10. Future Growth

Growth is inevitable in Ivins and the surrounding cities. How we grow is the critical question as we hope to preserve the city's character and beauty.

One-half of the 6,000+ acres in Ivins is already developed. An additional 15% is designated as permanent open space. That leaves one-third of the land undeveloped or used for agriculture. (See the Land Use Map and the Developed Land Map in the Appendix.)

Current Land Use		
Land Use	**2024 acres**	**% of Total**
Developed Residential	2,706	43.89%
Developed Institutional (Civic, School, Church)	122	1.98%
Developed Commercial	394	6.39%
Undeveloped or Rural (agricultural)	2,017	32.72%
Parks and Open Space	926	15.02%
Total acres:	6,165	
Total square miles:	9.63	
Anasazi Valley (potential annexation)	320	Developable
Arrowhead Trail Park	80	

The Anasazi Valley potential annexation area totals approximately 500 acres, but we estimate that 320 acres are developable. The Arrowhead Trail Park land is expected to be acquired in late 2024. A portion of the property will be a park, but the land will also be used for a new Public works yard and cemetery.

Housing & Population

As of March 2024, there were 4,638 housing units in Ivins. We estimate that just under 85% of households are occupied by permanent residents.

Housing & Population		
	2024	**2015**
Single Family Houses	4,223	3121
Multi-Family Units	415	69
Total Housing Units	4,638	3,190
Permanent households (% of total)	84.89%	85.00%
Total permanent households	3,937	2712
Average persons per household	2.61	2.78
Estimated Population (permanent residents)	10,276	7538
Hotel/Spa Units	207	140
Single Family Vacant Lots	465	629

Projected Housing Buildout

The City's Public Works & Engineering Department analyzes how much additional housing will likely be built on the remaining undeveloped land based on the current land use. If the city changes land uses, the final buildout estimate will change.

The buildout analysis is more detailed than simply calculating how much housing can be built on a parcel of land based on what the Land Use Map allows. Every parcel is looked at individually in the City's land use database, and adjustments are made to address topographical issues, parcel shape, surrounding uses, and more.



THIS SCREENSHOT SHOWS THE CITY'S GIS DATABASE INCLUDES ESTIMATES FOR THE NUMBER OF HOUSING UNITS THAT CAN BE BUILT ON EVERY PARCEL IN THE CITY

Excluding the potential annexation of Anasazi Valley, the analysis anticipates there will be 8,463 housing units at buildout. That suggests 3,825 more housing units will be at buildout than currently exist. It is unknown how long it will take to add those units. For comparison, 1,448 housing units were added in the nine years from 2015 to 2024.

Projected Buildout		
	Existing Units	**Buildout Units**
Single-Family Housing Units	4,223	7,459
Multi-Family Housing Units	415	1,004
Total Housing Units	4,638	8,463
Vacant Lots for Single-Family Housing	465	-
Anasazi Valley SF Residences	-	500
Transient Units (Hotel, resort, STR, RV Park, etc.)	207	2,770

	Existing Acres	Buildout Acres
Institutional (Civic, School, Church)	122	200
Commercial	394	500
Parks and Open Space (acres)	926	961

