

GENERAL PLAN
2023

This amendment supersedes any prior versions of the General Plan.

Table of Contents

CHAPTER ONE 7
INTRODUCTION, PURPOSE, GENERAL PLAN DEFINITION, and VISION 7
Introduction 7
Purpose 7
Definition of a General Plan 7
General Plan Policies 8
How the General Plan is Organized 8
VISION 8
IVINS VISION 8
Vision Element A: A community where we feel safe and secure. 9
Goal 1: 9
Goal 2: 9
Vision Element B: We belong here and have unique neighborhoods emphasizing open spaces where residents recreate, talk, and support each other to work collaboratively for the common good 9
Goal 3: 9
Goal 4: 9
Goal 5: 9
Goal 6: 9
Vision Element C: We respect and protect the magnificent landscape that defines the unique and spiritual sense of place honored by the peoples who have lived here for centuries. 9
Goal 7: 9
Goal 8: 9
Vision Element D: We carefully plan for sustainability and adaptability, always remembering that we have borrowed the land from future generations. 9
Goal 9: 9
Goal 10: 9
Vision Element E: Our growth stewardship creates homes for all who desire to live and work here. 10
Goal 11: 10
Vision Element F: We recognize that any ecosystem, including our community, thrives only with diversity. 10

Goal 12: 10
Vision Element G: We have a wide variety of recreational opportunities so that all citizens and guests can be transformed by the grandeur of this place. 10
Goal 13: 10
Vision Element H: We draw professional and commercial services that support our citizens and the City's financial needs. 10
Goal 14: 10
Vision Element I: We encourage and draw arts and cultural experiences that permeate the Community's culture. 10
Goal 15: 10
CHAPTER TWO 11
ELEMENTS OF THE GENERAL PLAN - Land Use and City Services 11
Land Use Elements 11
General Land Use Policies: 12
Residential 12
Residential Policies: 12
Moderate-Income Housing 13
Moderate-Income Housing Policies 13
Commercial 14
Commercial Policies: 15
Municipal Campus and Public Square 15
Municipal Campus and Public Square Policies: 15
Parks and Recreation 16
Parks and Recreation Policies: 16
Open Space – Vision Element: Maintain a strong sense of place. 17
Open Space Policies: 18
Public Lands 18
Public Lands Policies: 19
Transportation 19
Transportation Policies: 21
Roundabouts 21
Roundabout Policies: 21
Bikeways and Trails 21
Bikeways and Trails Policies: 22

CITY SERVICES 24
City Services Policies: 24
Utilities 24
Water 25
Water Conservation and Development 25
Water Conservation and Development Policies: 26
Secondary Irrigation System and Water Reuse 26
Water Policies: 27
Wastewater 27
Wastewater Policies: 27
Natural Gas 28
Electric Power 28
Gas/Electric Policies: 28
Renewable Energy 29
Renewable Energy Policies: 29
Telephone and Fiber Optics 29
Telephone Policies: 29
Solid Waste Disposal 30
Solid Waste Disposal Policies: 30
Public Safety 30
Public Safety Policies: 30
Animal Services 30
Animal Policies: 30
Fire Protection/Emergency Medical Services (EMS) 31
Fire Protection/Emergency Medical Policies: 31
Public Transportation 31
Public Transportation Policies 31
Schools and Education 32
Support quality public schools, private schools, charter schools and higher education. 32
Schools and Education Policies: 32
Library Services 32
Library Services Policies 33
Arts and Culture 33
Arts and Culture Policies 33

Community Appearance 33
Community Appearance Policies 33
CHAPTER THREE-IMPLEMENTATION OF THE GENERAL PLAN 35
A Variety of Implementation Tools 35
Zoning Ordinance 35
Subdivision Ordinance 36
Implementing the General Plan 36
Conclusion 37
APPENDIX 38
APPENDIX A-HISTORY AND NATURAL AND CULTURAL RESOURCES 38
Projected Growth for Washington County and Ivins City 38
The Economic Future for Ivins City 38
Natural and Cultural Resources 39
Climate 39
Scenic National and Regional Resources 39
Cultural, Religious and Historic Resources 40
Hillsides and Geologic Hazard Areas 40
Storm Watercourses 41
Dry Washes 41
Red Cliffs Desert Reserve 41
Air Quality 42
Dark Sky 42
APPENDIX B-STATISTICS, POPULATION ANALYSIS, AND FINANCIAL AND STAFFING PLAN 43
Population and Land Use Analysis 43
Historical Population 43
Age Demographics 44
Existing Land Use 46
Future Land Use & Projected Buildout 47
Population Projections 49
Employment Projections 51
IVINS CITY FIVE-YEAR PLAN 55
2024-2028 55
FINANCIAL SUMMARY 55

PURPOSE 55
FISCAL FORECAST 55
General Economic Outlook 55
General Fund 56
Enterprise Funds 58
Water 58
Wastewater 58
Next Steps 58

CHAPTER ONE
INTRODUCTION, PURPOSE, GENERAL PLAN DEFINITION, and VISION

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 several resorts, Rocky Vista University, and 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 10,000 residents in 2023 and it is estimated that it will reach a build-out population of approximately 20,000 residents.

Purpose

The purpose of the Ivins City General Plan is to guide development toward a well-conceived community, preserving the city's magnificent natural surroundings and desirable lifestyle. With nearly half of its area as yet undeveloped, Ivins City has the opportunity to realize its Vision. aligned with this General Plan.

Definition of a General Plan

A General Plan, or Master Plan is a comprehensive guide for making land use decisions regarding growth, the location and uses of land and community appearance and the City's physical development. 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 Residents, City Council, Planning Commission, boards and committees, City staff, and developers. It is a key tool to guide zoning, budgeting, capital improvements, decisions, and policy-making using Land Use, City and Development Maps, and Ordinances.

Since a General Plan is not a regulatory document, it must be implemented through ordinances and actions. When a community has adopted a General Plan, Utah Code 10-9a-406 (Utah State Legislative website) states that the General Plan is an advisory guide for land use decisions, the impact of which shall be determined by ordinance. This regulation requires that all streets, parks, ground, place and space, public buildings and utilities (public or private) be constructed in conformity with the General Plan. It is the intent of the City Council and the Planning Commission to create consistency between the General Plan, ordinances, and policies.

General Plan Policies

1. Through planning for growth, land use, and development, provide for the distribution of neighborhood densities across Ivins City.
2. Preserve a unique community that reflects the serenity of its natural surroundings.
3. Create a community that is a living, integrated system.

How the General Plan is Organized

- Chapter One introduces the requirements for the General Plan, how it was developed, and how it is maintained and organized. It presents the Ivins Vision.
- Chapter Two includes the elements of the General Plan derived from the Vision.
- Chapter Three discusses implementation of the General Plan.
- Appendix A briefly examines the history of Ivins City, and the natural and cultural resources Ivins wishes to protect.
- Appendix B details the City's statistics, population analysis and financial and staffing plan.

VISION

Building on past planning and decision-making in Ivins City, its history and natural and cultural environment, population and economic projections, results of the 2022 citywide survey (see City website), With input from Ivins City staff, individual perspectives from many residents, and compliance with Utah state law, below is the Vision for the future of Ivins City.

IVINS VISION

Ivins is a community where everyone should feel safe and secure. We belong here. We respect and protect the magnificent landscape that defines the unique and spiritual sense of place honored by the peoples who have lived here for centuries. We carefully plan for change, always remembering that we have borrowed the land from future generations. Our growth stewardship encourages a spectrum of neighborhoods for all who desire to live and work here. We recognize that any ecosystem, including our community, thrives only with diversity. We have unique neighborhoods emphasizing open spaces where residents recreate, talk, support each other, and work collaboratively for the common good. We have a wide variety of recreational opportunities so that all citizens and guests can be transformed by the grandeur of the place. We draw professional and commercial services that support our citizens and our city's financial

needs. We encourage and draw arts and cultural experiences that permeate the community's culture.

This Ivins City Vision is outlined below in its nine vision elements and the General Plan's fifteen supporting goals.

Vision Element A: A community where we feel safe and secure.

Goal 1: Regularly evaluate and establish appropriate Public Safety services so that Ivins City remains a safe and well-protected community.

Goal 2: Ensure that public facilities, services, and utilities meet the needs of present and future residents of Ivins City.

Vision Element B: We belong here and have unique neighborhoods emphasizing open spaces where residents recreate, talk, and support each other to work collaboratively for the common good.

Goal 3: Maintain a strong sense of place.

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.

Goal 5: Promote effective government that embraces community involvement.

Goal 6: Protect the quality of life in Ivins City.

Vision Element C: We respect and protect the magnificent landscape that defines the unique and spiritual sense of place honored by the peoples who have lived here for centuries.

Goal 7: Work to preserve the natural beauty and vistas that give Ivins City its unique identity, including Red Mountain and the other natural hillsides that surround the city, the washes, the lava beds, open spaces, and the night sky.

Goal 8: In conjunction with the Washington County Water Conservancy District, and other applicable entities, provide safe, dependable water to met the future needs of the residents, businesses, and amenities of Ivins.

Vision Element D: We carefully plan for sustainability and adaptability, always remembering that we have borrowed the land from future generations.

Goal 9: Foster orderly growth compatible with the character of the community and surrounding natural beauty.

Goal 10: Provide a holistic system that moves people and goods safely and efficiently through Ivins City and minimizes negative impacts, visual and otherwise, on adjacent property. (See transportation master plan.)

Vision Element E: Our growth stewardship creates homes for all who desire to live and work here.

Goal 11: Encourage functional neighborhoods with a variety of housing types that meet both the financial and aesthetic needs of a broad cross-section of residents.

Vision Element F: We recognize that any ecosystem, including our community, thrives only with diversity.

Goal 12: Support quality public schools, private schools, charter schools, and higher education.

Vision Element G: We have a wide variety of recreational opportunities so that all citizens and guests can be transformed by the grandeur of this place.

Goal 13: Provide a wide range of recreational facilities and opportunities for all ages.

Vision Element H: We draw professional and commercial services that support our citizens and the City's financial needs.

Goal 14: Attract and sustain businesses that will provide employment opportunities for Ivins City residents and enhance the tax base.

Vision Element I: We encourage and draw arts and cultural experiences that permeate the Community's culture.

Goal 15: 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. Publicly accessible art is encouraged.

With this vision, Chapter Two focuses on Land Use and City Services that support the vision, it identifies important topics to consider during planning and decision making, and identifies community policies and actions to advance the Ivins Vision.

CHAPTER TWO

ELEMENTS OF THE GENERAL PLAN - Land Use and City Services

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 policies 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, policies, and actions of the General Plan become a guide to how Ivins City intends to direct its energies and resources with respect to the many issues it faces.

The main responsibilities of local government generally revolve around the need to provide common services to the residents**.** Therefore, cities usually provide police, fire, and emergency services**.** In addition, common utilities such as culinary water, wastewater, stormwater, streets, sidewalks, public lighting, and signage are **also** provided**.** Other common services such as electrical power, natural gas, and communication services also fall under the umbrella of local government.

In addition to providing these general services, the State government has delegated a portion of the regulation of the Land Use regulations of the cities to the local governments.

The goals indicated after each heading are those goals for which the policies under each heading are most relevant.

Land Use Elements (Goal 5)

The Land Use element is the core-coordinating component of the General Plan. It interrelates all of the elements of the General Plan that have implications for the arrangement of uses of the land. The Land Use Plan is a physical expression of the implication of the various policies that make up the General Plan. The Land Use element considers areas within the City. The Land Use element is an important guide for decisions related to development. The Land Use Plan is a visual reference for public or private entities seeking information about the land development objectives of the City.

In addition to the designations on the Land Use Plan, policies are adopted to guide future City decisions on a case-by-case basis.

The Land Use Plan is general. There are areas that do not necessarily follow existing property lines. Property-specific conditions are taken into account when the City Council zones or rezones.

