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Ivins City General Plan



UTAH

IVINS CITY

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Cover Photo by Terry Erickson, Ivins Parks Department

Red Mountain reflected in the Ivins Reservoir at Fire Lake Park

1: FOREWORD



Mayor Chris Hart

The General Plan, or "the Plan," is the primary guiding document and the principal tool to be used to create the future of Ivins. It tells the story of what Ivins was, is and ought to become through thoughtful and careful planning based on the vision, values, goals, and strategies described herein.

Ivins is an extraordinary place, and its residents know it. This Plan is designed to keep it that way by protecting and preserving its cherished vistas and quality of life while promoting the type of growth that will further enhance it by sensitively filling needs while elevating the character of the community.

The General Plan addresses a wide variety of topics that affect our way of life including safety and security, essential services, recreational opportunities, the city's ambiance and character and quality of life issues like open space and the arts.

This Plan is to be taken seriously. It is the product of intensive public engagement and thousands of hours of effort on the part of the Planning Commission, City Council and City Staff. We deeply value the natural beauty, peaceful environment and connective tissue of our community and are intent on perpetuating them well into the future. It is to be scrutinized and followed by elected and appointed officials, city staff and the development community in all their planning.

The 2024 Ivins General Plan follows earlier versions adopted in 2008 and 2015. Those guided Ivins to become the exceptional community that has drawn most of us here. This version was adopted in _____ and, if it is properly implemented, will attract many more who want to live, work, or visit here because it was kept the extraordinary place that we love.

Mayor Chris Hart

Acknowledgments

Thank you to everyone who attended any of the Talkabouts and Town Hall meetings, sent in email suggestions, participated in the *General Plan Resident Survey*, or helped the planning process in any other way to make Ivins' future brighter.

- **2023 Planning Commission**: Perry Brown, Doug Clifford, Pam Gardiol, Derek Larsen, Dave Robinson
- **City Council**: Mayor Chris Hart, Lance Anderson, Sharon Barton, Sharon Gillespie, Mike Scott, Kevin Smith
- **Pro Bono Advisor**: Judy Gubler (prior City Manager)
- **City Staff**: Dale Coulam, City Manager; Bryan Pack, City Attorney; Chuck Gillette, Public Works Director; Mike Haycock, Building Department Director; Tom Jorgensen, Assistant City Engineer; Marc Christensen, Parks & Recreation Director; Cade Viser, Finance Director; Jaron Studley, Chief of Police
- **Survey Committee**: Lois Diehl, Sharon Gillespie, Lisa Ganz, Sally Tom, Chris Haddad, Pam Gardiol, Sara Dupre, Sharon Barton, Mike & Dana Cook, Jack & Jackie Sculley, Cade Visser, City Staff, Mayor Chris Hart, Patty Dupre, Mike Scott

2: INTRODUCTION

Ivins is a scenic, safe, growing city with just over 11,000 people. It started with thirteen hardy farming families who moved to the arid "Santa Clara Bench" between 1922 and 1926.

Located on the west side of Washington County, Ivins lies between the cities of St. George and Santa Clara on the east and the Shivwits Band of Paiutes reservation on the west. To the south is the Bureau of Land Management's Santa Clara River Reserve and Land Hill.



Snow Canyon State Park, the Red Cliffs Desert Reserve, and the Red Mountain Wilderness sit directly on the northern border of Ivins. Together, they provide a stunning backdrop for the City, along with tens of thousands of acres of immediately accessible open space.

Nestled beneath its iconic Big Red Mountain, Ivins is home to Rocky Vista University's College of Osteopathic Medicine, the Southern Utah Veterans' Home, Tuacahn Center for the Arts, the Center for the Arts in Kayenta, and five major resort properties.

Sensitivity to the natural environment and beautiful setting led the City to adopt development regulations. Streetscape and open space requirements added attractive roadways. Focusing on an active lifestyle created an extensive trail network and bike lanes throughout the city.

The beauty of the night sky prompted ordinances to protect it. Animal rights advocates helped establish the first no-kill animal shelter in Utah. A growing arts community helped create an Arts Master Plan and the Ivins City Arts Commission.

The community knew water would be the key to its future. That resulted in a culture of conservation that drove Ivins to become the leader statewide in water conservation standards.

Rapid growth presented serious infrastructure challenges. In response, Ivins built detention dams and a storm drainage system, which carries water away even in extreme storms. The City developed a roadway system with highly functional, decorative roundabouts at major intersections, landscaped setbacks and medians, and attractive street and multi-use trail lighting. Growth also led to the development of an extensive fiber-optic network in Ivins.

Although Ivins has gained popularity as a tourist destination, it is primarily a peaceful bedroom community with pockets of agriculture.

3. GROWTH & CAREFUL PLANNING

Ivins is at a crossroads amid significant growth in Washington County. The county is expected to almost double its population from just over 210,000 people in 2024 to almost 400,000 by 2050, according to the Kem C. Gardner Policy Institute.

Ivins is also likely to double, or more than double its population by 2050. That is if past growth trends continue.

The City's population grew 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 on past trends, Ivins would reach between 21,000 and 28,000 people by 2050. Will that happen? We don't know. The big question is not "Will we grow?" but "How will we grow?" To answer that question, Ivins needs to address three major challenges:

1. Residents have expressed concern over recent patterns of growth. The Plan identifies ways to provide for responsible growth in the community. On top of that, the goal of the Plan is to find growth strategies that benefit the community.
2. Water is in limited supply in our region. Ivins has some water rights, but most of our water is provided by the Washington County Water Conservancy District (WCWCD). Most of their water comes from the Virgin River and the river's flow has essentially been fully committed. Water to support growth beyond today will come almost totally from conservation and developing the region's reuse system.
3. Increasingly, the ability to buy a home is out of reach for first-time home buyers, and workforce housing is in short supply for the City's current businesses and emerging resorts. The average cost of a home in Ivins is significantly higher than in our neighboring cities. Household income is not keeping pace with rising housing costs, not only in Ivins but throughout the county and state.

Addressing these and other important considerations during the planning and decision-making process will lead to the well-conceived community we desire to ensure we protect our scenic vistas, preserve our unique character, and provide for the health, safety, and welfare of our residents.

4. ESTABLISHING THE GENERAL PLAN'S DIRECTION

The foundation of the 2024 *Ivins City General Plan* rests upon extensive community input, including an extensive public engagement campaign captioned "Let's Plan Ivins Future Together," a review of previous planning and decision-making in Ivins, the city's historical, natural, and cultural environment, and an analysis of population and economic data and projections.

Public Engagement

- In January 2022, the City began a comprehensive review of the Plan with three Town Hall Meetings at City Hall.
- In April 2022, community cookouts were held at Unity Park, Fire Lake Park and Heritage Park to actively gather resident input regarding the future.
- In October 2022, the "Let's Plan Ivins Future Together" campaign got underway with three town meetings facilitated by Judy Gubler, our former City Manager.



Unity Park cookout, April 2022

General Plan Resident Survey

- The General Plan Resident Survey was conducted in November 2022. It was mailed to all Ivins households to get their opinions on issues facing the city and to understand what is most important to Ivins residents. 2,244 households completed the survey, a 52.7% response rate.
- The survey results were presented at three community meetings in January 2023. (See a summary of survey results in Appendix D)

"Talk Abouts"

- A series of panel discussions during 2023 called "Talk Abouts" focused on diverse and specific issues affecting the community. Those forums got resident feedback to help shape the community's vision.

Planning Commission

- Throughout 2022 and 2023, the Planning Commission worked on their plan updates.
- After a Public Hearing, the Planning Commission completed its work and delivered its recommendations to the City Council in November of 2023.

The City Council held numerous work meetings focusing on the General Plan and addressed it on multiple City Council Meeting agendas. After a Public Hearing, the City Council adopted the General Plan on _____2024.

Supporting City Documents

See the Reports & Studies page on the City's website for:

- General Plan Resident Survey Report (December 2022)
- General Plan Resident Survey Comments (December 2022)

5: VISION

From its humble beginning as a cluster of small farms, Ivins slowly grew into a quiet bedroom community, attracting families and retirees alike to its serene and naturally beautiful environment. More recently resorts and arts venues have come capitalizing on those same qualities to attract millions of visitors.

Centuries ago, its indigenous inhabitants recognized the beauty and spiritual quality of this land, and we respect and protect it still. Our careful planning will:

retain these cherished attributes for future generations by protecting our red mountain vistas, our expansive lava beds and other sensitive lands, and our night sky;

maintain a general sense of peacefulness, security and belonging that fosters neighborliness and community involvement by using broad communication tools and providing effective Public Safety services;

preserve our rural flavor through the conservation of open space and agricultural pockets;

prepare for population growth by accommodating a wide variety of circumstances through appropriate zoning, development regulations and design guidelines;

anticipate the future needs of the city by encouraging and carefully locating appropriate commercial development;

conserve water and other resources in this desert environment by implementing effective conservation policies and programs;

expand recreational opportunities by further developing trail systems, park properties and recreation programs;

acknowledge the arts as an important component of our local culture and advance them by supporting local arts organizations and promoting public art.

We recognize that we are only the most recent in a long line of stewards over this precious land. We commit ourselves to its preservation by honoring those who came before, whose sacrifice and hard work produced what we now have, and by respecting those who will come after us and deserve our best efforts to advance the legacy of the past.

6: GUIDING PRINCIPLES: ROADMAP FOR THE FUTURE

In determining the future of Ivins, we need to address some key questions. How do we want to continue to grow? What impact will growth have on Ivins? Will growth bring more jobs or recreational options? Will growth jeopardize our rural atmosphere and open spaces? How does growth affect housing affordability? How will growth impact our demand for water?

The values outlined in the vision statement form the foundation of this General Plan. They are not to be overlooked even when market forces, cost considerations, or other development pressures are applied. Staying true to these values is the only way to preserve the city's magnificent natural environment and desirable lifestyle. This may result in more comprehensive ordinances than is typical elsewhere. However, the significance they create for Ivins residents in preserving the character of the community and residents' quality of life is greater than any future development that would attempt to ignore them.

Provide effective government to ensure the health, safety, and welfare of residents.

- Conduct an annual evaluation with the City Council and Police and Fire departments to ensure appropriate public safety services are meeting state and national standards.
- Provide annual updates to residents that the infrastructure of public facilities, services, and utilities are meeting current state and national needs for the present and the future.

Provide reliable essential services, including water, sewer, storm drains, roads, and communications.

- Carefully manage, plan, and budget for new and replacement infrastructure needs.
- Structure rates to cover the cost of services as economically as possible.

Ensure that all aspects of governance and policy-making respect individual rights.

- Govern carefully to safeguard the rights and opportunities of all residents.

Maintain an efficient budget process to manage growth without leaving a legacy of debt.

- Attract commercial opportunities that are sustainable long-term, protect our quality of life, provide employment opportunities for residents and enhance the tax base.
- Ensure our residents and community tax dollars are used with fiscal responsibility.

