report addressing specific conditions of the site.

NRC, Storm Watercourses

Land Use

- The City discourages any development within known 100-year storm watercourses of flood prone areas. The exception is for development that is compatible with periodic flooding such as trail systems, golf courses and other public or private uses that will permit the free passage of floodwaters and do not involve habitable buildings nor result in significant property damage.
- The City will continue to enforce and refine when necessary, its current watercourse protection regulations.
- The City seeks to minimize flooding risk by:
    - Preparing and updating city-wide storm water plans for the conveyance and management of storm water.
    - Preparing a plan for regional detention structures to prevent increased peak storm flows arising from property development.
    - Increasing detention in storm water systems to decrease peak flow.
    - Protecting and expanding natural floodable areas and locating appropriate uses, such as parks in these areas.
- The City discourages the channelization of streams and encourages the preservation of natural watercourses.
- To accomplish the above, the City will prevent the development of habitable structures within a storm watercourse.
- To recognize the storm water runoff as a resource and as a potential source for other uses.
- The City proposes the following drainage:
    - Minimize the increase in the rate of flow from developing properties unless downstream facilities exist to accommodate the increased flow rates.
    - Maintain the flow of storm runoff within its natural draining basin and path as much as possible.
    - Discourage the use of retention basins by providing adequate detention areas.
    - Encourage the design of drainage facilities that adequately handle storm runoff.
    - Minimize flooding nuisance in 10-year flood events with the goal of keeping all roads open and drivable.
    - Design all city underground conveyance systems for the 25-year flood event.
    - Protect life and property in the 100-year flood event by conveying storm water by using the combination of pipelines, channels and roadways and

planning regional detention facilities to ensure that these facilities are not overwhelmed.
    - Control peak flow discharges from the Ivins City boundary into other jurisdictions so other jurisdictions are not negatively impacted from the development of Ivins City.

NRC, Dry Washes

Services

- Tamarisks (salt cedars) should be removed from dry washes and native plants reintroduced.

Land Use

- Dry Wash and Padre Canyon Wash should be preserved in a natural condition except for flood prevention, detention, or water conservation.
- Wherever feasible, smaller washes shall be preserved in their natural state.

NRC, Red Cliffs Desert Reserve

Services

- The City will support and assist in the implementation of the Habitat Conservation Plan for the Desert Tortoise as well as other legitimate threatened or endangered species in the local area.

Land Use

- Land use proposals that could have adverse impacts on critical wildlife or plant habitats shall be modified to eliminate or adequately mitigate such adverse impacts.

NRC, Air Quality

Services

- Encourage bike and pedestrian travel.
- Promote the general use of less-polluting alternative fuel vehicles.
- Strive to utilize fuel efficient and/or alternative fuel vehicles in the city fleet to the extent possible.
- Continue to support and promote public transportation.
- Encourage non-polluting businesses as part of the economic development of the City.
- Support efforts to reduce emissions on a regional basis.
- Continue to develop renewable energy resources within the City.

Land Use

- The City will control man-induced dust by requiring strict dust suppression (such as watering during construction) and that land disturbance associated with development be graded and revegetated within a reasonable time period.