General Land Use Policies:

1. All zoning and other land use decisions shall be consistent with the General Plan.
2. 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.
3. Innovative urban planning should be used in all zones to protect, enhance and blend development with the unique natural character of the area.
4. 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. Any review of planned development shall include proof that adequate public facilities are available to serve each development.
5. Identify and protect growth areas that are visually, economically or geographically related to Ivins City where annexation must take place before development could occur.
6. Actively encourage infill development to reasonably utilize existing urbanized areas and facilities.
7. Balance all property rights between the development and neighboring properties.

Residential (Goals 3, 6, 7, 9 and 11)

One purpose of the General Plan is to promote the City's goals with respect to development. Another purpose is to introduce greater densities than the zoning may indicate in order to achieve open space through the use of density bonuses or other incentives. The objective is to achieve the preservation of key scenic features and important amenities per the General Plan while maintaining overall average zone density.

Apartment/condominium housing is important to fulfill a variety of housing needs. The Land Use Plan designates apartment/condominium housing throughout the community in locations that have adequate street and utility capacity as well as other amenities such as parks, trails, etc.

Residential Policies:

Encourage functional neighborhoods with a variety of housing types that meet both the financial and aesthetic needs of a broad cross-section of residents.

1. Areas that contain designated open space, parks, or other scenic/natural resources should be developed with clustering/buffering to preserve the desired resource(s) and overall net density shown on the Land Use element.
2. Incentivize developers to provide open spaces within neighborhoods to provide outdoor living experiences for the community.
3. Medium and apartment/condominium density housing shall be located near collector and arterial roads and as a buffer between low-density housing and other land uses.
4. The Historic core area of the City should continue to be developed with medium-to-high-density housing.

5. Apartment/condominium housing (townhouses, for example) should be located so as not to block views of the mountains, and the building mass should be stepped and staggered. Encourage low-profile housing.
6. Encourage development that enhances a sense of neighborhood and community.
7. Encourage the preservation of areas that highlight a rural lifestyle consistent with the local heritage.
8. Encourage residential design that complements the natural beauty and character of the area.
9. Encourage the preservation of open space with native plants in neighborhoods to protect the land that belongs to future generations.
10. Ensure buffering of commercial development from existing residential development.
11. Through growth, land use, and development, provide for the distribution of neighborhood densities across Ivins City. (PB)

Moderate-Income Housing (Goals 9 and 11)

Ivins City is focused on having a variety of different housing types available within the community. Historically, density onuses in overlay districts have been established to encourage Moderate-income housing. As construction and land costs increase, new solutions are needed. City planning and zoning for higher densities will need to be placed in areas that foster will have the least impact on the flow of a community. Land use planning that develops standards for and established the location of mixed-use projects along transportation corridors is another solution.

The State of Utah has opened avenues for accessory dwelling units (ADUs). Ivins City will look at new ways to reduce the casita/guesthouse requirements to provide new options for homeowners to rent out unused space on a long-term basis.

Ivins City will encourage the utilization of state or federal funds or tax incentives to promote the construction of moderate-income housing.

City leadership and staff will engage with State, Federal, County agencies, surrounding communities, and school districts to help solve housing problems. and the City will build alliances and foster inter-local cooperation.

We will amend the land use plan and set agendas for discussing solutions.

Moderate-Income Housing Policies

1. 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.
2. Include subdivisions that provide moderate-income housing that aesthetically aligns with the Ivins' heritage.
3. Actively encourage infill development to reasonably utilize urbanized areas and facilities. (PB)

Commercial/Business (Goals 7, 9 and 14)

Pioneer settlers established the basic layout of Ivins City. They envisioned it as a traditional agricultural community. In recent times it has grown to be a bedroom community with its residents working and shopping in the St. George area. As Ivins City grows toward its projected build-out population of approximately 20,000 people we will need a corresponding growth in commercial development.

Ivins City's commercial areas should develop using state-of-the-art methodologies. Successful commercial developments have their own unique characteristics such as historic charm, an open-air experience, and a wider mix of uses (offices, government, etc.) that attract customers and produce a vibrant healthy community centerpiece.

- Ivins City may have one or more core retail areas. These areas should have the following characteristics:
  - Landscaping, lighting, and signage in compliance with the Ivins City Design Guidelines.
  - Low profile, buildings with placement, orientation and design in compliance with the Ivins City Design Guidelines.
  - Pedestrian-friendly developments with organic walkways, benches, planters, plazas, etc.
  - Parking areas designed to blend into the environment with visual compatibility with the surrounding landscape.

The following businesses that are consistent with the above characteristics would be well-suited for core retail areas:

- Businesses that support our existing resorts/hotels.
- Shops, restaurants, art galleries and studios.
- Grocery stores, drug stores and similar stores that blend in well with other commercial uses in the area and the small-scale experiences that are part of the community culture.
- Professional and business offices for needed community services (doctors, realtors, lawyers, accountants, insurance, etc.)
- Facilities for research and development such as medicine, software, and other technologies.
- Entertainment, recreational and cultural venues.

Neighborhood Commercial areas provide locations for commercial uses that are in harmony with adjacent residential buildings and are well landscaped and buffered so as not to impact the surrounding neighborhood.

In addition to the growing Coyote Gulch commercial area, the Black Desert Resort/hotel

/commercial center are being built along Snow Canyon Parkway near the eastern boundary of the City. Canyon Crossing was constructed at the intersection of Snow Canyon Drive/Center Street. Other neighborhood commercial may be added at 200 East and on Highway 91. These centers would serve the residents and visitors of Ivins City.

Commercial/Business Policies:

1. Attract and sustain businesses that will provide employment opportunities for Ivins City residents and enhance its tax base. Attract businesses that reflect and support our community values and that allow residents to work in Ivins City. Attract compatible retail, hospitality, and professional services.
2. The City supports developing pedestrian-oriented commercial centers on Snow Canyon Parkway. Strip commercial development should be avoided.
3. The City supports creating and maintaining healthy vibrant neighborhood, core retail areas that will provide convenient shopping and work locations for residents and promote a walkable community.
4. All commercial development should have an appearance aligned with the City's design guidelines.
5. Participate in local economic development boards and/or tourism councils.
6. Develop a land-use plan for commercial areas where businesses can thrive and residents can gather.
7. Encourage patronage of locally-owned businesses. Effectively manage revenue sources to adequately fund City services and infrastructure.
8. Support existing resorts.

Municipal Campus and Public Square

Ivins City owns and/or uses the majority of the city block extending from Center Street to 100 North and from Main Street to 100 West. The southwest corner of the block owned by The Church of Jesus Christ of Latter-Day Saints (LDS) with a meetinghouse located there. Currently, the new City Offices, Fire Station, and City Park are located on this block as well. The City may provide a Community Recreation Center. The City will work with Washington County to locate a Public Library in Ivins. Ideally, these facilities would be built on this same block. To accomplish this goal the City may need to acquire the church property and develop a comprehensive plan for a municipal campus and public square.

Municipal Campus and Public Square Policies:

1. The City will continue to negotiate with the LDS Church for acquisition of the church-owned property.
2. The City will seek to acquire an appropriate piece of property to exchange with the LDS Church for their property.

3. The City will systematically develop a comprehensive plan for the municipal campus and public square.
4. The City will continue to work with Washington County officials to locate a Public Library.

Parks and Recreation (Goals 5, 10 and 13)

Parks and recreation are important aspects of a healthy community. Recreation and park facilities help attract people and businesses to a community. The City currently has several parks INSERT PARK LIST??: Red Rock Park is approximately 3.7 acres, Ivins City Park is approximately 5 acres and UNITY Park is approximately 12 acres. There are two smaller parks: Megan Fitness Course and Del Coronado Mini Park. As the community grows, there will be a need for more parkland yet there will be less undeveloped land available and the cost of that land will be higher. It is important for the City to not only meet present needs but also set aside land that will be needed for a future larger population.

The Ivins City Parks & Trails Master Plan establishes goals and strategies for future development of parks, trails, recreational facilities and open space preservation in Ivins City.

A portion of future parkland needs can be met by encouraging future developers to set aside parkland in proportion to the demand created by that development's residents and to be available for use by all community residents. This is usually practical only for meeting neighborhood park needs. Community parks and special use parks that serve more than one neighborhood are most effectively developed by the City. The costs of these kinds of parks should be provided through impact fees, bonding and/or equity buy-in.

Parks and Recreation Policies:

1. Provide a wide range of recreational facilities and opportunities for all ages. Provide recreation facilities and activities to meet a spectrum of recreational interests for Ivins City residents.
2. The City shall maintain the current level of service for neighborhood parks and strive to increase the number of recreation programs available for residents and strive to increase the total developed parkland and programs available to the residents of Ivins City.
3. The City will regularly update a separate parks element of the General Plan, using it as a guide for site location and prioritizing park development and land acquisition. The Parks & Recreation Master Plan and Impact Fees Facilities Plan will accomplish this.
4. New development is encouraged to provide neighborhood park facilities and art-related amenities that are easily accessible and available for all residents.
5. The cost of community or other special use parks and their amenities shall be equitably shared by residents.
6. The City shall develop and maintain the Fire Lake Reservoir as a water recreation area and nature park sensitive to waterfowl, other wildlife, and neighboring property owners.
7. The City may plan and eventually build a Community Recreation Center.

8. Work closely with schools to develop joint city/school park sites.
9. Ensure that development impact fees and/or land dedication requirements accurately reflect the costs to the City of providing parks for new development.

Open Space – Vision Element: Maintain a strong sense of place ?? (Goals 6 and 7)

1. Guide development in a manner that enhances the City's appearance.
2. Protect scenic vistas and the visual quality of entrances to the City.
3. Encourage a variety of neighborhoods.
4. Encourage the agricultural heritage of Ivins City Agricultural land is a non-renewable resource that is recognized as a valuable land use. Agricultural land preserves open space and provides aesthetic values associated with the important heritage of a rural community. However, the City recognizes the right of private landowners to eventually sell/develop land that may be currently used for agricultural purposes. The City will support measures for the preservation/conservation of agricultural land.
5. Establish logos, slogans, mottos, street signage, street lighting, street furniture, etc. that are distinctive to Ivins City.

Areas within and around the community that are desirable to be preserved as permanent open space include:

1. Existing and future park sites
2. The Santa Clara River corridor
3. The hillsides and rims of the Red Mountain
4. The Desert Tortoise Wildlife Management Area north of Ivins City
5. Major washes including Dry Wash and Padre Canyon Wash
6. Other natural formations that give the community its identity and that separate communities and keep them from growing together.
7. Elephant Rock, Humpback, Pyramid and Rock Park (all in Kayenta)
8. Integrate natural open space into developments to protect wildlife habitat and migration patterns.

Dedicated open space land can also be used for passive recreation and trails connecting significant facilities (parks, schools, commercial areas) and to provide residents with access to natural resources.

Methods that may be used to help preserve open space include:

- Acquisition – The most effective way to preserve open space lands is to acquire open space lands or their development rights. Many communities have acquired open spec through both purchase and/or gifts.
- Conservation Easements – A legal restriction on the use of all or a portion of a particular property. It does not change the ownership of the land, but it places limits on the use of the land such as restricting development. Conservation easements are used for a wide

range of public goals such as land/scenic conservation and agricultural preservation. Conservation easements can normally be acquired at a much lower cost than the sales price of the land since the owner can still own and use the land in a manner consistent with the easement. Conservation easements may be obtained by either a public agency or by non-profit organization land trusts (e.g., Virgin River Land Preservation Association or Nature Conservancy).

- Cluster Development – A method used to shift or relocate development to optimize open space protection. from For example, on a parcel that is zoned for four 1-acre lots, in order to preserve open space for a particular purpose the developer could be encouraged to create four ½-acre lots in a cluster that leaves the remaining two acres free from development and preserve open space. Through the use of clustering the City may be able to preserve critical open space area without the necessity of purchasing it or depriving property owners of their development rights.