Foster growth that will improve the character of the community and residents' quality of life.

- Consider the long-term consequences of decision-making to ensure responsible growth.
- Provide opportunities and affordability for future generations to live here.

Preserve and protect the resources, natural beauty and uniqueness of Ivins.

- Work with the Washington County Water Conservancy District and others to create a plan reviewed annually that will provide safe, dependable water to meet our future needs.
- Secure and maintain open space when fiscally possible.

Offer enrichment experiences through outdoor recreation, the arts and other cultural assets.

- Engage residents through volunteer programs and community events.
- Continue to evaluate, develop and maintain our parks and trails for access and safety.

7. LAND USE

Land Use is one of the most essential elements of the General Plan and is required by state law. This portion of the Plan will describe how we currently use the land and how we will use it in the future.

Ivins' unique character is defined by its picturesque setting at the base of Red Mountain, its mix of agricultural lands, low-density residential areas, limited commercial spaces, and the restrained size, scale, and density of its built environment. Together, these elements create Ivins' distinct charm and appeal. Preserving this unique character is critical for maintaining a high quality of life for residents, providing an enjoyable experience for visitors, and enhancing the economic viability of local businesses.

However, much of Ivins's open and agricultural land has development potential and existing development rights under the current land use ordinance. The City recognizes that these areas will likely be developed in the future. Additionally, existing developed properties will eventually be redeveloped as current structures become obsolete or require upgrades.

(Duplicate – see below) The Land Use Plan (Appendix A) is a guide for new development and redevelopment. The Plan establishes a vision for future development that, if achieved, will preserve the unique character of Ivins.

Existing Conditions

Current zoning allows for a mix of land uses, including low-density residential, high-density residential, and commercial uses. Buildings are typically modest in height. Residential building heights are limited to 25 feet, but there are homes built before that requirement that are as tall as 35 feet. Commercial building heights are capped at 35 feet.

Our ordinances are designed to ensure that buildings are situated strategically to promote view preservation. Existing buildings in Ivins exhibit a diversity of architectural styles, yet the City's design standards help promote a somewhat consistent look.

Ivins is committed to protecting the dark night sky. The City was an early adopter of outdoor lighting standards that help limit light pollution, light trespass, glare, and nuisance lighting, enhancing the scenic quality of the dark night sky.

The Land Use Plan

The Land Use Plan in this General Plan (Appendix A) is intended to be a guide for new development and redevelopment. The Plan establishes a vision for future development that, if achieved, will preserve the unique character of Ivins. It should be used to ensure that new development and redevelopment are consistent with the Land Use Plan.

Additionally, the Plan should help developers understand what types of development are appropriate for different properties. By referencing the Plan in development discussions, the City can help ensure that a consistent and community-supported pattern of growth is achieved.

Sensitive Lands Committee

Ivins has a Sensitive Land Committee, which includes City staff and public members. The committee reviews proposed developments to determine if sensitive lands, such as steep slopes, hillsides, lava fields, wetlands, and stormwater courses, will be impacted and how to mitigate such impacts.

Hillsides & Geologic Hazard Areas

Hillsides and geologic features are important components of the city's stunning views. Many of the hillsides that frame the north and south sides of Ivins have significantly steep slopes. These slopes present several challenging problems such as: rockfall hazards, scarring from manmade disturbance, slope failure hazards, high levels of erosion, and controlling vehicular access.

Other geologic hazards that must be considered to protect homes, buildings, and infrastructure are expansive clays and shales, collapsible soils, gypsiferous soils, shallow bedrock, shallow groundwater and earthquakes. The most common of these hazards is expansive clays and shales, which can cause foundations to move and buildings to crack. Shallow groundwater is also a common problem in some specific areas where drains have been installed to mitigate the problem. The Utah Geological Survey has published maps that show where each of these hazards has the highest potential for concern.

Dry Washes

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

Dry washes left in their natural state will migrate their positions over time as different sizes of floods create new drainage patterns. When development is adjacent to a natural dry wash, consideration of this fact needs to be addressed.

Community Preferences

Households responding to the General Plan Survey showed that only 35% of the respondents were satisfied with the city's overall development.

Supporting City Documents

- Ivins City Code
- City Maps (Land Use, Zoning, sensitive Lands, Transportation, Parks & Trails):
- Land Use Pan (Appendix A)
- Developed & Undeveloped Areas map (Appendix B)

Goals

- Manage the type, size, scale, density, and appearance of new development to enhance the unique character of Ivins, preserve views, reduce impacts on existing residents and businesses, and protect the night sky and our natural and cultural resources.

- Use zoning and land use regulation strategically to ensure that the new development's style, pace, and intensity do not detract from the City's unique character.
- Improve the appearance of the public street right-of-way and other public properties to promote the city's unique character and enhance the community's aesthetics.

Obstacles

- Resident resistance to higher density zoning.
- State Legislature usurping local land use authority.
- Reconciliation of market-driven housing needs and affordability issues with City ordinances.
- Availability of water.

Land Use Policies

- Encourage commercial development that meets the needs of residents and visitors. (moved from action steps)
- Develop policies and ordinances to ensure residential areas enjoy peace and privacy as commercial properties are developed and mitigate the impact of existing commercial uses (noise, traffic, lighting, etc.) on residential areas. (moved from action steps)
- Consider increasing the setback distances required for commercial uses that could have detrimental impacts of noise or loss of privacy on adjacent residential parcels. (moved from action steps)
- Require enhanced screening and buffering on commercial properties adjacent to residential uses as a condition of approval for new commercial development.
- Maintain a strong sense of place. Protect the quality of life. Work to preserve the natural beauty and vistas that give Ivins City its unique identity, including Red Mountain and the other natural hillsides surrounding the city, the washes, the lava beds, open spaces, and the night sky.
- Foster orderly growth compatible with the community's character and surrounding natural beauty.
- Encourage functional neighborhoods with a variety of housing types that meet both the financial and aesthetic needs of a broad cross-section of residents.
- Encourage housing that faces existing streets other than major and minor collector roads, reducing the increase in walled-in neighborhoods that diminish the overall sense of community.
- Encourage the preservation of open space.
- Through growth, land use, and development, provide for the distribution of neighborhood densities across Ivins.
- Promote a system of open spaces distributed within the neighborhoods to create a sense of connection with other residents and the environment.
- Where hillsides are under private ownership and development rights exist, 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, landscaped, or screened from a general view.

  - This is both a policy and action step. I put the action step in that section and here is the policy: Discourage development on hillsides through measures such as zoning, density transfer, and acquisition/dedication.

- Public lands and safety must be preserved by ensuring stability is properly and correctly maintained on any development of hillsides and/or slopes.
- 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.

Land Use Action Steps

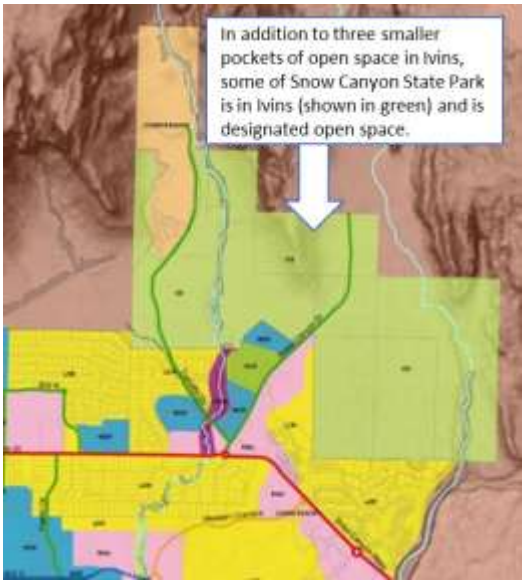
- Update the City's ordinances to ensure they achieve the goals stated in this General Plan.
- Revise the land use regulations to ensure that transient lodging of any type will be limited to only those parcels that currently allow such use.
- Develop a plan to identify parcels of property that are important to preserve. These properties could be visually significant parcels, large pastures or fields that reflect the city's agricultural heritage, important wildlife corridors, and other habitat spaces, or any other properties that will enhance the unique character of Ivins.
- Maintain the Open Space Committee to develop strategies to acquire the properties identified in the plan described above. These strategies could include obtaining funding to purchase the properties, working with conservation groups to acquire conservation easements, or using land use tools such as Transferrable Development Rights (TDRs).
- Staff will carefully monitor new development during construction to ensure it complies with all regulations and standards to reduce negative impacts on existing residents. (moved from policies)
- Staff will closely monitor all grading and excavation activities to ensure they are done in accordance with approved plans to minimize scarring of land and blowing dirt. (moved from policies)
- 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. (moved from policies)
- Ensure buffering of commercial development from existing residential development. (moved from policies)
- Incentivize developers to provide open spaces within neighborhoods to offer outdoor living experiences for the community. (moved from policies)
- Incentivize traditional neighborhood development that varies lot and home sizes to include a cross-section of economic and family situations, reducing the exclusivity of current development types and building a greater overall sense of community. (moved from policies)

- Create pedestrian-oriented developments, including paths and systems of open spaces that connect with community trails, to encourage community residents to socialize. (moved from policies)
- Where hillside excavation cannot be avoided, cuts are to be full, reclaimed to a natural appearance, landscaped, or screened from a general view" provides specific actions to be taken if development occurs, outlining how to mitigate the impact of excavation. (This is the action step of the first “hillside” policy)
- In all development, problem soils must be appropriately identified and mitigated. (moved from policies)
- Development proposals must include a geologic/soils report addressing the site conditions. (moved from policies)
- Tamarisks (salt cedars) should be removed from dry washes, and native plants re-introduced. (moved from policies)

8. OPEN SPACE & NATURAL RESOURCES

The visually striking Red Mountain, sandstone cliffs, black lava beds, plateaus, buttes and hillsides provide a scenic backdrop to the City. One of our Guiding Principles is to preserve these resources and protect the natural beauty that surrounds us.

There are 658 acres of designated, protected open space within Ivins, mostly within Snow Canyon State Park (559 acres). That doesn't include City parks, major washes, or steep hillsides that will not be developed.

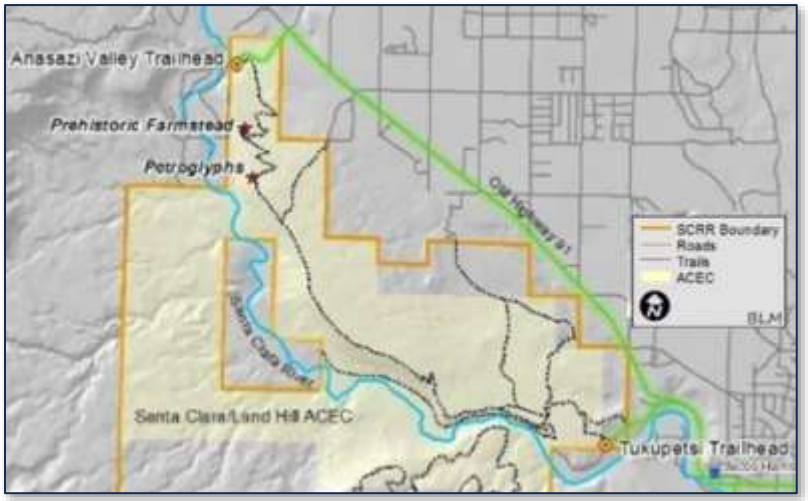


Black Desert Resort has committed to adding another 180 acres of protected open space within its development. This space will be accessible to the public and include primitive hiking trails, a nature center, and restrooms.