Projected Population at Buildout

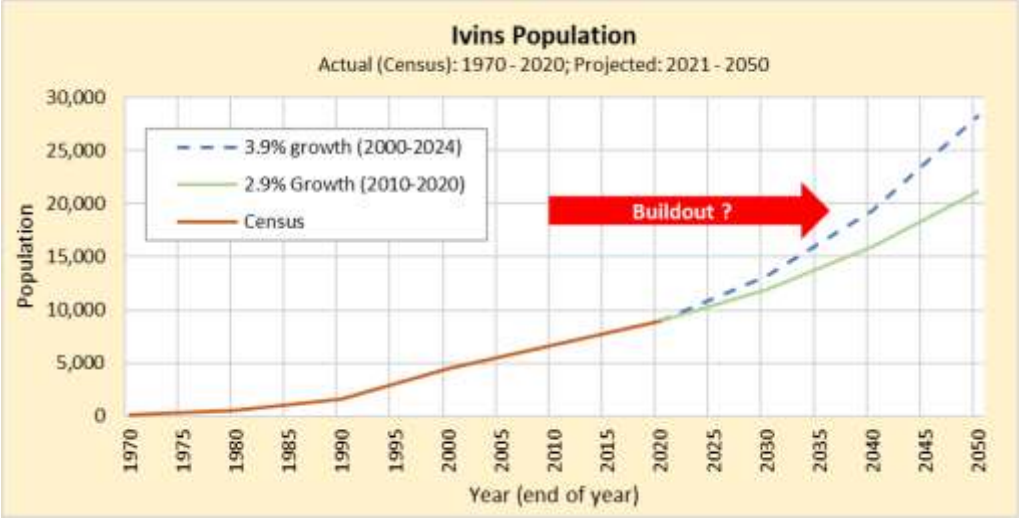
The buildout number of residences is 8,463, plus 500 additional residences added for the annexation of Anasazi Valley, for a total of 8,963. If approximately 15% of the units are second homes or unoccupied, 7,609 would be permanent resident households. The buildout population would be just over 19,000 permanent residents, based on an average household size of 2.53 persons per household. The buildout

population will change with any changes to the land use plan, the number of permanent households compared to part-time households, or the average household size.

Projected Population at Buildout	
Total housing units (including Anasazi Valley)	8,963
Permanent households (% of total)	84.89%
Total permanent households	7,609
Average persons per household	2.53
Estimated Population (permanent residents)	19,250

The population of Ivins grew by 3.9% a year between 2000 and 2024. Growth was a little slower in the past decade, averaging 2.9% a year between 2010 and 2020. Based only on past growth trends and not considering land use constraints, the City's population would grow to 21,000 to 28,000 people by 2050.

Actual growth and an ultimate population limit, or "build-out" population, will depend on several factors, including the economy, water availability, land uses and densities, and potential annexation. Based on the City's current land use, past growth trends, the amount of housing for permanent residents, and household size trends, it appears it will take until at least 2040 to reach the buildout population.



Goals (from the Planning Commission draft)

- Manage growth to be compatible with the character of the community and surrounding natural beauty.
- Encourage functional neighborhoods with various housing types that meet the financial and aesthetic needs of a broad cross-section of residents.
- Design a community that encourages organic connection throughout the community. Cluster developments to create opportunities for residents to interact spontaneously with others within

and outside of the neighborhood. Use buildings and landscape design to create an integrated public realm open to all members of the community.

Obstacles

- Community resistance to higher density lower cost types of housing.
- State intervention affecting our zoning and development ordinances.
- The current land and housing costs in Ivins are the highest in Washington County.
- Availability of water.

Action Plan

- Continue to refine City ordinances to address housing needs and affordability consistent with State requirements and true to other objectives of this General Plan.
- Continue working with the building community and private and public landowners to develop solutions for our workforce and middle-income housing crisis.
- Communicate and work with State Legislators to avoid unjustified related mandates and further reduction of our local land use authority.
- Contemplate the creation of a local Housing Authority to work in conjunction with existing Land Trusts and or creating one of our own to develop innovative solutions to our local housing crisis.
- Maintain an active Affordable Housing Committee and carefully consider their recommendations.

Land Use Policies

- All zoning and other land use decisions shall follow the General Plan.
- Urban development should be located within or adjacent to existing urban areas to avoid sprawl and strip development, maximize the cost-effectiveness of public facilities and services, and preserve agricultural and open space land uses.
- Innovative planning should be used in all zones to protect, enhance, and blend development with the area's unique natural character.
- Planned development shall include proof that adequate public facilities and resources are available to serve each development.
- Identify and protect growth areas visually, economically, or geographically related to Ivins City, where annexation must occur before development.
- Actively encourage infill development to reasonably utilize existing urbanized areas and facilities.
- Balance all property rights between the development and neighboring properties.
- Encourage innovative design/development that recognizes building types integrated into the community.
- Create a system of open spaces distributed within and throughout the neighborhoods to create a sense of connection with other residents and the environment.
- Buildings are separated to invite the eye beyond the structures to the views.