Open Space Policies:

1. The City shall strive to preserve land designated as Open Space (on the Land Use element) permanently free from development and left in a natural state.
2. The City shall actively pursue the preservation of such significant open space through conservation easements, acquisition, Transfer of Development Rights (TDR's), clustering, and by enlisting the aid of organizations such as the land Trusts and other land preservation techniques. Work to preserve views of the City's natural setting in development patterns and building designs.
3. Encourage the preservation of additional open space, lava beds, and historic agricultural land.
4. Work to preserve the natural beauty and vistas that give Ivins City its unique identity, including the Red Mountain and other natural hillsides that surround the City, the washes, the lava beds, open spaces and the night sky.
5. With third-party permission, encourage developers to place existing and future power lines underground and remove existing poles where possible. DOUG-Move to Comm Appearance Section.
6. Encourage, where possible, architecture, lighting, landscaping, and the use of colors that blend with the natural surroundings.
7. Work to preserve the night sky while maintaining neighborhood safety. DOUG-Move to Comm Appearance Section.
8. PERRY Maybe add to bullet #3?? Encourage the preservation of open space with native plants in neighborhoods to protect the land that belongs to future generations.

Public Lands (Goals 4 and 7)

There is much public land surrounding Ivins City that is managed by either the State Institutional Trust Lands Administration (SITLA) or the Bureau of Land Management (BLM). It is possible that several of the large BLM tracts in the vicinity of Ivins City would become private land through land exchanges and thus be subject to future development. SITLA holdings are also

candidates for future development. SITLA lands were expressly granted to the state for the purpose of supporting public education. It is likely that SITLA will be subject to increasing development pressure. If development occurs in these areas, it is the City's goal that it be developed in harmony with the current zoning requirements. It will be important that the City monitor land trades and potential development of SITLA properties to assure optimal land use in terms of protection of existing property values, traffic, economics, utilities, visual/aesthetics, and zoning ordinances.

Public Lands Policies:

1. Lands within the City under the jurisdiction of SITLA and/or the U.S. Bureau of Land Management should be carefully reviewed by the City for development impacts when an exchange or sale of such land is considered.
2. 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 or exchange is considered.
3. In order to communicate essential concerns for future development, the City will include public lands in the General Plan Land Use element and in the Annexation Growth Plan.
4. The City may when requested rezone public lands within its jurisdiction consistent with the Land Use element of the General Plan.
5. PERRY-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.

Possibly eliminate the later section on the Red Cliffs Desert Reserve and pull it here by including an introductory sentence and two policies. Maybe something such as:
The Red Cliffs Desert Reserve is a special area adjacent to Ivins City.

Desert Reserve and related Endangered species policies:

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

Land use proposals that could have adverse effects on critical wildlife or plant habitats shall be modified to eliminate of adequately modify such adverse effects.

Transportation (Goals 5 and 10)

The Transportation element of the General Plan addresses decision-making related to roads for the safe transportation of people, goods, and services in the Ivins City region.

The Ivins City roadway system consists of a hierarchy of street types: major and minor arterials, major and minor collectors, and residential streets. Residential streets are the predominant street type found in every neighborhood. Very few unpaved streets and roads remain in Ivins City.

Ivins City participated in the St. George Master Traffic Study which addressed regional traffic needs. Ivins City is at the western end of the regional road system. The Shivwits Reservation and public land effectively preclude urban development west and north of Ivins City. Previously the only access to Ivins City was from the south via Highway 91 which passes through Santa Clara. A second arterial, Snow Canyon Parkway, now provides additional access to Ivins City. Another access in the northeastern area extends through Snow Canyon State Park.

In West Ivins City, the right of way is typically 49.5 feet. The Ivins City Transportation Master Plan identifies 200 East and 400 West as major collectors for Ivins City. 400 East is classified as a minor collector and is seen as an alternate through-route providing a relief valve for in-city traffic.

As a matter of policy, the City does not build new roads. Developers are expected to construct the roads that serve their own projects. Roads may also be funded through Special Assessment Areas that assess property owners. The City levies street impact fees on new development based on the most current Impact Fee Facilities Plan and Impact Fee Analysis. One challenge the City faces is securing adequate funding to pave and maintain existing roads as they reach the end of their life cycle.

The City's current design standards require that curb and gutter be installed in all new developments. The installation of curb, gutter, and sidewalk also acts as a safety barrier separating pedestrians and traffic. Although curb and gutter is the standard requirement for new developments, viable engineered drainage alternatives will be reviewed and considered on a case-by-case basis.

The Transportation element of the General Plan illustrates existing and proposed locations and types of roads that the City anticipates will be required in the future. The Transportation element has been adopted by the City Council in conformance with the state statute.

In addition to guiding its own capital improvements planning the City can use the Transportation element to guide private development by:

- Denying development that is not consistent with the Transportation element (and other elements) of the General Plan.
- Requiring developers to locate all development streets so they are consistent with and tie into existing road locations.
- Requiring developers to construct new roads or make improvements to existing roads if justified by the anticipated traffic impacts of the proposed development.

The Transportation element is coordinated with and reinforces other elements of the General Plan in order to provide necessary traffic capacity throughout the community. Since road rights-of-way also serve as essential utility corridors the Transportation element is closely coordinated with the Utilities elements

Transportation Policies:

1. The construction of new roads and widening of existing roads should be paid for by those who generate the need and who will benefit from such improvements. In most cases, a developer or group of developers will need to pay for new roads or road widening to serve their project(s). Where a proposed road will also clearly benefit existing development, a combination of developer(s) and existing residents may jointly fund road improvements through Assessment Areas.
2. Curb and gutter is the standard requirement for new developments.
3. If requested prior to development approval, impacts to the roadway system caused by development shall be based upon a traffic study in accordance with accepted traffic engineering principles.
4. Developments that will increase traffic volume on collector and arterial road intersections will be required to improve such intersections (no more than 40 seconds average wait at an intersection during peak hours).
5. As street lighting is installed, low profile full cut-off lights that do not negatively impact residential areas will be used.
6. Private roads are permitted but not encouraged.
7. Art installations are encouraged along roadways at appropriate focal points.

Roundabouts (Goal 10)

Roundabouts are proven to be the safest, most efficient, cost-effective, and lower maintenance way to move both vehicular and pedestrian traffic through a busy intersection. Ivins City currently has several roundabouts. They function well and enhance the artistic flavor of the City. Roundabouts are required in Ivins City for any intersection determined to need more than four-way stop signs. They are presently shown in the Transportation Master Plan to be placed at all major intersections. A traffic signal will be allowed when no other solution is possible. Pedestrian lighting is all that is needed in a roundabout. They will not impact the night sky.

Roundabout Policies:

1. The City will require roundabouts to be built in lieu of traffic signals at all major intersections.
2. The City will plan for, acquire and preserve the right-of-way for roundabouts to be built at all major intersections.
3. The City will continue to use roundabouts to showcase public art and artistic landscaping consistent with the Ivins City Arts Master Plan.
4. The City will continue to educate residents and visitors concerning the safe use of roundabouts.

Bikeways and Trails (Goals 10 and 13)

Bicycle riding is both recreation and transportation. Bike trail planning should consider the needs of all residents. As Ivins City grows, a well-planned and functional bikeway system will be an important part of the community development plan.

Working with the local cycling community in an effort to improve the safe interaction of cyclists and motorists, Ivins City received a Level 1 "Road Respect Community" designation from the Utah Department of Transportation in 2014.

Bikeways and Trails Policies:

1. The City encourages the development of a bikeway system that is integrated and interconnected with pedestrian paths and on-street bike lanes that will connect major destinations (shopping, schools) with parks and open space corridors.
2. The City will encourage bike/pedestrian paths in all new developments and will encourage such paths to be designed and located to tie into a citywide system.
3. Bike/recreation paths should take advantage of street and utility rights-of-way when available.
4. The City will work with other land agencies such as irrigation companies, utility providers and the County and State to obtain access to trails.
5. The City will continue to work with the local cycling community to improve bicycle/vehicle safety.
6. Art installations are encouraged along bikeways and trails at appropriate focal points.
7. The City shall develop and maintain a trail system to connect neighborhoods to parks, open spaces, recreation, and other community facilities. A major feature of the trail network will be to preserve native landscapes, wildlife habitats, and natural beauty. The Parks & Trails Master Plan and Impact Fees Facilities Plan shall serve as a guide for trails.

PERRY-Where are Hillside and Geologic Hazard Areas? (Goals 2, 7 and 9) SHARON-I see this in Appendix A. Do you want the Appendices to have Goals?

This heading comes from the Natural and Cultural Resource section.

Add—Hillsides and geologic features are important components of the physiography of Ivins City.

Hillside and Geologic Hazard Policies

- 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 full, reclaimed to a natural appearance through landscaping or screened from general view.
- Public lands and safety must be preserved by assuring that 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.

Storm Water Courses (Goals 2,7, and 9))

This heading comes from the Natural and Cultural Resources section.

Add—Storm water courses are a significant feature of Ivins City and they are critical in ensuring that flooding is minimized and that excess runoff reaches the Santa Clara River.

Storm Water Course Policies

- The City discourages any development within known 100-year storm water-courses or flood prone areas. The exception is for development that is compatible with periodic flooding such as trail systems, golf courses and other public and private uses that will permit the free passage of flood waters and do not involve habitable buildings nor result in significant property damage.
- The City will continue to enforce and refine when necessary, its current water-course 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.
- The City will prevent the development of habitable structures within a storm watercourse.
- The City recognizes storm water runoff as a resource and a potential source of water for other uses.
- The City has the following drainage policies:
    - 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 usual drainage 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 deliverable.
    - Design all city underground conveyance systems for a 25-year flood event.

- Protect life and property in a 100-year flood event by conveying storm water 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 affected from development in Ivins.

Dry Washes (Goals 2,7, and 9)

This heading comes from the Natural and Cultural Resources section.

Add—Dry washes provide natural storm drainage to the Santa Clara River.

Dry Wash Policies

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

SAME STORY with Cultural, Religious and Historic Resources (Goals 3 and 4)

This heading comes from the Natural and Cultural Resource section.

Add—Cultural, Religious, and Historic resources are important in the identity and sense of place of Ivins City.

Cultural, Religious, and Historic Policies

- Interface with federal agencies and the Shivwits people to provide continuing protection of petroglyphs and Native American culture.
- Support the Santa Clara River Reserve trails and protection.
- Promote the cultural arts.
- Honor the City's pioneer heritage.

CITY SERVICES

City Services Policies:

1. Assess impact fees regularly to ensure that new developments are paying their proportionate share of costs for new infrastructure.
2. Analyze and budget for future City service levels.
3. Assess rates to cover costs of services pursuant to current rate studies.
4. Promote solar energy improvement in existing and new developments.

Utilities (Goals 2 and 7)

Ensure that public facilities, services, and utilities meet the needs of present and future residents of Ivins City. With third-party permission encourage developers to place future power lines underground and remove existing poles where possible.

Water (Goals 2 and 8)

PERRY- This section needs extensive reformatting—remove the Water Conservation heading but keep the text and make it part of the water heading text, then insert Water Policies and list 1-3, 1-9, and 1-5 (under water policies from next page).

Like most Western cities, Ivins City's future growth is closely tied to the availability of water. The low precipitation climate makes water one of Ivins City's most critical natural resources. A central question in Ivins City's desert setting will always be, "Is there enough water?"

Ivins City's water supply comes from the following sources:

- Snow Canyon wells developed jointly with St. George and Santa Clara.
- Gunlock groundwater wells developed jointly with St. George.
- Regional Water treated and delivered by Washington County Water Conservancy District (WCWCD).

Additional sources of water are currently available when needed from:

- Ence groundwater wells operated by WCWCD located near the Santa Clara River southwest of Ivins City.

Water Conservation and Development

PERRY-This section needs reformatted

In conjunction with Washington County Water Conservancy District, St George City, and other applicable entities, Ivins City will provide safe, dependable water to meet the future needs of the residents, businesses, and amenities of Ivins City. Work with Washington County Water Conservancy District to develop and promote a fair and equitable comprehensive water conservation program for existing and new customers and to accommodate the City's projected buildout.

Water conservation is an essential aspect to all cities that foresee growth with a limited water supply. WCWCD has projected that the Washington County region will need aggressive conservation to ensure water supplies even with large-scale regional water development.

Conservation measures can most effectively be applied to outdoor irrigation. High-water-use landscaping on a lot as small as 10,000 square foot (1/4 acre) can result in outdoor water use exceeding indoor water use. Low-water-use desert landscaping can significantly reduce outdoor

water use. Ivins City encourages desert landscaping (Xeriscaping) along with other conservation measures to reduce water use.