Additional protected open space begins on the northern border of Ivins in the Red Cliffs Desert Reserve, Snow Canyon State Park, and the Red Mountain Wilderness. On the west side of Ivins, protected areas include Kayenta Rock, Elephant Rock, and the Dry Wash Slot Canyon Complex.

On the City's south side is the Santa Clara River Reserve, much of which is designated as an Area of Critical Environmental Concern (ACEC) that provides additional protection. All these areas protect open space, archaeological and natural resources and offer recreational opportunities for Ivins residents.

The City has a Sensitive Lands Committee made up of City staff and residents. They meet regularly to ensure that the washes, ridgelines, rockfalls and other sensitive lands in the City remain protected.



Santa Clara/Land Hill Area of Critical Environmental Concern (ACEC)

Adjacent to the west of Ivins is the 28,000-acre Reservation for the Shivwits Band of Paiutes. Currently, this land is almost completely undeveloped, although the Band has recently started to consider more aggressive development plans.

Ivins is the only city in the county that co-signed, as a management agency, the Habitat Conservation Plan (HCP) for the Red Cliffs Desert

Reserve. Chris Hart, the current mayor of Ivins, is a member of the Habitat Conservation Advisory Committee.

Due to natural desert conditions, topographic barriers, and the City's management of light pollution, residents enjoy the night sky, which is a valuable natural resource. Ivins was an early adopter of an outdoor lighting ordinance that protects the night sky.

There is public land south of Ivins managed by either the State Institutional Trust Lands Administration (SITLA) or the Bureau of Land Management (BLM). It is likely that all the SITLA land will develop and there are some pieces of BLM land that could develop as well. We anticipate working with SITLA to create affordable housing on their remaining parcel of land within the Ivins annexation area. (Is this true?)

Another form of open space is farmland. Just over 200 acres of land in the City are still family farmland. The City created an Open Space Committee in early 2024. One goal will be to develop strategies for purchasing development rights from interested legacy farming families. Additionally, there are other undeveloped areas in the City.

Throughout Ivins, dry washes provide a natural drainage system carrying stormwater to the Santa Clara River. This system is also important for visual open spaces, wildlife habitats, and recreation corridors. The largest drainage washes are Dry Wash and Padre Canyon Wash. However, the Washington County Water Conservancy District plans to build a reservoir on Dry Wash between Old Highway 91 and Kwavasa.

The City requires landscape buffers on arterial and collector streets, Old Highway 91, and medians throughout the City. These buffers add to the sense of open space in the City. Snow Canyon Parkway's landscaped median, along with landscaping along the multi-use trail, provides an inviting entrance to the City. Other streets and trails in Ivins should incorporate similar landscape buffers.

Community Preferences

Households responding to the General Plan survey showed that 81.5% want the City to focus on more open space and/or trails. 74.3% want the City to continue protecting outdoor lighting to maintain a dark night sky.

Supporting City Documents

*** Need to add – if any

Goal

Protect and conserve the open space and natural resources in and around Ivins, which include clean air, healthy wildlife populations, native vegetation, dramatic scenic vistas, night skies, lava beds, hillsides, dry washes, peace and quiet, etc., to enhance the quality of life for residents and visitors.

Obstacles

- The high cost of acquiring land to retain it as open space.

- The cost of developing park properties and other recreational open space.
- Long-term maintenance of land held as open space.
- Statutory limits on open space required with new development.

Open Space Policies

- Lands within the city controlled by the U.S. Bureau of Land Management should be carefully reviewed for General Plan alignment regarding zoning, open space, recreation, housing variety, and development impacts when an exchange or sale of such land is considered. (moved from action steps)
- Incentivize clustering with open space requirements and other strategies for creating open space in future development.
- Architecture, lighting, landscaping, and colors should blend with the natural surroundings.
- Preserve the night sky while maintaining neighborhood safety.
- Include public lands in the General Plan Land Use Element and in the Annexation Growth Plan.
- Discourage any development within known 100-year storm watercourses or flood-prone areas. The exception is for development that is compatible with periodic flooding that will permit the free passage of flood waters and does not involve habitable buildings nor result in significant property damage.
- Dry Wash and Padre Canyon Wash shall be preserved in a natural condition except for flood prevention and detention.
- Wherever feasible, smaller washes shall be preserved in their natural state.

Open Space Action Steps

- Through the Open Space Committee created in 2024, develop strategies and seek funding sources to preserve undeveloped open space for the use and benefit of the community.
- Pursue funding for purchasing development rights from interested legacy farming families.
- Develop a plan to add landscape buffers along old Highway 91 and along other streets where these would be beneficial.
- Review City Code to ensure ordinances effectively mitigate unavoidable sources of noise from commercial developments by use of physical buffers such as walls, vegetation, etc.
- Review trail master plans to ensure they fully provide access to open space.
- Require attractive landscape buffers on arterial and collector streets with paved trails as identified in the master plans. (moved from policies)
- Identify public lands within the City annexation area that are suitable for schools, parks or open space and consider acquisition by the City. (moved from policies)
- Support and assist in the implementation of the Habitat Conservation Plan for the Desert Tortoise as well as other designated threatened or endangered species locally. (moved from policies)
- Where hillside excavation cannot be avoided, cuts are to be reclaimed to a natural appearance, landscaped, or screened from general view. (moved from policies)

- Work with other entities to remove non-native species such as Tamarisk. Consider the best long-term removal strategies (chipping/burning versus cutting/leaving in place). (moved from policies)
- Determine trail areas that may require additional buffering for increased width. (moved from policies)
- Increase the width of trails where necessary from 10 feet to 12 feet and consider 12 feet a standard going forward. (moved from policies)
- Review landscape buffer requirements and consider modifications where necessary. (moved from policies)
- Pursue the preservation of Open Space through conservation easements, transfer of development rights (TDR's) and by enlisting the aid of organizations such as land trusts and other land preservation techniques. (moved from policies)

9. FUTURE GROWTH

Growth is inevitable in Ivins and the surrounding cities. The critical question is how we grow. We remain committed to preserving the city's character and beauty.

One-half of the 6,000+ acres in Ivins are 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 Parkland is expected to be acquired in late 2024. A portion of the property will be a park, but the land will likely 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 completed 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

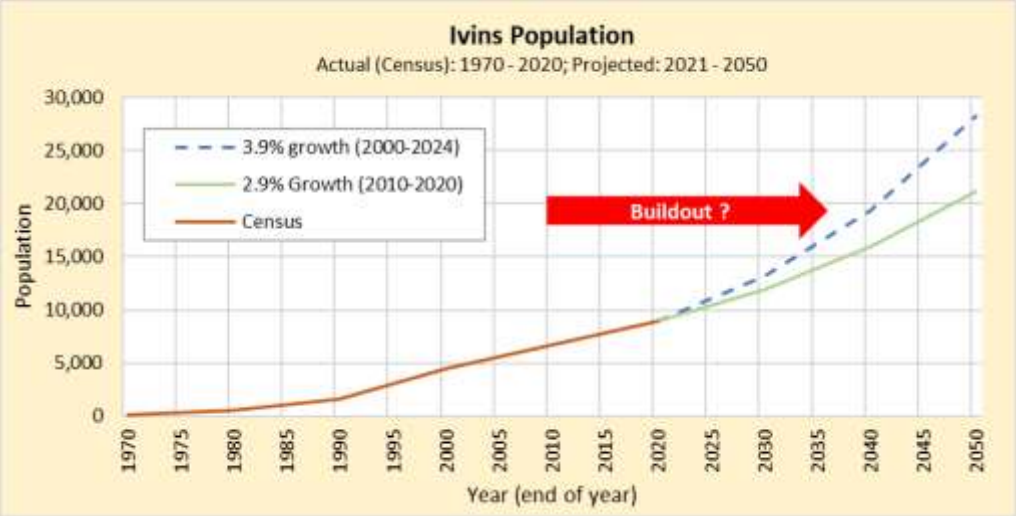
The buildout number of residences is 8,463, plus 500 additional residences added for the annexation of Anasazi Valley, for a total of 8,963. If approximately 15% of the units are second homes or unoccupied, 7,609 would be permanent resident households. The buildout population would be just over 19,000 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 could 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 and market conditions. 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.



Community Preferences

Households responding to the General Plan Survey showed that only 34.6% were satisfied with the overall development of Ivins and only 26.2% were satisfied with how the City has managed growth in the past five years. Over 70% were opposed to higher-density residential development, multifamily development, and additional resorts, hotels, or short-term rentals. (See the Obstacles section below for more information about these issues.)

Supporting City Documents

(*** list any here)

Goals

- 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

Although a significant majority of respondents in our General Plan Survey expressed opposition to higher density, multifamily housing, and growth in general, the City faces significant obstacles that make it challenging to fully address these concerns. These include:

- Legal Rights of Landowners: Landowners have a legal right to develop their property. With Ivins still possessing a considerable amount of farmland and undeveloped parcels, growth is inevitable unless the City is unable to provide the necessary infrastructure to support it.
- Infrastructure Requirements: Essential infrastructure, particularly water, is crucial for supporting growth. The WCWCD, our primary water source, continues to assure the City that it has sufficient water to accommodate our expected growth.
- State Intervention: The State is increasingly intervening in local governance, restricting cities' ability to manage their own growth. This intervention includes imposing constraints on city decisions regarding zoning, density, and housing types. The State aims to stimulate higher and denser housing growth while reducing the design and regulatory controls traditionally exercised by local authorities.
- Economic and Market Forces: Market demand and economic factors also drive growth and development. Even with local opposition, developers are often incentivized by market conditions to pursue higher-density projects.
- Regional Growth Pressures: As surrounding areas continue to grow, regional pressures can influence development patterns within Ivins, making it difficult to completely insulate the city from broader growth trends.

These factors collectively present a complex challenge for the City as it seeks to balance resident concerns with legal, infrastructural, and regulatory realities.

In addition to resident concerns, there are other more general obstacles to growth in Ivins: Land and housing costs in Ivins are the highest in Washington County, making it increasingly difficult to build low-density residential development.

Future Growth 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.
- 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 property rights between the development and neighboring properties.
- Encourage innovative design/development that recognizes building types integrated into the community.
- Buildings are designed to invite the eye beyond the structures to the views.

Future Growth Action Steps

- Planned development shall include proof that adequate public facilities and resources are available to serve each development. (moved from policies)
- Create a system of open spaces distributed within and throughout the neighborhoods to create a sense of connection with other residents and the environment. (moved from policies)
- Continue to review and update 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 Task Force and carefully consider their recommendations.

10. WATER

Like most Western cities, growth in Ivins depends on water availability. The low precipitation climate makes water one of the city's most critical natural resources. A central question in this desert setting will always be, "Is there enough water?"

Where Does Our Water Come From?

Ivins has two water systems. In the Kayenta area on the west side of Ivins, the private water system KWU serves residents and has 422 connections as of January 2024. The rest of Ivins receives water from the City, which serves 4,292 connections as of June 2024.

Ivins owns water rights and has developed sources that supply only 15% of the city's water needs. The remaining 85% is purchased from the Washington County Water Conservancy District (WCWCD) under a Regional Water Supply Agreement. This agreement includes major cities in Washington County, all relying entirely on WCWCD to support their future growth.

Here are the sources of water used in Ivins:

- Snow Canyon Wells: Ivins jointly owns these wells with St. George and Santa Clara. St. George operates them.
- Gunlock Wells: These wells are located near the Gunlock Reservoir. St George owns and operates them, and Ivins purchases the water.
- Regional Water Pipeline: Ivins receives water from the Virgin River through the treatment plant near Quail Creek Reservoir and wells near Sand Hollow Reservoir. Ivins buys this water from the WCWCD.

2023 Water Use
(2024+ for Black Desert's golf course)

Source	Acre-Feet	% Total
Snow Canyon wells	300	8.4%
Gunlock wells	434	12.1%
Regional Pipeline	1,263	35.2%
KWU	162	4.5%
Ivins Irrigation Co. (Ag use)	963	26.8%
Ivins Irrigation Co. (Residential)	17	0.5%
Black Desert golf course (2024+)	450	12.5%
TOTAL:	**3,589**	acre-feet

- Kayenta Water Users (KWU) receives water from the WCWCD. The current agreement between the District and KWU allows for up to 552 connections within the Kayenta development.
- Ivins Irrigation Company, a private irrigation company, provides irrigation water to agricultural properties and approximately 100 homes in Ivins.
- Ivins Irrigation Company has water rights for approximately 1,500-acre feet of water in the Santa Clara River. It is rare for the company to realize their full rights given limited supply and priority. In low water years, the company takes the first 500 acre-feet reduction in the water. All other water users share subsequent reductions. The City's reliable supply from its shares in the company is 51.8-acre feet per year.
- Black Desert Resort receives 450-acre feet of reuse and secondary water from St. George. Ivins provides culinary water for the portion of the development located within Ivins.

- Ivins holds shares in irrigation companies. That water is used for City parks. Ivins has more shares than it is using.
- The Ence Wells are owned and managed by the WCWCD. The wells were previously used as the primary potable water source for the KWU system but are now used as a backup supply. Though the water produced from the wells meets drinking water standards, it has elevated sulfate levels. Given these qualities, the wells may ultimately be used for secondary irrigation.

Ivins entered into the Regional Water Supply Agreement with the WCWCD in 2006. In this agreement, the WCWCD agrees to provide adequate water to meet Ivins' needs. Part of the District's 20-year water supply plan is converting water from Gunlock Reservoir from an irrigation water supply to a culinary water supply. This would boost Ivins' water supplies significantly. This source west of Ivins gives the City an alternate source to the current regional pipeline, which is approaching capacity.

Where Does The Water Go?

Last year, Ivins used 166 gallons of water per capita per day. That is just under one-half acre-feet of water a year per household in the city. That is lower than the 0.59 acre-feet consumption standard set by WCWCD for one "Equivalent resident Connection" (ERC) and less than the 0.65 acre-feet per ERC availability we need to show the state that we have available. Using ERCs helps estimate how much water different uses have, from single-family homes to multifamily or commercial properties.

Water Users	Existing Units	Buildout Units	Existing ERCs	Buildout ERCs
Single-Family Housing Units	4,223	7,459	4,223	7,459
Multi-Family Housing Units	415	1,004	311	753
Total Housing Units	4,638	8,463	4,534	8,212
Vacant Lots for Single-Family Housing	465	-	-	-
Anasazi Valley SF Residences	-	500	-	500
Transient Units (Hotel, resort, STR, RV Park, etc.)	207	2,770	104	1,385
Golf Course (Black Desert Resort)	1	1	763	763
Agricultural land & property with water rights	n/a	-	88	-

	Existing Acres	Buildout Acres	Existing ERCs	Buildout ERCs
Institutional (Civic, School, Church)	122	200	385	700
Commercial	394	500	755	1,650
Parks and Open Space (acres)	926	961	132	260
TOTAL ERCs			**6,760**	**13,470**
Acre-feet per ERC			**0.485**	**0.437**
Acre-feet			**3,279**	**5,880**

All water users in Ivins currently consume almost 3,300 acre-feet of water a year. When the City is built out, most likely sometime after 2040 or 2050, we will use nearly 6,000 acre-feet of water annually. That assumes we lower consumption by 10%, which is our conservation goal. It also assumes the City annexes the Anasazi Valley.

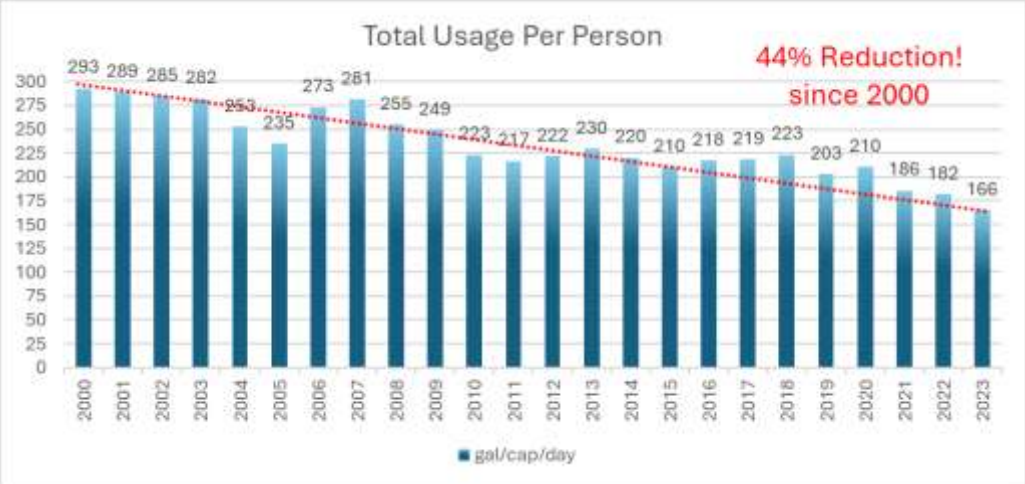
The City is not responsible for delivering all that water. KWU, Ivins Irrigation Company, and Black Desert's golf course rely on their own sources. That currently totals approximately 1,600 acre-feet a year.

Water Conservation

Water conservation is essential for cities that foresee growth with a limited water supply. According to the Washington County Water Conservancy District (WCWCD), the county will need aggressive conservation to ensure water supplies, even with large-scale regional reuse water development.

WCWCD is encouraging water conservation with rebate programs. Property owners receive up to $2 for each square foot of grass removed and replaced with water-efficient landscaping. They can also receive up to $75 by purchasing an eligible WaterSense smart controller and up to $100 by replacing an old toilet with a WaterSense-labeled toilet.

In 2000, the state established a goal of a 25% per capita reduction in water use by 2025. Ivins has reduced water usage by 44% since 2000. The 2023 Ivins City Water Conservation Plan has a goal to reduce per capita water use by another 10% over the next 10 years.



Conservation measures can most effectively be applied to outdoor irrigation. High-water-use landscaping on a lot as small as 10,000 square feet (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 encourages desert landscaping (Xeriscaping) and other conservation measures to reduce water use.

The Ivins Water Conservation Plan includes these strategies:

- Conserve through efficient desert landscaping and other applicable technologies, including recycled water management.

- Promote the development of new water resources.
- Study, evaluate and develop a reliable secondary water system.
- Develop a fair and equitable comprehensive water conservation program in conjunction with the Washington County Water Conservancy District.
- Install water-efficient fixtures in all new construction.
- Replace non-efficient fixtures with water-efficient fixtures in existing structures.
- Require new development to adopt water conservation standards and water-efficient landscaping.
- Develop, adopt and enforce residential irrigation standards on all new construction.
- Respond rapidly, taking corrective action and instituting recurrence control on all water system leaks.
- Periodically publish the status of city water consumption with comments and recommendations for conservation.
- Continue to use water rate structures that reinforce low water usage.
- Continue enforcement of Ivins city code sections that define misuse and appropriate penalties for water waste.
- Promote the use of new conservation technologies.
- Use water-conserving measures for City facilities, including:
    - Desert landscape design.
    - Reduction in turf grass areas requiring irrigation-installation of water-saving plumbing fixtures.
    - Use of secondary water for major irrigated areas.
    - Use irrigation control systems that are responsive to weather conditions to reduce water runoff.
    - Continued maintenance of delivery systems for efficient use and application.

Water Reuse, Irrigation, & Culinary Conversion

Ivins plans a secondary water system for outdoor irrigation. St. George has expanded its wastewater treatment plant to increase its output of reuse water, and there is a pipeline from the wastewater treatment plant to the Ivins Reservoir so reuse water can be delivered to Ivins.

Since the early 2000s, new construction has installed secondary water lines for potential outdoor irrigation using reuse water. However, Ivins has to connect all these homes and subdivisions so they can access the reuse water. The City's 5-Year Capital Plan has allocated $9.8 million for the initial phases of this project, and if sufficient, all the funding would come from impact fees. However, the City first needs WCWCD to finalize its water reuse plan. Once that is done, Ivins will know what direction to take on reuse water.

However, WCWCD may build a water treatment plant between Ivins and Gunlock to increase culinary water supplies. This could result in a different approach to reuse water, eliminating the need to connect

every home to the reuse system. Instead, WCWCD could exchange the reuse water for water from Gunlock that is now used chiefly for agricultural irrigation.

Reuse Water Storage

WCWCD's 20-year plan shows that a significant increase in reuse water is needed county-wide to accommodate expected population growth. Reuse water can be produced daily, but since it would be used for outdoor irrigation, it will be used mainly during the summer. WCWCD plans to build reservoirs to store reuse water between fall and spring each year to be used for irrigation each summer. One reservoir is planned for Ivins (Dry Wash Reservoir), and another in Santa Clara by the Ivins border (Graveyard Wash Reservoir).

Storm Watercourses

Along with almost 40 miles of storm drainpipe, three primary washes, Coyote Wash, Kayenta Wash, and Tuacahn Wash, move stormwater through the City to the Santa Clara River. Plus, just over a mile of 400 East, between Center Street and 800 South, has been designated as a flood street in the storm drain system. The flood street has a V-shaped roadway that slopes water to the middle of the street. That way flows exceeding the storm drain capacity have a controlled flow in the roadway to the end of the street, where inlets enter the trunkline system.