Water Conservation and Development Policies:

1. Encourage conservation through efficient use of desert landscaping and other applicable technologies including recycled water management.
2. Promote the development of DOUG- new water resources.
3. Require new development to show a guarantee of water availability.
4. Study, evaluate and develop a reliable secondary water system.
5. In conjunction with the Washington County Water Conservancy District, develop a fair and equitable comprehensive water conservation program.
6. Install water-efficient fixtures in all new construction.
7. Encourage replacing non-efficient fixtures with water-efficient fixtures in existing structures.
8. Encourage new development to adopt water conservation policies and water-efficient landscaping.
9. Respond rapidly, taking corrective action and instituting recurrence control on all water system leaks.
10. Periodically publish the status of City water consumption with comments and recommendations for conservation.
11. Continue to use water rate structures that reinforce low water usage.
12. Continue the enforcement of Ivins City Code sections that define misuse and appropriate punishment for water waste.
13. Promote the use of new conservation technologies.

Secondary Irrigation System and Water Reuse (Goal 8)

Ivins City envisions a secondary water system for irrigation purposes in the City. New developments are required to install dry pipelines for this future irrigation system. The main advantage of a secondary irrigation system is the ability to use water that does not meet the water quality requirements for culinary water. This water is obtained at a lower cost since treatment is generally not required.

Another reason to consider installing a secondary irrigation system is that water reuse is beginning to be developed in the region by the City of St. George. St. George has expanded its wastewater treatment plant to generate water suitable for reuse and has constructed a pipeline from the wastewater treatment plant to Ivins City Reservoir to provide this water to the Shivwits Indian Reservation. This new pipeline may be an opportunity for Ivins City to complete the irrigation system.

To operate a functional city-wide irrigation system, the City will:

- Work with Ivins Irrigation Company to determine if there are any opportunities to combine the City's secondary water delivery system with the existing irrigation system. Also discuss combining water storage.
- Consider the development of infrastructure to convey re-use water as a source for the irrigation system.
- Identify a phased capital facilities program to incrementally install the secondary system.
- Identify whether the Ence Wells could be used as a source of water for the system.

Water Policies:

1. Study and evaluate a reliable secondary system.
2. The City shall prepare and periodically update city-wide culinary water and secondary water system master plans to ensure that the system can provide the aforementioned level of service for the existing community and enable the City to prepare for new development and sustainability.
3. The City continues to promote desert landscaping and other water conservation measures in an effort to reduce water supply needs.
4. Users of large amounts of water for landscaping and other exterior purposes shall be encouraged to use secondary and irrigation water rather than culinary water.
5. The City should evaluate and consider combining the Kayenta private water system with the City's culinary water system.
6. The City should consider water-conserving measures for its own facilities including:
   A. Desert landscape design.
   B. Reduction in turf grass areas requiring irrigation. – Installation of water-saving plumbing fixtures.
   C. Use of secondary water for major irrigated areas.
   D. Use of irrigation control systems responsive to weather conditions to reduce water runoff.
   E. Continued maintenance of delivery systems for efficient use and application.

Wastewater (Goal 8)

Ivins City owns, operates, and maintains the sewer collection system within the City. This collection system transmits the wastewater into St. George sewer trunk lines. St. George then treats this water at its wastewater treatment plant near the Virgin River. As discussed previously, St. George has expanded the treatment processes to generate suitable reuse water that may become available to Ivins City.

Wastewater Policies:

1. The minimum level of service is to maintain a collection and treatment system capable of meeting the daily and peak flows of the City in compliance with State and Federal standards.
2. The City shall prepare and periodically update the city-wide wastewater system master plan to ensure that the system can provide the aforementioned level of service for the existing community and to enable the City to prepare for new development.
3. The permitted capacity of the treatment facility shall not be exceeded.
4. The City shall enforce State laws and local Ordinances requiring sewer connection.

Natural Gas (Goal 2)

Natural gas is provided to Ivins City and surrounding communities by Dominion Gas. Dominion plans to service all areas of Ivins City and will extend service lines to an area when an adequate customer base exists.

Electric Power (Goal 2)

Electric service to Ivins City is provided by Rocky Mountain Power and arrives via a 35KV line.

The main power line that serves Ivins City is a 69KV overhead line and has a major visual impact on the community. Ivins City has been requiring new developments to install all underground power systems and also to underground any existing overhead lines adjacent to the development.

Nevertheless, the City's main distribution system is via overhead lines. Main (trunk) lines are installed entirely at Rocky Mountain Power's expense. It is not their current policy to install underground existing trunk lines or even new lines. To do so would require a policy change by Rocky Mountain Power and/or a commitment by the City to pay the differential cost. This additional cost (construction surcharge) for the underground installation of trunk lines could be funded in a variety of ways:

1. Assessment of the properties adjacent to the portion to be undergrounded whose appearance and property values would benefit significantly from the visual improvements.
2. General one-time City-wide assessment under the assumption that the entire community will benefit from the visual improvement due to removing overhead power lines.
3. A dedicated tax that could be used to retire bonds for the construction surcharge.

Gas/Electric Policies:

1. The City encourages the conservation of energy resources in anticipation of future costs and shortages.
2. The City shall evaluate and adopt guidelines for energy conservation including building insulation requirements and planting trees to reduce solar gain.

3. The City will continue to require the undergrounding of present and future power lines throughout Ivins City.

Renewable Energy (Goal 2)

Ivins City generates approximately forty percent of its annual municipal power needs with solar photovoltaic panel arrays on its Public Works maintenance facility, its Center Street Fire Station, the parking shade structure at City Hall and the recreation building at UNITY Park. These solar generating systems came at very little cost to the City having been provided by grants from Rocky Mountain Power through its "Blue Sky" program and by the State of Utah through its renewable energy program. The City currently saves roughly a thousand dollars per month in electric utility costs and contributes to a cleaner environment through the use of renewable energy.

Renewable Energy Policies:

1. The City will strive to remain a Rocky Mountain Power "Blue Sky Community".
2. The City will continue to apply for grants to provide additional solar generating capacity on municipal facilities.
3. The City will design future municipal facilities to incorporate solar energy production.
4. The City will promote the use of solar and other renewable energy sources by its residents.

Telephone and Fiber Optics (Goal 2)

Telephone service is provided by various service providers. Some fiber optics have been installed in the City. In addition, Century Link, TDS (formerly Baja) and Interlinx Communications have also installed fiber optic cable and/or conduits throughout the City as part of Southern Utah fiber optic loop network. This fiber optic backbone may provide an incentive for companies that need large bandwidth communications to consider relocating to Ivins City. Fiber connections were provided to City Hall and the Fire Station for future communication needs. These connections may become important as the City needs to upgrade communications. It is the long-term objective of the City to provide 1 GB/second internet service to its residents.

Telephone Policies:

1. The City will work with telephone service providers to address interim phone needs until the fiber optic system is operable.
2. The City and telephone service providers will confer regularly to plan future phone system components.
3. All new installations will be underground.
4. New subdivisions will install the equipment for subsequent installation of fiber optics.
5. The City will encourage fiber optics and new technologies.

Solid Waste Disposal (Goal 2)

The City contracts with Allied Waste for the collection of all solid waste. Allied Waste delivers garbage to the landfill managed by Washington County Solid Waste. The City also provides a monthly dumping location at 450 North 100 West for green waste and overfill of non-construction debris for standard size waste cans. This excludes appliances and home furnishings. Special pick-ups can be arranged by contacting Allied Waste directly.

Solid Waste Disposal Policies:

- The City supports the District's objective of reducing by up to 25% the amount of solid waste disposed in the County landfill.
- The City in cooperation with the Washington County Solid Waste District will maintain a mandatory curbside recycling program with a hardship provision that exempts households falling below a specified annual income from participating.

Public Safety/Law Enforcement (Goals 1 and 5)

Ivins City established a Public Safety Department in 2001 to provide Law Enforcement. As the City grows, there will be a need to expand the number of Public Safety personnel. In 2011 Ivins City combined law enforcement services with Santa Clara. DOUG-should we comment on the results of this—was this a good move?

Public Safety/Law Enforcement Policies:

1. Establish and maintain appropriate levels of Police service throughout the City so that Ivins City remains a safe and well-protected community.
2. Ensure training and equipment to industry standards for all personnel.

Animal Services (Goals 1 and 5)

In 2014, Ivins City combined Animal Services with Santa Clara. The Ivins City Animal Shelter provides animal control services including impoundment and adoption. The policy of the City is to work with volunteer groups to achieve the goal of finding homes for all adoptable animals and remain a no-kill shelter.

Animal Services Policies:

- The City will add animal shelter/animal control staff as needed.
- The City will maintain clean, comfortable, and updated facilities for animals.
- The City discourages any type of research that involves live animal experimentation (vivisection).

- Promote efficient processes and programs to care for and find homes for the animals in our no-kill shelter.

Fire Protection/Emergency Medical Services (EMS) (Goals 1 and 5)

The Fire and Emergency Medical Services (EMS) Divisions of Public Safety currently consists of 20 volunteer Firefighters and 24 Advanced EMT's and/or Paramedics, eight of whom also serve as additional volunteer Firefighters, with two fire stations seven fire vehicles, and three ambulances. The Fire/EMS Divisions of Public Safety have provided the City will excellent firefighting and EMS services. As the City grows, more personnel and staffed stations will be needed. The goal is to maintain the current ratio of firefighters to residents. Specific future sites should be negotiated in conjunction with future development.

Ivins City provides ambulance transport service of Ivins City residents to the hospital. The City is licensed by the State of Utah. Ivins is licensed to provide paramedic services. The City's coverage area has been expanded by the State to provide ambulance services to Santa Clara, Snow Canyon State Park, the Shivwits Band, Highway 91, Gunlock, and even as far as Motoqua.

Fire Protection/Emergency Medical Policies:

1. The City will maintain a minimum of two fire and/or EMS stations within the City.
2. The City will accept offers of land and buildings from developers in order to meet the aforementioned standard.
3. The City will provide a maximum five-minute response time for all Fire and EMS calls for service in the City.
4. 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).
5. Ensure training and equipment to industry standards for all personnel.

Public Transportation (Goal 2)

Ivins City was the first in Washington County to extend SunTran bus service beyond the City of St. George proper. Throughout the day, busses carry a growing number of passengers through the central part of the City, with additional stops at the charter school and Tuacahn. With the route beginning and ending at a major hub, riders can continue on to Utah Tech University, St George Regional Medical Center, and professional and retail centers in St. George, to and from work each day. This service is intended to provide a convenient and economical alternative to car travel, thus reducing traffic congestion and improving air quality.

Public Transportation Policies

1. The City will budget for this service to continue.

2. The City will work with SunTran to expand service throughout the City as demand increases.
3. The City will develop bus stops with benches and shade structures in areas of highest use.
4. The City will promote the use of public transportation as part of its comprehensive transportation plan.
5. Provide a holistic transportation system that moves people and goods safely and efficiently through Ivins City and minimizes negative impacts, visual and otherwise, on adjacent property.
6. Consider transportation impacts in land-use decisions and neighborhood developments.
7. Preserve the rights-of-way necessary to accommodate future traffic needs.
8. Incorporate reasonable traffic-calming designs through residential neighborhoods and major intersections.
9. Require road connections between subdivisions where practical.
10. Provide walking paths and bike paths/lanes in an interconnected system that links major destinations.
11. Encourage mass transit along transit corridors where economically feasible.

Schools and Education (Goal 12)

Support quality public schools, private schools, charter schools and higher education.

Schools and Education Policies:

1. Search for and utilize joint-use facilities to minimize costs to the City and the schools.
2. Ensure that land resources are reserved for future school needs through cooperative long-range planning.
3. Support plans for elementary, middle and high schools, libraries, and other facilities for higher education in Ivins.
4. The City will communicate regularly with the school district to encourage future school development and work with the school district to identify potential school sites to support population growth.
5. As schools are developed, the City will seek to reduce the costs of both schools and parks through joint development so long as the accessibility to the joint facility will meet the community's needs.
6. The City will encourage specialized schools and/or institutions of higher education to locate in Ivins.