In addition to the storm drain system, 10 miles of open channels move stormwater from mountain watersheds to the Santa Clara River. They also act as an outlet for several storm drainpipes. Ivins has more than 50 detention facilities in the storm drain system. Their purpose is to attenuate peak stormwater discharges. Many of the detention facilities serve the dual purpose of a recreational park.

Stormwater courses are a significant feature of Ivins and are critical in ensuring that flooding is minimized, and excess runoff reaches the Santa Clara River. Beginning in the late 1970s, dams were constructed at the base of Red Mountain to convey floodwater around Ivins to Dry Wash and Padre Canyon Wash, with floodwater ultimately entering the Santa Clara River.

In 2010, curbs and gutters were installed in the historic town center area, eliminating some of the storm problems the city was experiencing. 2012 Ivins constructed a major detention and debris basin in the Padre Canyon (Tuacahn) Wash to reduce flooding problems. Then, in 2016, two major detention and debris basins were installed in the Kayenta area. 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 are mapped by the Federal Emergency Management Agency. Ivins also has a flood prevention ordinance that manages the development policy in the floodplain.

Wastewater

Ivins 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. St. George is expanding the treatment processes to generate suitable reuse water that may become available to Ivins City.

Water Financing Strategy & Philosophy

Ivins has some of the most aggressive water conservation rates in the County. This is partly because the City has very few of its own water rights and purchases most of its water from the City of St George and the WCWCD. As a result, Ivins has higher source water supply expenses than other communities. The high cost of water may be one of the reasons that Ivins City has some of the lowest water usage.

In addition to passing through the basic water cost to residential and commercial users in Ivins, the City adds charges for operating costs and future capital replacement costs. These additional charges are held in a dedicated "Enterprise Fund" that can only be used for those two purposes. To ensure that the resulting cost is equitable for its users, the City has a rate study prepared by an outside consultant done every few years.

Water Quality

The City's goal is to provide our residents with a safe and dependable drinking water supply. The water is tested regularly to ensure that it meets all safe drinking water standards. The City submits an annual report to residents with the testing results completed by Ivins and its water source suppliers.

All sources of drinking water are subject to potential contamination by contaminants that are naturally occurring or manmade. The presence of contaminants does not necessarily indicate that the water poses a health risk. The City's annual study consistently shows that all contaminants tested for are well below acceptable minimums if the contaminants are even present in our water.

Community Preferences

Households responding to the General Plan Survey showed that 60.5% were strongly in favor of the City developing a wastewater treatment and distribution system. In addition to answering the survey questions, most participants also added comments. The word cloud below shows that residents' biggest concern was water.



Supporting City Documents

See the Reports & Studies page on the City's website for the most current version of these reports:

- Water Conservation Plan (2023)
- Sanitary Sewer Management Plan (2016)
- Sewer Master Plan (2016)
- Sewer Impact Fee Facilities Plan (2017)
- Sewer Impact Fee Analysis (2017)
- Stormwater Management Plan (2021)
- Water Quality Report (2023)
- Culinary Water Master Plan (2019)

Goal

Provide clean, safe, affordable drinking water and wastewater services to everyone in the community and maintain a system that is resilient in the face of floods, drought, and other climate risks.

Obstacles

- Universal compliance with the terms of the WCWCD 20-year plan County-wide.
- Difficulties in accurately determining the impact of climate change and drought.
- Environmental law and both Federal and State requirements that must be met to develop water resources.
- The cost of water development, storage, and distribution.

Water Policies

- Users of large volumes of water for landscaping and other exterior purposes shall be encouraged to use secondary and irrigation water rather than culinary water.
- Discourage any development within known 100-year storm watercourses or flood-prone areas. The exception is development compatible with periodic flooding, which will permit the free passage of flood waters and does not involve habitable buildings or result in significant property damage.
- Recognize stormwater runoff as a resource and a potential water source for other uses.
- The permitted capacity of the treatment facility shall not be exceeded. (Delete? Ivins is not in control of this)

Water Action Steps

- Continue to enforce and refine, when necessary, current watercourse protection, conveyance, and management of stormwater regulations. (moved from policies)
- Evaluate and consider combining the KWU water system with the city's culinary water system. (moved from policies)
- Periodically review the Ivins Water Conservation ordinance to assess if the existing requirements are appropriate and if there are other strategies the City could incorporate. (moved from policies)
- Budget for the long-term replacement of our water infrastructure. (moved from policies)

- Periodically update the master plans, facility plans, and rate studies for culinary water, secondary water, sewer, and storm drains to ensure the system can meet the City's goals. (moved from policies)
- Seek to minimize flooding risk by: (moved from policies)
    - Preparing a plan for regional detention structures to prevent increased peak storm flows arising from property development.
    - Increasing detention in stormwater systems to decrease peak flow.
    - Protecting and expanding natural floodable areas and locating appropriate uses, such as parks in these areas.
    - Discourage the channelization of streams and encourage the preservation of natural watercourses.
    - Prevent the development of habitable structures within a storm watercourse.
- Implement the following drainage policies: (moved from policies)
    - Minimize the increase in flow rate 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 stormwater 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 areas so that development in Ivins does not negatively affect other jurisdictions.
- To operate a functional city-wide irrigation system, the city will study and evaluate a reliable secondary system. (moved from policies)
- 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. (moved from policies)
- Identify whether the Ence Wells could be used as a water source for the system. (moved from policies) (Delete? Ivins is not in control of this – owned by WCWCD)
- Enforce State laws and local ordinances requiring sewer connection. (Delete? We must do this – doesn't need to be a policy)
- Evaluate water availability when making zoning or land use changes.
- Replace existing water meters with Advanced Metering Infrastructure (AMI) metering systems.

- Educate residents and promote the use of AMI monitoring to identify leaks and other system losses quickly.
- Implement Transparent Water Billing that educates residents on their household water use.
- Develop, adopt and enforce city residential irrigation standards for all new construction.
- Continue to analyze the city's water delivery systems to identify and repair leaks.
- Identify and promote alternative types of low-water-use turf grasses where turf is permitted.
- Continue to promote WCWCD conservation programs, including decorative turf replacement.

11. HOUSING

The past five years of growth efforts have focused on Ivins's emerging tourism economy while sustaining significant residential growth, like the rest of Washington County. Although the average price of a home remains the highest in the region, we envision more affordable options for anyone choosing to live here, but there are challenges to achieving this.

Despite a housing construction boom, over 90% of the housing in Ivins is single-family. Most are upscale and set on relatively large lots, making them unaffordable for most people working in Ivins.

Only 10% of the City's housing is multifamily, ranging from duplexes to townhomes to apartment buildings. Most of these units are owner-occupied units, not rental housing.

Even though Ivins encourages the development of affordable housing with several higher-density zones, the city does not regulate for-sale or rental housing units as affordable units.

Ivins Housing Units by Type (2022)

Housing Type	Units
Single-family	4,095
Townhomes	203
Apartments	97
Townhome apartments	35
Duplexes	18
Condominium	20
Triplexes	12
Total Housing	4,480

Due to this relative lack of housing affordability, an increasing number of people commute to Ivins daily for work. This strains our transportation corridors and makes developing a sense of community more challenging.

The lack of housing options at various price points also limits life-cycle options. It has resulted in a housing shortage for first-time buyers and downsizing options for aging homeowners. This lack of life-cycle options restricts long-term residency in Ivins and its associated benefits. This problem could be alleviated if we had a more diverse housing supply. (See Population by Age trends in Appendix C)

For clarity, it's important to note that in this Plan, we use the terms 'Affordable' and 'Moderate Income' housing interchangeably. This aligns with the State of Utah's definition of 'moderate income' housing, which refers to housing that is affordable for households earning 80% of the Area Median Income (AMI) or less.

Moderate-Income Housing Plan

Our Plan's goals include making changes to reflect evolving needs, priorities, resources, and conditions in the city so that all who choose to live here have the opportunity. It also fulfills the Utah State Moderate Income Housing Plan mandate, expanding on the State's basic requirements to promote a city where housing is ample and affordable.

The Moderate-Income Housing plan set forth by the state offered a variety of goals for each city to commit to. Ivins Moderate-Income Housing Plan identifies three strategies:

1. Rezone for densities necessary to facilitate the production of moderate-income housing.

2. Eliminate impact fees for accessory dwelling units that are not internal accessory dwelling units.
3. Create, allow for, and reduce regulations related to internal or detached accessory dwelling units in residential zones.

This creates the opportunity for residents (existing or new) to build or utilize existing structures as Accessory Dwelling Units to expand long-term rental opportunities and help reduce mortgage costs.

Affordable Housing Task Force

There are a variety of housing types and densities in Ivins. Density bonuses in overlay districts encourage moderate-income housing. However, as construction and land costs increase, fresh solutions are needed.

The state has adopted legislation as useful tools designed to assist with finance, process changes, and new housing products for planning. However, government resources and programs alone cannot adequately address this in Ivins.

In addition to the strategies in the Moderate-Income Housing Plan, the City has established an active Affordable Housing Task Force.

This task force is comprised of residents and city officials knowledgeable and concerned with the growing housing issues. The goals of the task force are to:

- Evaluate how state legislation can be utilized.
- Evaluate alternatives to lower the cost of building.
- Explore avenues to develop a Land Trust and local Housing Authority
- Work with innovative developers and organizations deeply committed to affordable housing for coordination and collaboration.
- Determine how and if a housing commission may assist with deed restrictions and affordability.

Community Preferences

Households responding to the General Plan Survey showed respondents strongly prefer low-density single-family housing. It is important to keep this in mind, so we do not lose the character of the City. At the same time, it is essential to provide more options to support life-cycle housing to accommodate the changing needs of our residents over time. Doing this creates many intangible benefits, including a stable workforce and entrenched support for community activities.

Supporting City Documents

The Moderate-Income Housing Plan is a required Element of the General Plan as a separate document and is occasionally modified. See the Reports & Studies page on the City's website for the current Plan.

Goals

Ivins will retain its residential character by protecting existing residential neighborhoods from the impacts of increased commercialization and density. The City will have housing options and commercial

growth that support a diverse population, including low-density residential housing, higher-density multifamily units, accessory dwelling units, and commercial.

This will allow Ivins to maintain housing for families, empty-nesters, seniors looking to downsize, and households with diverse incomes. It will benefit local businesses by providing a larger labor pool. It will benefit the City by having the people working in businesses also be committed and contributing community members.

Obstacles

- Wages have not kept pace with other areas of the state or inflation.
- The cost of land is prohibitive, and construction costs continue to rise.
- Ivins does not own any land to develop and does not engage in the business of home building.
- Markets, not cities, drive the cost of housing.

Housing Policies

- Protect the character of existing residential neighborhoods from the impact of commercial development and density.
- When making land use decisions, consider all the impacts of commercial development on the need for additional housing.
- Single family, multifamily and higher-density housing should be located near collector and arterial roads so access to services and transportation is available.
- New development should be sensitive to the views from existing developments and be stepped and staggered.
- Encourage mixed-use and mixed-income developments.
- Encourage low-profile housing.
- Encourage infill development.
- Encourage various housing types and price levels to attract residents of diverse ages and life stages.
- Emphasize residential design that complements the natural beauty and character of the area.