Library Services (Goal 12)

Library services are administered on a countywide basis by the Washington County library system. The County maintains five library outlets, the closest to Ivins is on Lava Flow Drive in St. George.

Library Services Policies

2. Support and encourage the County to establish a library in Ivins City.

Arts and Culture (Goal 15)

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. Publicly accessible art is encouraged.

Arts and Culture Policies

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

Community Appearance (Goals 3 and 7)

The physical appearance of a community conveys an impression of its values and pride. Are the streets landscaped appropriately? Are the parks orderly and well-maintained? Are the streets in good repair? Does the City have a character and identity of its own? Are buildings and signage in harmony with the area? Are street and directional signs easy to follow?

The visual cohesiveness and character of Ivins came easily when the community was initially founded because there were few building materials available in the region and they were used by a relatively small number of artisans. Signs, lights, and architecture tended to be consistent within each community. Today community development and appearance are guided by specific Design Guidelines set forth in the City's Zoning Ordinance.

Ivins City's appearance should reflect a small, friendly, and well-maintained community nestled harmoniously in a unique, beautiful, and natural setting.

Community Appearance Policies

DOUG wants deleted and move power lines and night sky comments from Open Space Section here.

1. Protect the quality of life in Ivins City.

To ensure that community appearance efforts are working in harmony the following guidelines will be used to encourage an overall theme in the City's character and appearance:

1. Encourage fewer, more modest signs which are easily read but do not compete with each other in size or design.
2. Upgrade the City entrances and high-traffic routes with landscaping and well-maintained roads to give a pleasant first impression of the community.
3. 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. These are defined in the City's Design Guidelines.
4. Support individuality and creativity in architecture but encourage the use of regional building materials and natural colors in order to maintain a relaxed, quiet and natural feel for the City.
5. The areas in the City that have no overhead lines are the strongest evidence of the improved appearance that can result. New utilities should be underground.
6. Streetscaping helps to establish the character of the community and its use is encouraged. Care must be taken not to dramatically change the natural character of the area. In our desert climate, rocks, boulders, and native vegetation are encouraged.
7. When needed, walls much be innovatively designed so as not to 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.
8. 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.

PERRY- Add Dark Sky Element Add Dark Sky subhead (Goals 6 and 7)

Add opening statement:

Some parts of Ivins have exceptional Dark Sky characteristics. Dark Sky is becoming recognized world-wide as a valuable natural resource and Ivins has opportunities to maintain conditions in selected areas of the City to benefit from this resource.

Dark Sky policies:

- Preserve a unique community that reflects the serenity of its natural surroundings.
- Work to preserve the Dark Sky while maintaining neighborhood safety.

Air Quality (Goals 3,7, and 9)

This title comes from the Natural and Cultural Resource section.

Add—Asir quality is an important component of quality of life, sense of place, and natural beauty. Fortunately, Ivins City is blessed with relatively pristine air and it has the opportunity to affect the quality of air in the City in the future.

Air Quality Policies

- The City will control human-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.
- 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 feasible.
- 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.

CHAPTER THREE-IMPLEMENTATION OF THE GENERAL PLAN

In order for the General Plan to be valuable it must result in action. The process of carrying out the policies and proposals included in the plan requires a long-term commitment by the community and particularly its elected and appointed officials. A plan that results in a benefit to the community does not happen by the mere adoption of a plan. The plan must be implemented.

A Variety of Implementation Tools

The General Plan represents a common vision for the community. It represents the end objective desired by the community. There are a variety of tools available to the City to achieve the vision of the General Plan. These include:

Zoning Ordinance

Zoning consists of a Land Use Plan and associated ordinances consistent with the Land Use Plan element of the General Plan that define appropriate locations, allowed uses and restrictions for each zoning category. Where the General Plan illustrates an overall general desire, zoning has the force of law.

The uses identified in the General Plan are implemented through zoning. However, the zoning boundaries may not exactly match the General Plan areas. For example, the General Plan may indicated that a hillside should be preserved undeveloped and that an adjacent flat area should be developed at *low density*. The General Plan objectives can be met by clustering the homes on a smaller portion of the property at a higher *net* density but still adhere to the overall density for the parcel. Zoning must be carefully applied in order to fully accomplish the General Plan.

In addition to the typical aspects of zoning there are other aspects of the zoning approval process that give greater flexibility to the City and to the landowner. These include:

- Conditional Use Provisions – uses allowed with conditions imposed to mitigate adverse consequences after specific review and approval by the City. Usually there are guidelines by which the design and appropriateness of the use is evaluated.
- Overlay Districts – with their accompanying requirements when applied to an area may place development standards on a zoning district beyond the base-zoning district requirements.
- Planned Development and Subdivision Enhancements Overlay Districts – provide flexibility in the development requirements of the underlying zoning district allowing for cluster development. They require creative and efficient subdivision designs, provide areas of open space and other desirable design features.
- Sensitive Lands Regulations – special regulations to protect sensitive lands such as steep slopes, hillsides, lava fields, wetlands and storm water courses.

Subdivision Ordinance

The Subdivision Ordinance specifies the process by which a parcel of land is subdivided into smaller parcels. Subdivision ordinances often contain standards for certain aspects of development that are not contained in the Zoning Ordinance. These might include design standards for roads, sidewalks, drainage, utilities, lighting and even dedication requirements such as for parks. The Subdivision Ordinance may also include site design criteria to be used by the Planning Commission and City Council in determining whether the location and plan proposed for the buildings, roads, utilities, etc. are appropriate and safe. Some of the objectives and policies of the General Plan can be implemented through the Subdivision Ordinance.

Another implementation tool available to the City is its Impact Fee Facilities Plan that specifies improvements necessary for all utilities and services including water, sewer, storm drain, parks and recreation, public safety and transportation.

Implementing the General Plan

There are several general actions to implement the plan:

- A formal commitment by the City Council that zoning and other land use/development decisions will be guided by the General Plan (a consistency policy). This includes a commitment that major deviations from the General Plan should be preceded by a review and amendment of the plan through a public hearing process.
- Formal General Plan review will occur periodically to assure that its elements are still consistent with community goals.
- Zoning and subdivision ordinances should be revised as needed to provide a control mechanism whereby the Planning Commission and City Council can manage new development in a desired manner.

- Upon adoption of the revised General Plan, the zoning map should be revised to reflect the goals of the General Plan.
- Major public utility line extensions (water, sewer, gas, electricity) and new roads should be planned and installed in a manner that is consistent with the General Plan and in consonance with the Capital Facilities Plan.
- In order to involve and educate the general public, the General Plan should be made available for wide distribution throughout the community.
- Capital Facilities Plans will be reviewed and revised periodically.

Conclusion

The high quality of life currently enjoyed in Ivins City, coupled with the potential magnitude and pace of growth, demands the attention of all its residents. The City Council, Planning Commission, appointed boards and committees, City Staff, developers and residents will do their greatest work in defining and promoting Ivins City as an ideal place for old and young alike to live and to visit. This will not occur without consistent efforts to protect our scenic vistas, preserve our unique character, provide for the health, safety and welfare of our residents and maintain the quality of life that has made Ivins City great.

APPENDIX

APPENDIX A-HISTORY AND NATURAL AND CULTURAL RESOURCES

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 businesses.
- 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.

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 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. Vista School focuses on the arts and technology and is an acclaimed State charter school that brings students into Ivins City from across the County.

Ivins is known nationally and internationally for excellent art and fitness facilities. These include Red Mountain Resort and Spa, Tuacahn Center for the Arts, Coyote Gulch Art Village, Movara Fitness Resort, Crescent Moon Inn, Sentierre, and Black Desert Resort. The world-class caliber of these resorts has attracted related businesses, restaurants, galleries and shops to enrich the experience of those who live and visit Ivins City.

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

Natural and Cultural Resources

Understanding the natural and cultural resources of Ivins City and its surroundings is important to the development of the City's General Plan goals, objectives, policies and actions. These resources offer opportunities and constraints for development and change.

Climate

Ivins is located within the northern extension of the Mojave Desert. Its southwestern setting and modest elevation above sea level give Ivins a desert climate characterized by low humidity, generally clear skies, relatively mild winters, and hot summers. The average annual temperature is 77 degrees Fahrenheit.

Average precipitation is approximately eight inches per year. The City's dry climate attracts many people who experience physical discomfort due to humidity. At the same time, this arid condition places high importance on the availability of water. Because of the relative scarcity of water in the western United States and the cost of its delivery, water has been and will continue to be a key factor in the City's future.

Scenic National and Regional Resources

Ivins region includes the largest concentration of natural recreational and scenic areas in the 48 contiguous states. Within the region are five national parks, five national monuments, two national recreation areas, five state parks, four national forests and four designated wildernesses. Snow Canyon, Gunlock, Sand Hallow, and Quail Creek State Parks are very close to Ivins. The following national parks and national recreation areas are a relatively short driving distance from Ivins: Zion, Bryce Canyon,

Capitol Reef, North Rim of Grand Canyon, and Great Basin national parks and Lake Powell and Lake Mead national recreation areas. The Beaver Dam and Red Cliffs National Conservation areas and extensive other Bureau of Land Management administered lands of scenic and recreational value are adjacent to or close to Ivins.

Visually striking red sandstone cliffs, plateaus, and mountains provide a scenic backdrop to the community. The natural beauty of the geological features and vegetation give Ivins a unique character.

Cultural, Religious and Historic Resources

Ivins is dedicated to supporting a broad understanding of and appreciation for the cultural arts and recognizes the positive impact the arts play in enriching cultural, economic, social, and intellectual life in the community and local schools. Home to a diverse and growing cultural arts community, Ivins recognizes, encourages, and supports the growth of artistic diversity. Additionally, art and cultural events and businesses contribute to the wellbeing of the tourism industry, making them an invaluable partner. Currently, Ivins is home to several festivals and celebrations.

Of all people living in Washington County, no others have been here as long as the Shivwits Band of Paiutes. Their ancestors likely entered Utah about 1100 AD. Larger groups settled along rivers and smaller groups settled near springs. The early Paiutes were primarily hunters and gathers, but some also irrigated fields along the Santa Clara, Virgin and Muddy rivers.

The first Paiute reservation was established in 1891 on 100 acres of land along the Santa Clara River at Shivwits. In the 1950's the Utah Paiutes' tribal status was terminated, causing many problems for the people. During the 1970's payment, at 27 cents per acre, was made to the people for land that was taken away from them years earlier. On April 3, 1980, President Carter signed legislation that restored federal recognition to the Paiutes. This made it possible for the people to again have a tribal council and to receive assistance through federal social programs.

The Shivwits settlement has changed over the years and most of the early homes are gone, and new homes have been built on the east side of the old site. The historical cemetery is still in use. The Shivwits Band and the other southern Paiute remain close-knit, and their culture is important in their being a unique people.

On the south side of Ivins is a significant collection of Native American petroglyphs that likely date from about 800 AD. These petroglyphs and archeologic sites have been preserved by the establishment of the Santa Clara River Reserve, an interlocal agreement between the U.S. Bureau of Land Management, Santa Clara City, and Ivins City.

Mormon settlers originally settled the area in the mid-1800's, and thus The Church of Jesus Christ of Latter-Day Saints has been the area's predominant religious organization. The area's growth, however, has brought residents of many beliefs and philosophies, creating a blended culture fostering cooperation and united community support.

Hillsides and Geologic Hazard Areas

Many of the hillsides that frame the north and south sides of Ivins contain steep slopes which present several particularly difficult problems when subject to disturbance: rock fall, scaring, slope failure,

erosion, storm water control, and vehicular access. Geological conditions of the greatest significance include the following:

- Unstable slopes on steep hillsides.
- Moderate earthquake hazard.
- High groundwater in low-lying areas resulting in instability and possible alkali staining.
- Collapsible and expansive soils that may pose a hazard to building structures.

Storm Watercourses

A system of dams was constructed at the base of Red Mountain beginning in the late 1970's to convey floodwaters around Ivins to Dry Wash and Padre Canyon Wash, with floodwater ultimately entering the Santa Clara River.