Housing Action Steps

- Consider alternate construction techniques and identify valid new ways of building. (moved from policies)
- Revise building code requirements for single family, multifamily and townhome development to blend in better with adjoining single-family homes.
- Take actions needed to achieve the three strategies in the Moderate-Income Housing Plan.
- Revise zoning ordinances to accommodate innovative, Ivins-appropriate, entry-level, and downsized housing types.
- Establish appropriate design standards for using manufactured and modular lower cost housing.

12. ECONOMIC DEVELOPMENT

Tourism is quickly becoming the leading economic engine for Ivins. This was strategically planned for by the City Council in the last two General Plan updates. It took root decades ago with Red Mountain Resort, Tuacahn Center for the Arts, and the Kayenta Art Village. They were followed by Movara Fitness Resort, Crescent Moon Inn, Sentierre, and Black Desert Resort.

Commercial development has occurred mainly along Snow Canyon Parkway, Center Street, Red Mountain Blvd., and the Kayenta Art Village. The City's magnificent setting has attracted a variety of unique independent businesses, world-class resorts, Rocky Vista University, and the Southern Utah Veterans Home. These add to the City's unique character and identity.

By the end of 2023, the city had just under 200 tourist accommodations. Close to 1,500 units are under construction at Black Desert Resort, Hidden Springs RV Resort, and Sentierre. Other projects are planned, including the Retreat at Snow Canyon, an expansion of Red Mountain Resort, Mojave Village, and a resort near the Kayenta Art Village. All this development will bring the number of tourist accommodations up to at least 2,200 units and possibly as many as 3,000 units. The City is well on its way to accomplishing its tourism goals.

Residents look to Ivins to provide more city services, but those come at a significant cost. Growing sales and room tax revenue from businesses relieve the pressure on property taxes and lets tourists help pay for essential city services. The community also benefits from the services these businesses provide, particularly restaurants, which would not normally be economically viable in Ivins.



Black Desert Resort

In addition to being a small city, there are other barriers to commercial development in Ivins, but also opportunities:

- The City's location on the outskirts of the greater St. George metropolitan area isn't ideal for businesses that need to be more centrally located. However, it is ideal for businesses looking for a special place to locate.
- Ivins does not have a central business district. However, there is at least one central undeveloped commercial parcel to create such a district on a scale and in a style that fits the community.
- The City's desire to maintain its pristine environment and high quality of life by limiting lighting, noise, signage, traffic congestion, and even the types of businesses might reduce its commercial appeal. However, others will find the opportunity to create a unique identity appealing.

Commercial activities have an impact on the quality of life for residents. Increased traffic and noise from commercial operations can disturb the peace and quiet of residential areas. Concentrating new commercial development next to existing commercial areas away from residential neighborhoods can mitigate these problems. So can fronting commercial development on major roadways that bypass residential streets. Additionally, an oversaturation of businesses will detract from the small-town character. So, it is critical that the General Plan includes action steps and policies to reduce these negative impacts.

Community Preferences

Households responding to the General Plan Survey showed that:

- 33% want the City to encourage more commercial and retail development or create a downtown city center with commercial development and open space.
- The types of businesses most respondents were in favor of were restaurants (66% in favor) and small independent businesses (54% in favor).
- On the other side, 64% did not want fast food restaurants, 75% did not want chain stores, and over 80% did not want any more transient housing of any type.

Goal

Support small, independent businesses that are unique to Ivins. Continue to promote our small-town character and provide amenities and services that enhance the quality of life for residents.

Obstacles

- Distance from established commercial districts, population centers and major highways may preclude businesses from choosing to locate here.
- Limited population currently and at build-out.
- Expanding retail development in nearby Santa Clara.
- Resident resistance to many types of commercial development.
- No definable downtown and limited locations for concentrated commercial development.

- Access to basic goods and services in nearby communities requiring nominal travel time.

Economic Development Policies

- Attract businesses that will provide employment opportunities for Ivins residents and enhance its tax base.
- Attract businesses that reflect and support our community values and quality of life.
- Support developing pedestrian-oriented commercial centers and vibrant core retail areas that will provide convenient shopping and promote a walkable community.
- Discourage businesses that increase noise, light, or air pollution or are not water efficient.

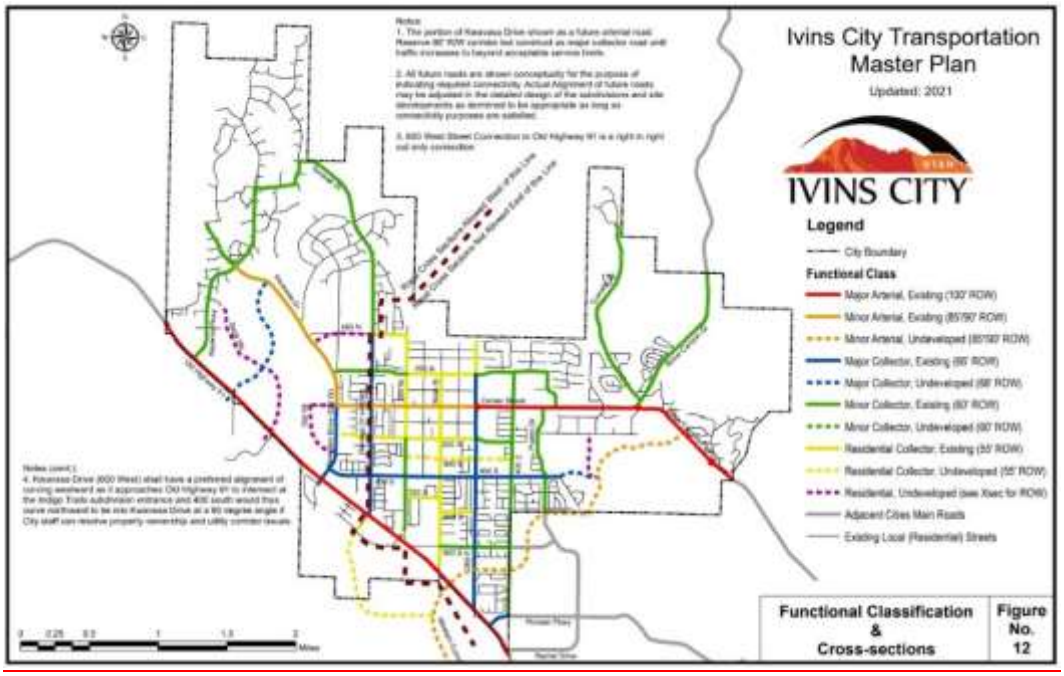
Economic Development Action Steps

- Review the City Code to ensure our ordinances promote the city's small-town character in areas zoned for commercial development. These ordinances shall, in most instances, require more modest-scale buildings. In all cases their architecture must be complementary to their surroundings and considerate of important viewsheds.
- Develop strategies to help tourism in Ivins contribute to the community (with more than tax revenue) rather than just consuming resources.
- Consider implementing the "resort community tax," an additional sales tax allowed if the transient room capacity is greater than or equal to 66% of the permanent census population.
- Consider creating more flexible home occupation ordinances to reflect work-from-home trends.

13. TRANSPORTATION, MOBILITY, & STREETSCAPES

Integral to the City's transportation vision are the challenges posed by growth and the connection between transportation, housing, air quality, environmental concerns, land use, and economic development.

Currently, Snow Canyon Parkway and Old Highway 91 provide the only vehicular access routes to Ivins. Traffic on Old Highway 91 is increasing due to more adjoining residential and commercial development, as well as development to the west of Ivins. And it is also increasing because it is used more often as an alternate route into St. George from Nevada, bypassing traffic congestion on Interstate 15 in the Virgin River Gorge. In response, the City completed phase 1 of road improvements on Old Highway 91 in 2023 and will complete phase 2 in 2025.



At least part of the new Western Corridor, Hamblin Parkway, will be built soon. It will run between Snow Canyon Parkway just east of Snow Canyon Drive and Old Highway 91 between Main Street and 200 East. Future expansion will provide more direct access to I-15, but that timing is likely 20 to 30 years out.

As a matter of policy, road improvements, including curbs, gutters, sidewalks, and multi-use trails are paid for by the developers at the time of construction. The installation of curbs, gutters and sidewalks also acts as a safety barrier that separates pedestrians and traffic. Gap-fill funding may help support filling some of these areas that may seem unfinished or disjointed because of development not being completed or because they are rights of way.

Streets in the *Historic Township* were built in the traditional north/south and east/west grid pattern. However, streets in most subdivisions built since the late 1990s do not provide the connectivity provided

by a traditional grid pattern. These subdivisions typically have one or two entrances with internal streets and cul-de-sacs, which result in less connectivity and longer vehicle routes, depending on the destination.

Ivins has prioritized the use of roundabouts at major intersections instead of traffic lights. Roundabouts improve traffic flow and are considered safer, more efficient, cost-effective, and lower-maintenance ways to move traffic through moderately busy intersections. The City's roundabouts enhance traffic flow and the artistic flavor of the city.

Ivins has made significant investments in promoting multiple modes of transportation to encourage connection and create a stronger sense of community. The City has constructed a network of 14 miles of paved multi-use trails. A "gap fill" project in 2024 will connect them all. In addition, the city has installed sidewalks and 7.1 miles of bike lanes. These improvements promote "active" (pedestrian and bicycle) transportation in the community. Ivins has a Level 1 "Road Respect Community" designation from the Utah Department of Transportation.

The City supports transit. Ivins was the first in Washington County to extend SunTran bus service beyond St. George. Although this service provides a convenient and economical alternative to car travel for riders, there is only one route available with an 80-minute frequency. However, it is anticipated the service will be expanded to increase the frequency to every 40 minutes, which should increase ridership.

Ivins has 62 centerline miles of paved public roads and 1.9 miles of unpaved public roads. There are also 31.7 miles of private roads in the City. One challenge the City will face in the future is funding the replacement of these public roads. If the entire road system were replaced today, it would cost more than $32 million. That does not include the cost of curbs, gutters, sidewalks, or multi-use paved trails. Unlike the City's storm drains and sewer system, where residents pay a monthly utility bill that includes an amount to pay for replacement when the systems wear out, there is no amount set aside for roads.

Community preferences

Households responding to the General Plan Survey showed that 75% are satisfied with the streets in Ivins; over 60% would like the City to focus on bike lanes and install roundabouts instead of traffic signals; over 50% would like more traffic calming solutions to reduce speeding and want benches, shade areas, drinking fountains and other pedestrian conveniences to be considered. Only 29% want the City to focus on public transportation.

Supporting City Documents

See the Reports & Studies page on the City's website for the most current version of the Ivins City Transportation Master Plan which includes an Impact Fee Facilities Plan and Impact Fee Analysis.

Goal

Ivins streets are safe, uncongested, attractive, efficient, and inviting for all travel modes, including pedestrians, bikes, cars, and buses.

Obstacles

- The high cost of constructing roadways, streetscapes and alternative transportation infrastructure.
- The high cost of maintaining roadways, streetscapes and alternative transportation infrastructure.
- Difficulty budgeting and saving for long-term repair and replacement of roadways and alternative transportation infrastructure.

Transportation, Mobility, & Streetscapes Policies

- Continue to require roundabouts at major intersections instead of traffic lights.
- Preserve the rights-of-way necessary to accommodate future traffic needs.
- Continue to require street connectivity for new development.
- Incorporate active (pedestrian and bicycle) transportation improvements throughout the City.
- Ensure all street lighting shall be low profile full cut-off lights, and all public streetlights and bollards will continue to have filters to reduce the harsh impact of LED lighting.
- Promote art installations along roadways and in roundabouts.
- Private roads are permitted but not encouraged.

Transportation, Mobility, & Streetscapes Action Steps

- Incorporate traffic-calming designs on collector/arterial streets through residential neighborhoods and major intersections. (moved from policies)
- Encourage bike stands in existing and new commercial development. (moved from policies)
- Consider adding benches, shade structures, and drinking fountains along sidewalks and trails. (moved from policies)
- Update the Transportation Master Plan with an active transportation element, the Impact Fee Facilities Plan, and Impact Fee Analysis every five years. (moved from policies)
- Prepare for and manage traffic and visitation impacts from resorts and other tourist-related developments.
- Begin setting up a reserve fund to pay for road replacement at the end of its useful life.
- Analyze the costs/benefits of and alternatives to the City's SunTran service.
- Develop a plan and timing to bury power lines along Old Highway 91 and elsewhere.
- Develop a plan and timing to replace the remaining cobra streetlights with night-sky-friendly lighting. (There are 29 cobra lights with their own poles and 40 attached to power poles.)
- Analyze the fiscal, infrastructure, and other impacts future transportation innovations (electric vehicles, autonomous vehicles, etc.) will likely have.
- Create a citizen bike advisory group to provide information on continued needs for safety.
- Consider adding one bike repair stand with a pump at Fire Lake Park and two or three along the City's multi-use trails.

- Consider updating the City code to require bike racks at new commercial businesses with sufficient traffic to warrant them.
- Continue to investigate and utilize state and federal funds available.
- Update city code on parking to adapt to increased tourism and commercial growth.
- Consider speed tables by pedestrian crosswalks at roundabouts and safety crosswalks that light up using a button or other mechanism on Snow Canyon Parkway, Center Street and Highway 91 due to increased traffic.
- Develop a transportation plan and parking strategy for large events.

14. PUBLIC SAFETY

The first and most critical guiding principle of Ivins City is to ensure the health, safety, and welfare of our residents. Ivins and Santa Clara decided to merge their Police Departments in 2012, Animal Services in 2014, and Fire and Emergency Medical Services (EMS) in 2018. The mergers were made to reduce costs and provide improved services to both cities. Ivins manages the Police Department and Santa Clara manages the Fire/EMS Department under an Interlocal Agreement reviewed annually.

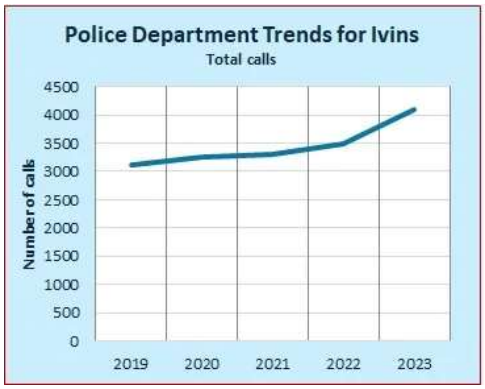
Law Enforcement

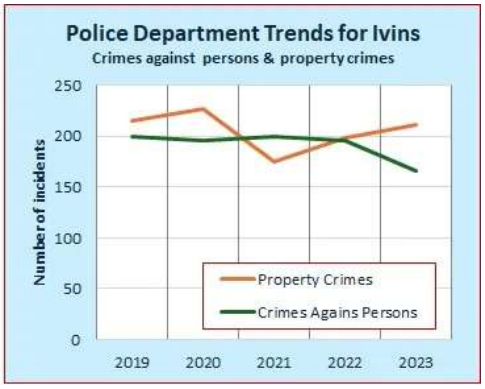
The SCI (Santa Clara Ivins) Police Department is housed in the old Ivins City Hall, at 55N Main Street. It is currently operated by a team of 20 personnel, including four administrative positions, stationed in Ivins. At least two officers are always on patrol.

In addition, the department has two detectives, a K-9 officer, a School Resource Officer (SRO), and a Victim Advocate Coordinator. There are also 14 seasonal crossing guards and 2 part-time employees. The Department also oversees animal control, and two no-kill animal shelters and participates in regional Drug and Major Crimes Task Forces.

Additional resources are available from the State, County and through mutual aid agreements with surrounding cities when needed.

Total call volume in Ivins has increased close to 7% a year since 2019. That's logical and even low, given the population growth of 14% in the same period. However, crimes against people and crimes against property have not increased over the past five years in Ivins.





FIRE/EMS Services

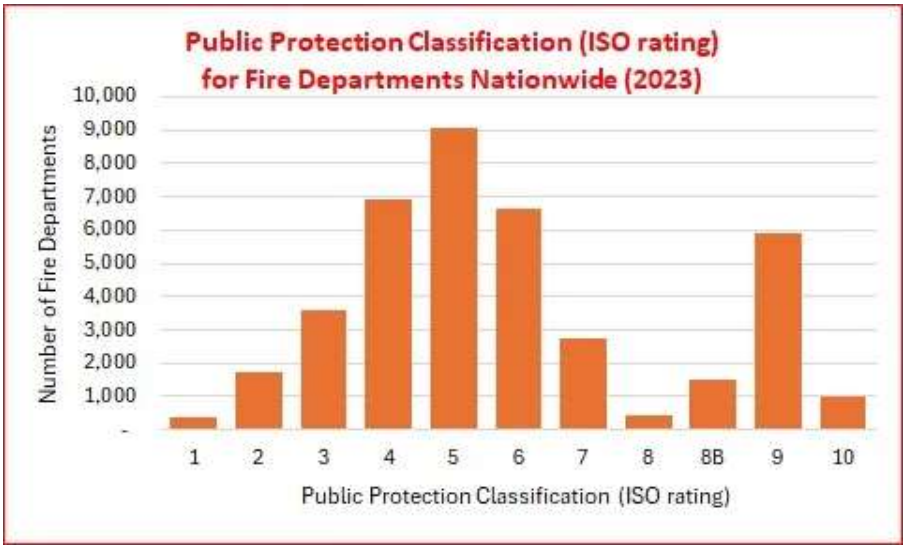
The Fire/EMS Department consists of firefighters, emergency medical technicians (EMTs), and paramedics. There are two fire stations: One is in Santa Clara at 2365 Rachel Dr., and one is in Ivins at 90W Center Street. Both stations house fire vehicles, ambulances, equipment, and gear.

In the past two years, the Fire Department has changed from a full-time staff of six firefighters and EMS personnel to fifteen, plus a Fire Chief and Division Chief. That and other changes have resulted in Ivins

and Santa Clara reaching an ISO rating of 4. Only 14% of fire departments nationwide have an ISO rating better than 4. A fire department's ISO rating measures how well a fire department can serve the community. The official name for this rating is the Public Protection Classification or PPC. The lower the rating, the better.

The Department provides paramedic services and ambulance transport. The State has expanded the coverage area for Fire/EMS services to provide ambulance services to Snow Canyon State Park, the Shivwits Band of Paiutes, Old Highway 91, Gunlock, and Motoqua.

As with Public Safety, additional resources are available from the State, County and through mutual aid agreements with surrounding cities when needed.



Emergency Preparedness

The City has established two avenues for emergency preparedness:



- The Community Emergency Response Team (CERT)was established several years ago and follows many of the FEMA guidelines. The program is supported by the county and the Santa Clara/Ivins Fire/EMS team to help provide training. This team serves as a "pre-first responders" team during an emergency or disaster when all resources (police and fire) have been called in. They can assist in triage, sending resources where needed, communication, and providing first aid.
- The Emergency Preparedness Committee, a group of volunteers, works with the Police, Fire/EMS and the mayor. The city created, and this committee implemented the Disaster HUB Boxes that are placed throughout the City. Each box contains a two-way radio, and up to 10 clipboards, with 8-12 assigned homes per clipboard for the purposes of damage assessment and personal injury reporting. Additionally, they recently started a series of Preparedness Seminars held on the second Thursday of each month.

Community Preferences

Households responding to the General Plan Survey showed that 84% rated public services as high.

Supporting City Documents

See the Reports & Studies page on the City's website for the Ivins Emergency Preparedness Plan.

Goal

Provide sufficient public safety services and resources to ensure residents and visitors feel safe and secure.

Obstacles

- Changing Federal and State regulations may require costly new equipment and training.
- The cost of additional and replacement fire and EMS apparatus is high and rapidly increasing.

Public Safety Policies

- Ensure that Public Safety facilities, vehicles, apparatus, and equipment are adequate, up to date and well maintained.
- Strive to achieve the NFPA recommendation of a five-minute response time for 90% of all fire and EMS calls.
- Provide fire services sufficient to maintain an ISO rating of 4. (moved from action steps)
- Regularly evaluate and maintain accredited Public Safety services so that Ivins City remains a safe and well-protected community. (moved from action steps)
- Strive to ensure that training and equipment are kept to industry standards for all personnel. (moved from action steps)
- Ensure that all vehicles, apparatus, and equipment are properly maintained to optimize their useful life. (moved from action steps)
- Maintain clean, comfortable, and updated facilities for animals. (moved from action steps)

Public Safety Action Steps

- Retain highly trained and well-equipped Public Safety personnel. (moved from policies)
- Maintain and adequately staff a minimum of two fire stations in Ivins and Santa Clara. (moved from policies)
- Expand and upgrade the current centrally located Center Street Fire Station as growth requires delaying perhaps indefinitely the need to build and staff a second station. (moved from policies)
- Enlist the aid of Ivins residents in establishing and maintaining a safe community through programs such as Neighborhood Watch and CERT (Community Emergency Response Teams). (moved from policies)
- Consider actions needed to improve the ISO rating to 3.

- Staff the two fire stations with at least five fire/EMS personnel always, with at least two personnel at each station always except when called out.
- Schedule and budget for regular equipment and apparatus upgrades and replacement.
- Refurbish and expand the animal shelter and add animal control staff as needed.
- Promote efficient processes and programs and work with volunteer groups to care for and find homes for the animals in our no-kill shelter.

15. CITY FACILITIES & ESSENTIAL SERVICES

One of our guiding principles is to provide reliable essential services to the residents of Ivins. Public Safety (Police, Fire/EMS) is a primary responsibility of the City. (see Chapter 14). Others include water, sewer, storm drains, road maintenance, and communications. Together, they form the backbone of the city's infrastructure.