As Ivins developed in the late 1990's and 2000's, city scale storm drainage pipeline systems have been installed to provide better drainage. In 2010, curbs and gutters were installed in the historic town center area that eliminated some of the storm problems the City was experiencing.

In 2012 Ivins City constructed a major detention and debris basin in the Padre Canyon (Tuacahn) Wash to reduce flooding problems in this wash. Then in 2016 two major detention and debris basins were installed in the Kayenta area and the original dams around the Red Mountain went under major rehabilitation to improve outlets and spillways.

Major storm watercourse areas subject to a 100-year flood (statistically one such flood every 100 years or in other words a 1 percent chance of such flood every year) are mapped by the Federal Emergency Management Agency. A flood prevention ordinance has also been passed that manages the policy of development in the floodplain.

Dry Washes

Throughout Ivins, dry washes provide a natural storm drainage system carrying storm water to the Santa Clara River. This system is also important as visual open spaces, wildlife habitats, and recreation corridors. The largest drainage washes are Dry Wash and Padre Canyon Wash. All washes should be maintained in a natural state whenever possible.

When natural conditions of a dry wash are disturbed, the wash often is invaded by Tamarisk, a plant that chokes out other vegetation and impedes drainage flows, at times worsening any flooding. Tamarisk management is necessary to restore dry washes to a healthy state.

It should also be noted that dry washes left in a natural state will migrate its position over time as different sizes of floods will create new drainage patterns. When development is adjacent to a natural dry wash, consideration of this fact needs to be addressed with channel armoring.

Red Cliffs Desert Reserve

Ivins is the only city in Washington County that co-signed, as a management agency, the Habitat Conservation Plan (HCP) for the Red Cliffs Desert Reserve. The Habitat Conservation Plan was developed by the U.S. Fish and Wildlife Service, the State of Utah, Washington County, and the municipalities

affected by the Endangered Species Act of 1973. The HCP created a Desert Tortoise Preserve of 61,000 acres, including the northern edge of Ivins. The Red Cliffs Desert Reserve offers many opportunities for recreation and enjoyment of the diverse and fragile environment of Washington County.

Air Quality

The relatively pristine air of Ivins is another of the community's great natural resources and attractiveness. Local air quality usually is excellent. The principal source of air pollution in Ivins is air blown dust, common to many desert environments, but exacerbated by active land disturbance. In the future, emissions will become an increasing problem.

Dark Sky

Due to natural desert conditions, topographic barriers, and Ivin's efforts to manage light pollution, some parts of Ivins have exceptional dark sky characteristics. Dark Sky is becoming recognized world-wide as a valuable natural resource and Ivins has opportunities to maintain conditions in selected areas of the City to benefit from this resource.

APPENDIX B-STATISTICS, POPULATION ANALYSIS, AND FINANCIAL AND STAFFING PLAN

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.

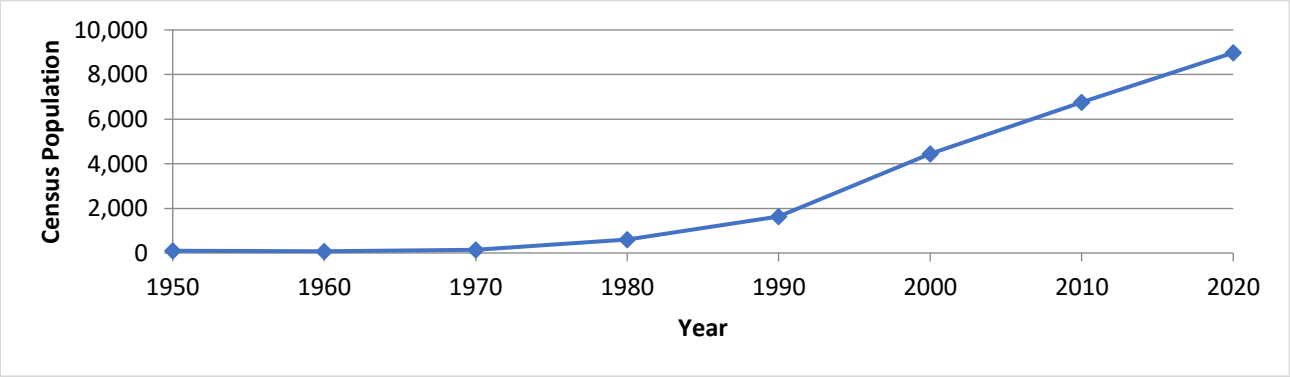
Historical Population

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.

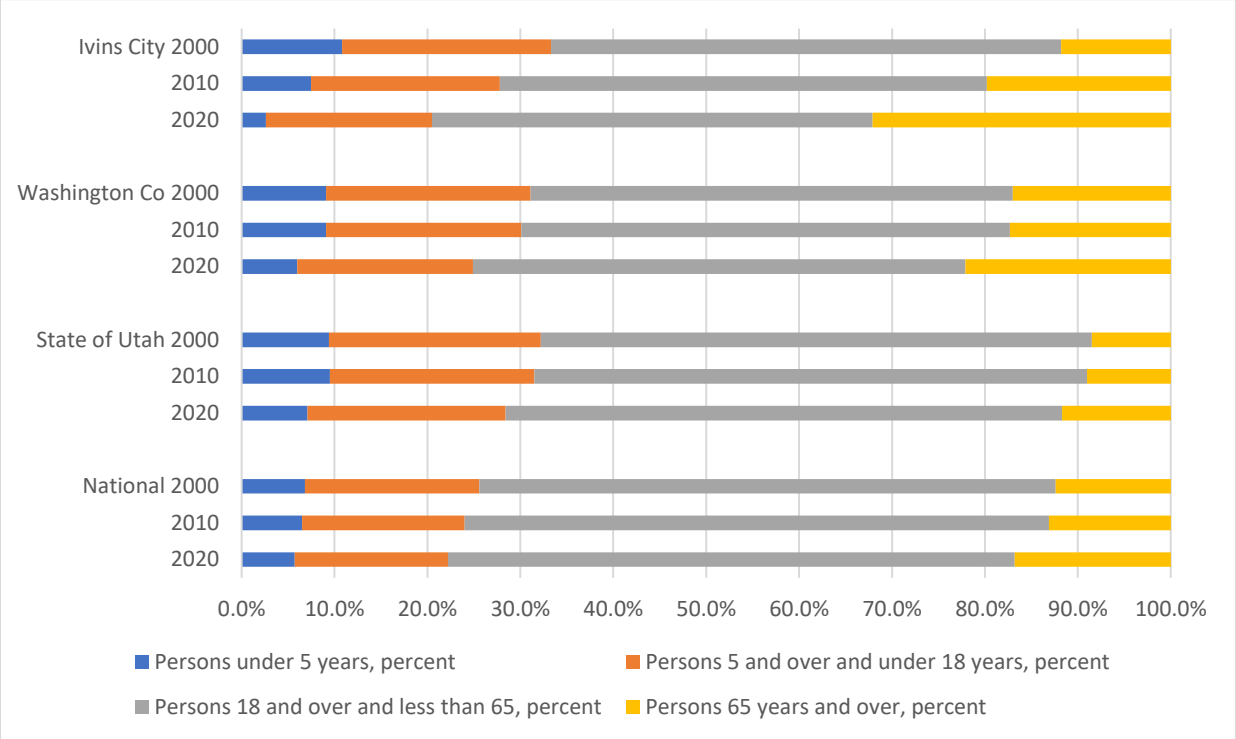


Table 3 and Figure 2 illustrate that the under 5 years of age category has decreased significantly. It has been cut by more than half from 5.7% of the population to 2.6%. Similarly, the percentage of persons between 5 and 18 years of age has decreased by 4.6% from 22.5% of the population to 17.9%. This 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	

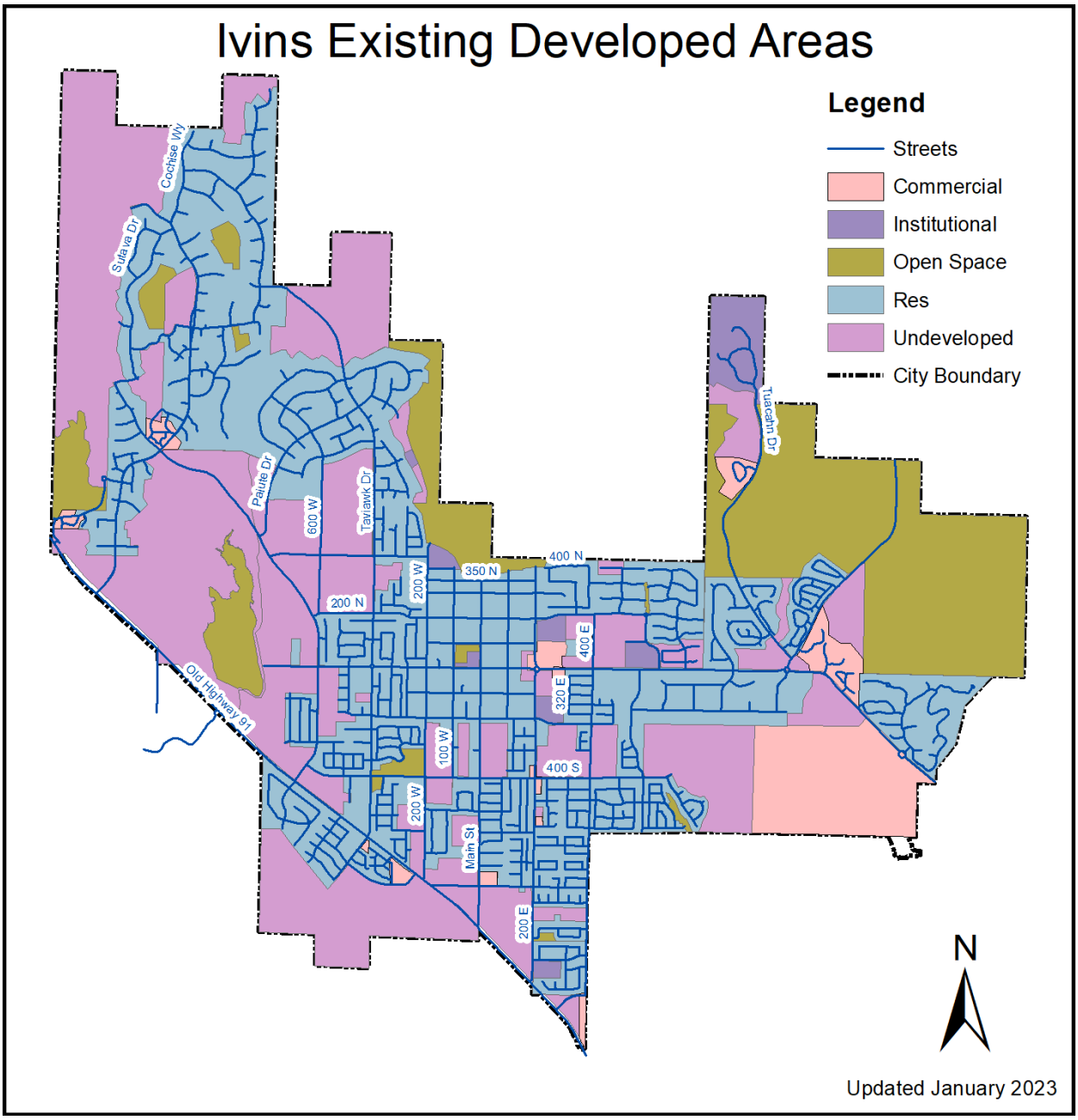
As shown, 35% of the city remains to be developed and is currently either naturally vegetated, cultivated, or fallow. A portion of this area may be undevelopable due to slopes, flood plains, and other natural geographical features. This does not include the 400 acres of potentially developable land in 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)

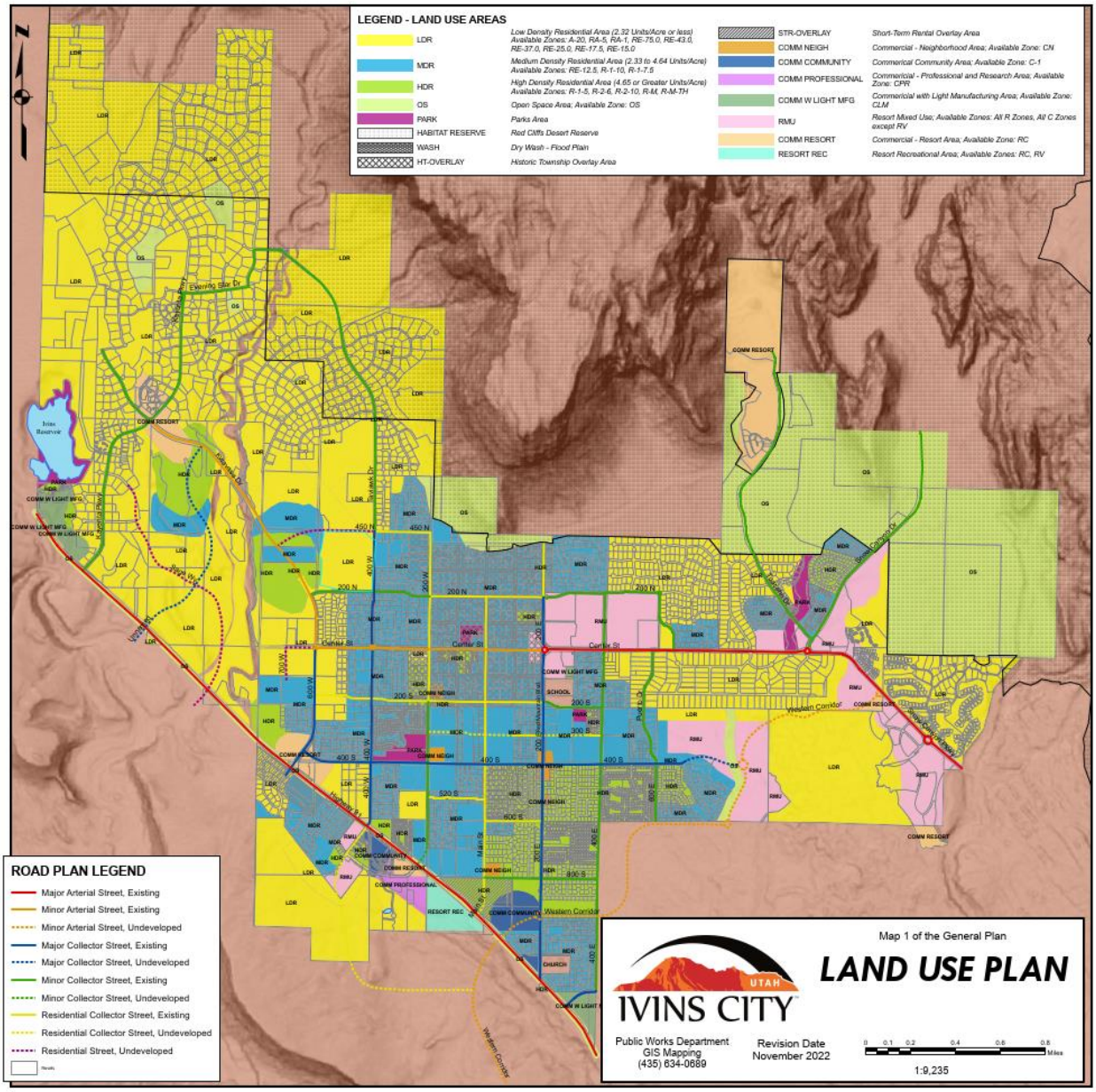


TABLE 6. LANDUSE DATA FOR FUTURE BUILDOUT CALCULATIONS

	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

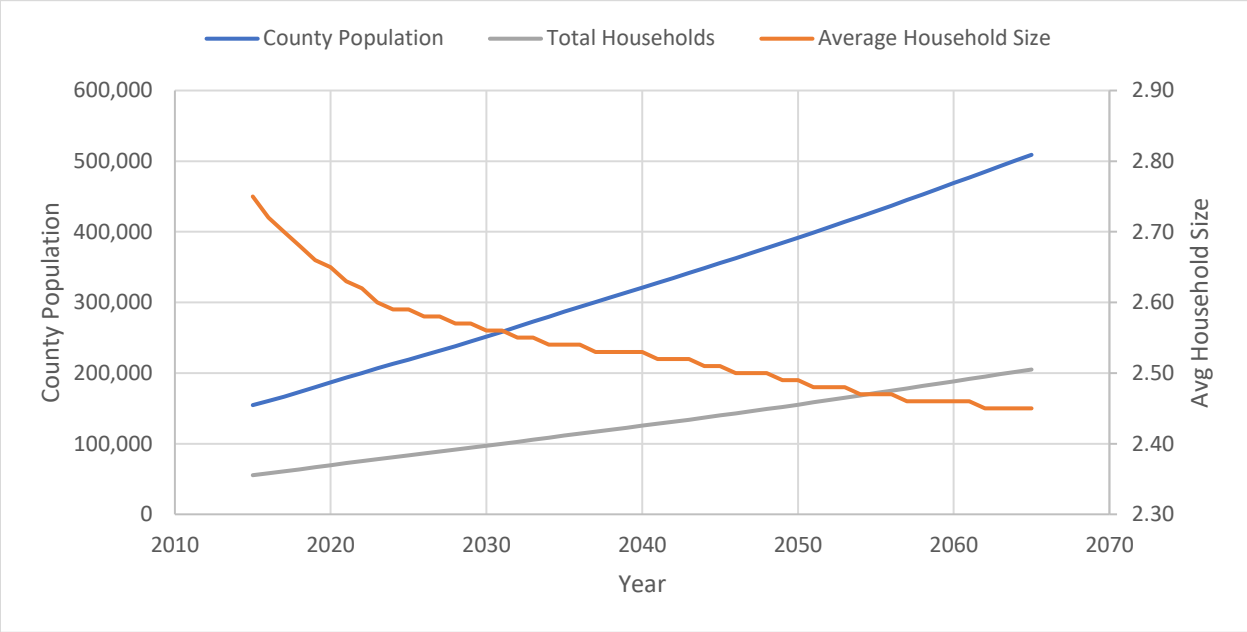
The buildout number of residences is 8,700 plus 500 residences added for the annexation of Anasazi Valley for a **total of 9,300 residences**. Assuming that 15.1% of the residences are second homes or unoccupied in accordance with current conditions as calculated in the discussion of Historical Population, 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

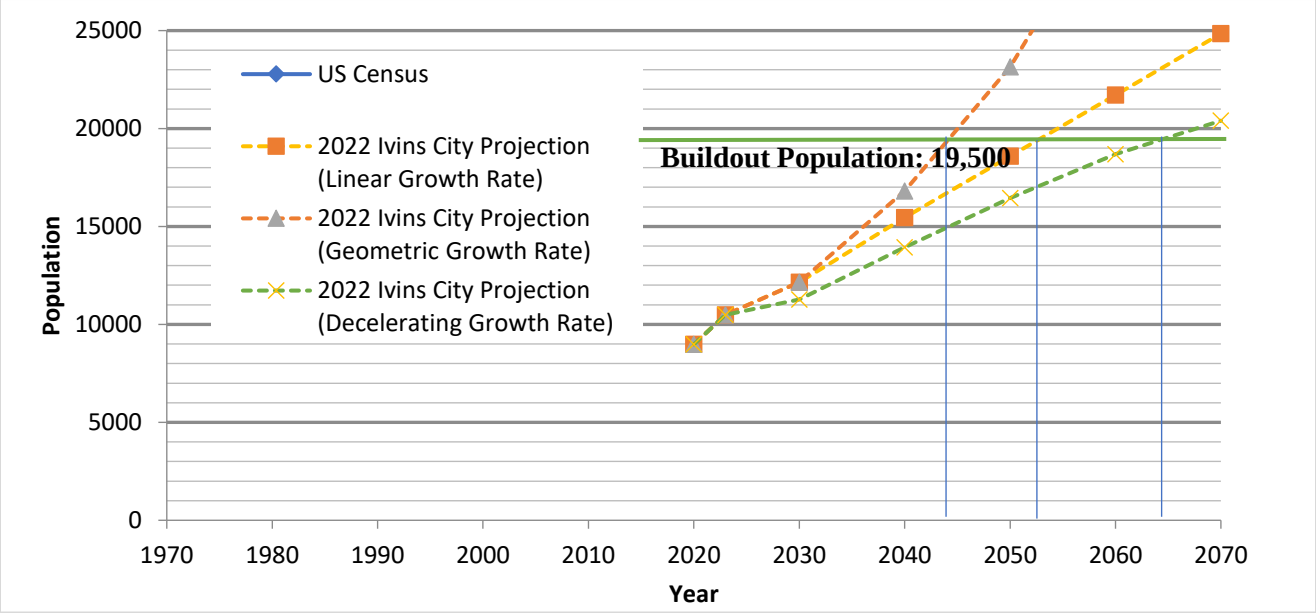
The population projections identify the timing of community growth and provide information to determine how soon capital facilities need to be placed into service. This growth projection is based on analysis of previous years of growth and an understanding of the local demographics. The Kem C. Gardner 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

IVINS CITY FIVE-YEAR PLAN
2024-2028

FINANCIAL SUMMARY

For Ivins City, with limited growth and limited revenue streams, a plan to address future programs and services in an affordable manner is critical to effective financial planning. The elements of the City's five-year fiscal forecast include: Operational and Program Planning; Capital Project Planning; and Revenue Forecasting.

The City Manager and Department Directors developed departmental strategic plans, cost estimates, and staffing requirements to meet the needs of a growing population. Revenues based upon trend analyses, known upcoming commercial projects and residential growth projections were estimated for the five-year period. The City's Capital Improvement Program for the five-year period was prepared based upon consultation with the Public Works Director / City Engineer on infrastructure expansion as well as the various Master Plans and Impact Fee Facility Plans.

PURPOSE

The Five-Year Fiscal Plan takes a forward look at the City's major operating funds. The General Fund is a governmental fund used for typical governmental tax-supported services such as public safety and streets. The Water Fund and Wastewater Fund are proprietary enterprise funds that operate more similarly to private business.

The purpose of the plan is to identify financial trends, shortfalls, and issues so the City can proactively address them. It does so by projecting out into the future the fiscal results of continuing the City's current service levels and policies, as well as a proposal for future programs and costs to manage the growth. The plan is intended to be used to set the stage for each year's budget process, but it is subject to change based upon available resources, changes in the economy and environment and Council's direction. The Five-Year Fiscal Forecast facilitates staff, the City Manager, and Council in establishing priorities and allocating resources appropriately.

FISCAL FORECAST

General Economic Outlook

Although Ivins is gaining popularity as a center for tourism, Ivins City is first and foremost a peaceful family and retirement friendly community. It has roughly 10,000 residents and estimated to buildout to a population of approximately 20,000.

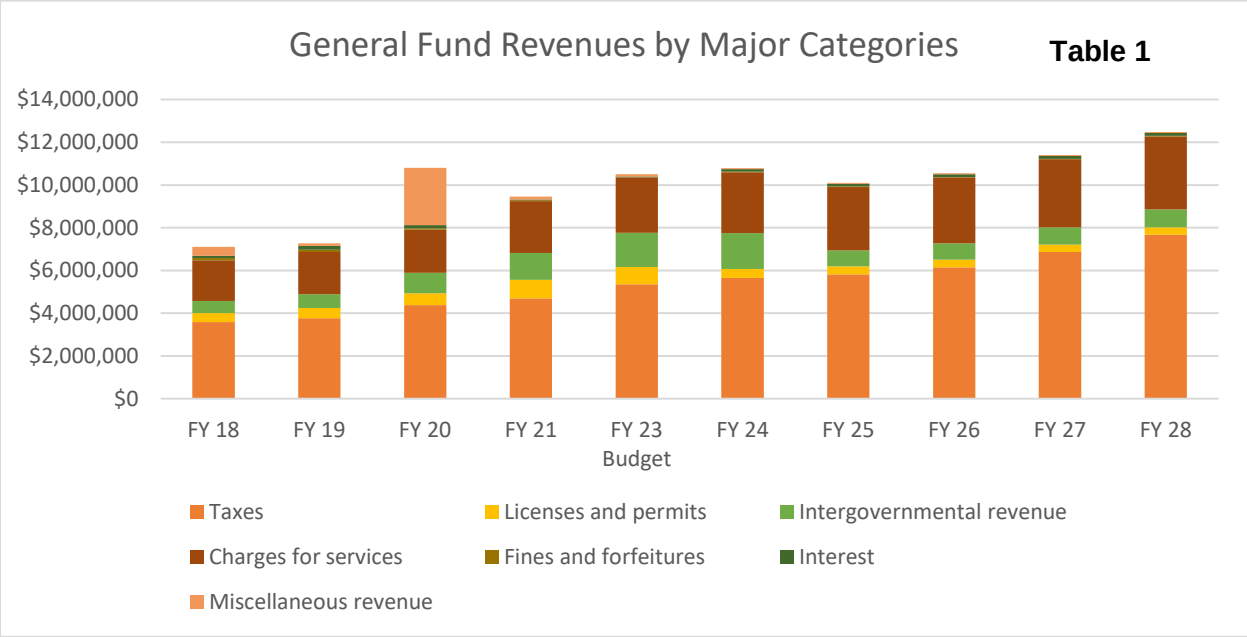
Washington County and Ivins City have experienced steady growth for more than 20 years and it is anticipated that growth will slow down in comparison to recent years.

The assessed valuation has grown substantially from $863 million in 2017 to over $2.33 billion in 2023. Property tax growth has been steady over the past five years, with an average annual change of 7.73%. Based on economic factors, this rate will slow down and is projected to increase annually by 2% over the next five years due to residential growth with an additional 10%+ increase upon the completion of Black Desert Resort.

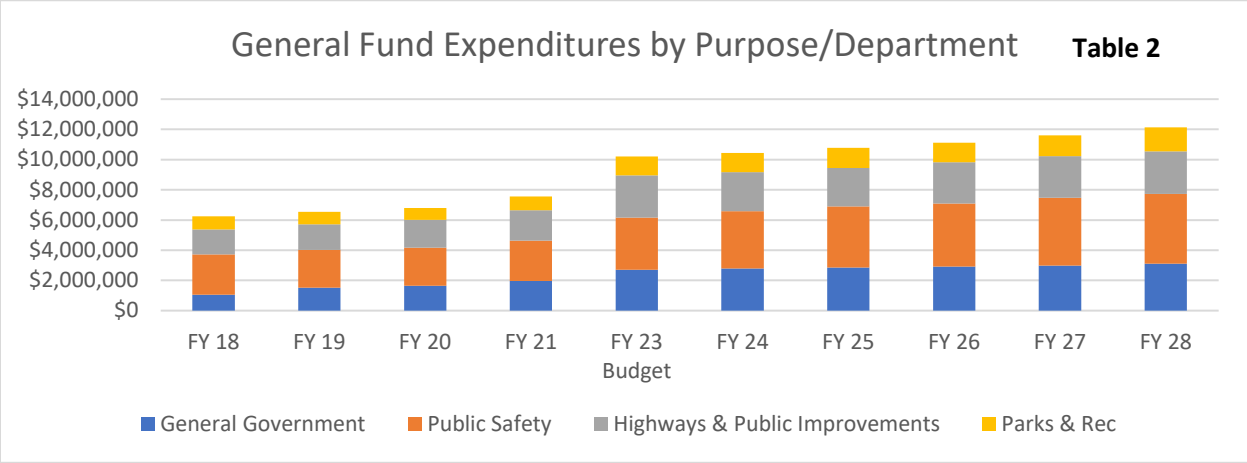
Sales tax has steadily grown over the past five years, most of which is attributed to growth in the state and county and increased spending habits. In the coming years, sales and use tax could surpass property tax as the main source of general fund revenue. Sales and Use tax revenue has increased by 65% since 2018 and projected to increase another 9.8% by FY23 year end.

General Fund

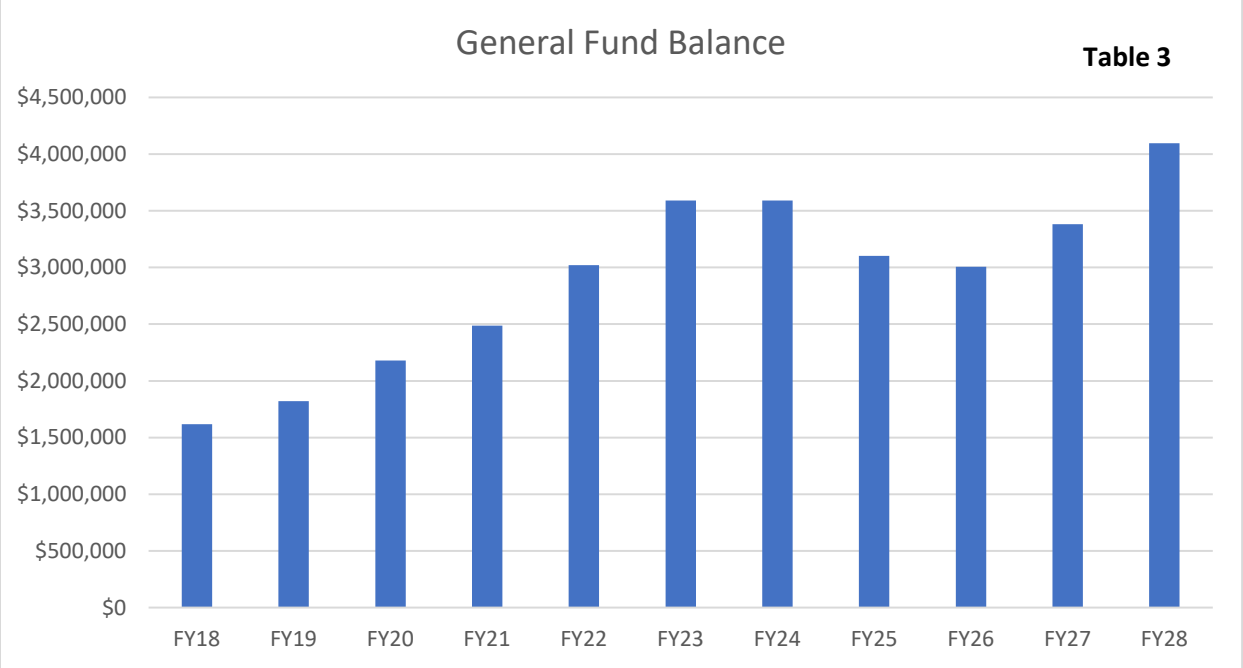
With continued growth in the property tax base, as well as expansion of the retail sales and transient room tax base, the General Fund revenues are expected to grow over 20% over the next five years. Property tax and sales tax are the primary revenue sources for the General Fund, representing 22% and 24% respectively of the total General Fund revenues at the end of the five-year horizon. A potential economic recession could alter the amount of sales tax to be distributed to the City. See table 1.

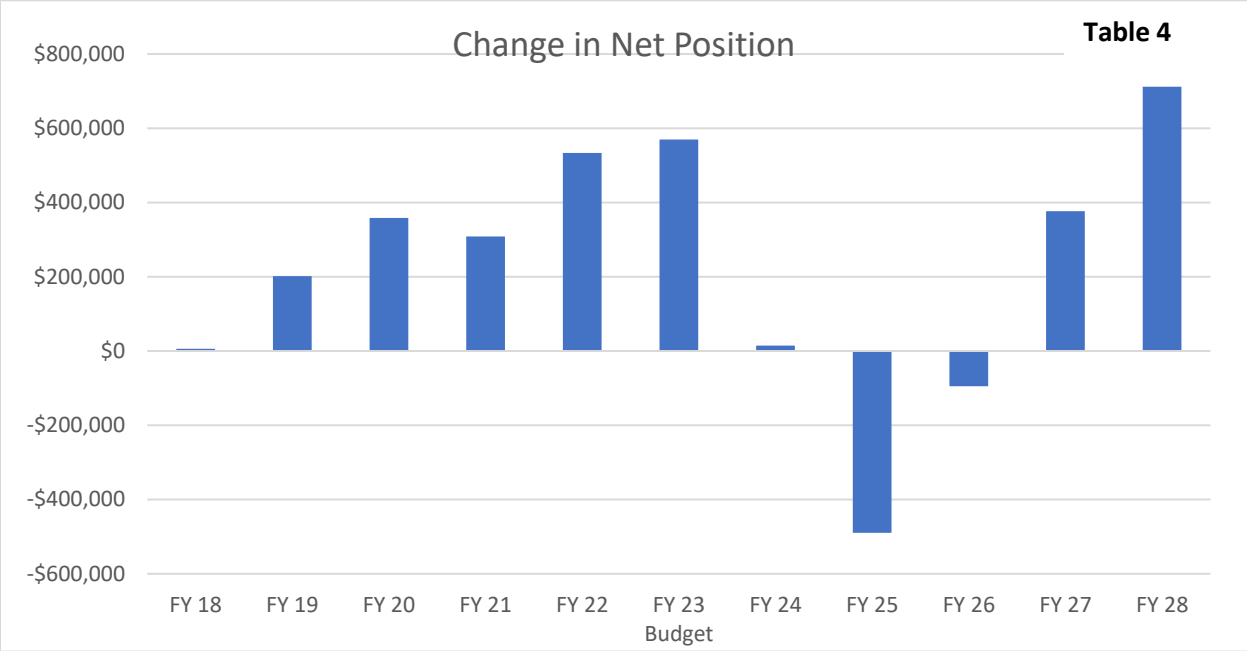


The cost of providing services is expected to outpace revenue projections over the next few years as revenue increases slow and the cost of labor, materials and supplies continue to grow due to inflation and regulatory pressures. Resort commercial development that brings various sales tax, and property tax will be added to alleviate the burden towards the end of the 5 years. The highest growing categories of expenditures are public safety and public works, where staffing levels are planned to increase to manage calls for service and growth of the City. See table 2.



The General Fund Balance is used primarily to maintain funds for emergencies. Excess net position is used to build up the General Fund Balance or used as transfers to the capital projects fund to finance capital projects. Costs are expected to outpace revenues and will contribute to the decline of change in net position over the next two years until commercial projects are completed and operational. See table 3. Increased public safety and public works costs along with a reduction in building permit revenue and interest earnings are the main drivers for this trend. The City had roughly $3 million as a general fund reserve at the end of FY22 and an estimated $3.5 million at the end of FY23. The State requires a minimum fund balance of 5% of general fund revenues. See table 4.





The City is required to adopt a balanced budget, with the option of using General Fund balance to address any shortfalls. The City has a few commercial projects under construction that will provide more sales-tax-related revenues in the future. These revenues are much needed to help provide more funding for operations and capital projects. With an uncertain economic condition, a property tax increase, a cost reduction, or use of General Fund Balance would be needed to sustain the City's operations.

Enterprise Funds

Water

The estimated customer base is expected to continue to expand, providing increased revenue to support ongoing operations. Impact fees are expected to provide a revenue stream for the City to pay for infrastructure improvements. Slower growth may require the Council to review rates to meet the infrastructure needs of growth.

Wastewater

The customer base is expected to expand at a similar pace to water. As with water, should there be a slowdown in growth, rates will be reviewed to ensure cost recovery.

Next Steps

Staff and City Council will use this document as a foundation for the annual budget. Over the upcoming months, staff will revise the Fiscal Forecast to ensure proper linkage between the long-term vision and goals of the Council with the five-year model to ensure fiscal sustainability. Key decisions will be needed in the following areas:

1. Revenue and Fee Structures – Staff will continue to provide information on the cost of providing services, as well as comparisons for area fees and rates. Revenue and fee policy determinations will be ongoing to ensure that the fees, rates and comparisons meet the Council's expectations.

2. Staffing – As the City continues to grow, more staff will be needed to maintain the current levels of service for the residents. The timing of new hires is critical to the operations of the City and the budget.
3. Projects – The Five-Year Plan includes proposed project schedules for the City. The timing of these projects can change based on many factors, including the growth rate, economy, available funds, major events and other projects. Staff will continue to review and provide Council with current information as this plan is updated annually.