Water, sewer, and storm drains are operated through the Enterprise Fund portion of the city budget and road maintenance is managed through the city's General Fund.

Ivins City Hall, a beautiful building located at 85 North Main Street, was completed in 2021 and designed to accommodate expansion as we grow. It has won several awards and accolades for its unique design. The building design mirrors its exquisite surroundings, including a mountain-colored rammed earth wall, which was created in part from soil provided by the residents. Additionally, the design incorporated efficiencies in specific areas, including Net Zero solar power and xeriscaping. The prior city hall was repurposed for law enforcement.

The Ivins City Council consists of five members plus the mayor. The city employs a dedicated team of full-time and part-time employees in various departments such as administration, public works, parks, and recreation, planning, and zoning to serve the residents of Ivins. The city manager leads these departments. In addition to these city employees, numerous residents volunteer on various commissions and advisory boards.

Ivins partners with other public service providers for additional services, including:

- Republic Services is the provider for the collection of all solid waste and recyclable materials (except glass). Bins for recyclables, including glass, are located on Red Mountain Blvd. 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.
- Rocky Mountain Power provides electric utility service.
- Enbridge Gas (formerly Dominion Energy) provides natural gas.
- Internet/Communications are provided by several companies.
- Water is provided through the Washington County Water Conservancy District and the Ivins/Santa Clara Irrigation District with only minimal water rights owned by the city. (See Chapter 10: Water.)

- Schools include Red Mountain Elementary School, operated by the Washington County School District, where most Ivins children attend. Additionally, the City is home to the Vista School. Vista is an acclaimed State Charter School serving grade K-9 students from around the county. They focus on science, technology, engineering, arts, and math (STEAM) for grades K-5.

The City is committed to using low-cost, environmentally friendly water and energy solutions in public buildings. City-owned buildings generate approximately sixty percent of their power needs from solar panels on the Public Works maintenance facility, the Center Street Fire Station, the parking shade structure at City Hall, and the recreation building at Unity Park.

Ivins was the first location in Utah to begin operating a "No-Kill" animal shelter. This service is operated by our public safety department and works in conjunction with local volunteer organizations and shelters in the area.

Community Preferences

Households responding to the General Plan Survey showed that two-thirds wanted better high-speed broadband and internet, 64% wanted better cellular coverage, and 58% wanted more internet service provider options. The City has chosen to leave service provision to the private market.

Goals

Ivins will reliably distribute water, maintain streets, manage stormwater, and provide parks and recreation services. The City will ensure excellence in other utility services such as power, trash, recycling, and telecommunication. The city will promote excellence in general government services such as fiscal management and budgeting, administration, development services, and customer service for new and updated infrastructure needs.

Obstacles

- Ivins owns only 15% of its own water.
- We are reliant on the Washington County Water Conservancy District (WCWCWD) for the balance of water for growth.
- Ivins is wholly dependent on Rocky Mountain Power, Dominion Energy, private internet service providers, and the Washington County Solid Waste District for their services and subject to their rate structures.

City Facilities & Essential Services Policies

- Ensure the City continues to encourage water conservation for both its residents and municipal facilities.
- Properly maintain City facilities and infrastructure to optimize its useful life.
- Practice Water Wise principles in the design, construction and operation of City facilities.
- Promote an energy-wise community, including renewable energy improvement in existing and new developments.

- Support quality public/charter schools, private schools, and higher education and ensure appropriate land resources for future school needs through long-range planning.
- The City will work closely with the Washington County Water Conservancy District to ensure an adequate and reliable water supply to its current and future residents and directly. (moved from action steps)
- Responsibly plan and budget for infrastructure maintenance and long-term replacement. (moved from action steps)

City Facilities & Essential Services Action Steps

- Review impact fees regularly to ensure that new developments pay their proportionate share of costs for new infrastructure. (moved from policies)
- Assess rates sufficient to cover costs of services based on periodic rate studies. (moved from policies)
- Analyze and budget for future city service levels and infrastructure replacement. (moved from policies)
- Apply for grants to provide additional solar generating capacity on municipal facilities. (moved from policies)
- Provide for expansion of the public works yard and the cemetery. (moved from policies)
- Support the District's objective to reduce the amount of solid waste disposed in the landfill by maintaining a mandatory curbside recycling program with a hardship provision that exempts households falling below a specified annual income from participating. (moved from policies)
- Encourage Washington County to locate a public library in Ivins. (moved from policies)
- Encourage specialized schools and/or institutions of higher education to be in Ivins. (moved from policies)
- Develop maintenance schedules and procedures that will maximize the useful life of public facilities and infrastructure.
- Carefully plan, systematically budget for and develop the regional park property acquired from the BLM under the R&PP Grant process.
- Analyze the feasibility of providing a community recreation center, possibly acquiring the church-owned property between the Fire station and the Police station for that use. (really?)
- Search for opportunities to use facilities jointly with other communities, schools and organizations to minimize costs for all users.

16. HEALTH & WELLNESS

Ivins, a part of the nation's fastest-growing metropolitan area, stands out for its exceptional quality of life. We remain committed to enhancing this quality through our unique health and wellness initiatives, keeping Ivins an extraordinary place to live and visit.

The Health and Wellness of a city is measured and promoted by the City in four primary areas:

- Environmental Wellness: The area's unmatched natural beauty, countless outdoor recreation options, and surrounding mountains and vistas foster a healthy lifestyle by encouraging residents to go outside to enjoy this natural beauty.

- Social Wellness: The City's location and environment provide opportunities for people to focus on their social wellness and find positive relationships and a sense of connection.

- Physical Wellness: Our dedication to physical wellness is evident in the accessibility of active lifestyles. We provide multi-use trails for bikes and pedestrians, community sports, and recreational facilities, all within easy reach. These are organized activities through the Parks & Recreation department, ensuring that health and wellness are not just goals but a way of life in Ivins.

- Mental and Emotional Wellness: Where we live matters in terms of the mental health component of wellness. It is said that zip code can be a better predictor of health than genetic code. There can be no personal health or a healthy city without consideration of mental health. This aspect helps achieve resilient and sustainable cities. Ivins helps support the mental health of its residents through several key factors, including cultural events, open space, parks and trails, community events, social connections, and public safety/mental safety. Each of these areas has been documented for stress reduction, lower depression, and overall improved physical health.

Addressing the physical health of our residents, the City is proud to be home to Rocky Vista University. This health-sciences institution offers a comprehensive range of programs, including Doctor of Osteopathic Medicine, Doctor of Nurse Anesthesia, Master of Physician Assistant Studies, Master of Science in Biomedical Sciences, and Master of Medical Services. The University also includes a 23,000-square-foot medical office building, ensuring that accessible healthcare services are always within reach for all.

The City's commitment to the health of all residents is evident in our conversion from a regional ambulance service to a city-owned and operated service. This change was made to serve our growing population better and ensure their well-being.

Ivins is home to several health and wellness facilities, including:

- Movara Fitness Resort, focused on long-term lifestyle success.
- Sagestone Spa at Red Mountain Resort has treatments and programs for body, mind, and spirit.
- Sacred Space Spa in Kayenta, focused on body and energy.



Rocky Vista University Ivins Campus

Over the years, Ivins has seen the ebb and flow of doctors' and dentists' offices, a testament to our city's growth and evolving needs. Today, we stand proud with a comprehensive healthcare system in place, thanks to our growing population, the presence of Rocky Vista University, and the Southern Utah Veterans Home. The latter, a premier provider of post-acute care and rehabilitation services, ensures that our veterans and their spouses are well-cared for, offering dedicated short-term rehabilitation, long-term care, and secure memory care.

Ivins Social Health has increased through resident engagement and participation in town hall meetings. This dialogue helps all contribute to discussions on issues and better solutions. Striving for a more highly engaged citizenship has been a struggle, and we are looking to improve this through a resident Volunteer Program being initiated.

In 2024, Ivins created a Health Coalition of diverse stakeholders that meets quarterly to oversee the task of earning and maintaining the Healthy Utah Community designation. The coalition will develop a community health plan and oversee its implementation. The goal is to ensure that every resident has access to healthy food, mental health resources, and opportunities to be physically active.

Ivins City has implemented several strategies to qualify for designation as a Healthy Utah Community. Here are just a few:

- The City organizes free fitness events throughout the year for youth and adults
- The Public Works Department completed a 3+ mile walking/biking trail along Hwy 91 and is filling in gaps to connect several other walking/biking trails.
- We host an annual spring program to promote healthy eating through gardening tips.
- The City encourages urban agriculture with an ordinance that allows backyard poultry/animal husbandry and a policy to allow residents to sell produce as a home business without requiring payment for a business license.

- Our Police and Fire Departments train first responders on mental health crises and suicide prevention and have a Victim's Advocate Coordinator and posts information for victims of sexual assault on its web page.

The City is considering plans for a community garden and creating outreach informational campaigns about healthy eating and mental health issues and resources. Additionally, the city continues to fill active transportation connectivity gaps between key community destinations to increase community connection.

Related health and wellness issues include noise, light, and air pollution. The City addresses noise pollution with a noise ordinance that does not allow loud, unnecessary, or unusual noise or any noise that negatively impacts the health, peace, or safety of others. The City Code also addresses light pollution, emphasizing the protection of the night sky while providing its residents with safety.

Although residents are pleased with the city's air quality, problems exist with blowing dust from land scraped and graded for new construction. While this form of air pollution cannot be eliminated, the City is acting in 2024 to minimize that impact through changes to the City Code.

A city's financial health is also a component of overall well-being. Careful planning by the city government can ensure that health and safety services are adequately funded and provided. Ivins provides its residents with a balanced budget annually and complete transparency for services provided.

Guiding our growth can also contribute to maintaining the health and well-being of our residents. The four key factors in growth are:

- Housing (Chapter 11)
- Water (Chapter 10)
- Transportation (Chapter 13)
- Open Space/Recreation (Chapter 8)

Community Preferences

Households responding to the General Plan Survey showed that 87.6% were pleased with the quality of life in Ivins, 75.6% were pleased with air quality and noise pollution controls, 81% want more open space, 74% want to preserve the night sky, 60% want more parks or outdoor sports spaces.

Supporting City Documents

See the Reports & Studies page on the City's website for the Healthy Ivins Coalition's "Healthy Utah Community" application detailing health strategies implemented and planned.

Goal

Ivins will continue prioritizing the community's environmental, social, and physical well-being and developing a "Healthy Ivins Coalition" to work toward state recognition as a Healthy City.

Ivins prioritizes all residents' physical, mental, and social well-being by supporting first-class medical facilities and services, a healthy and clean environment, and encouraging healthy lifestyles through an extensive multi-use trail system, parks, open spaces, and organized recreational activities.

Obstacles

- The high cost of constructing and maintaining recreational infrastructure.
- Limited local physical and mental health care services.

Health & Wellness Policies

- Prioritize pedestrian-friendly infrastructure.
- Encourage schools, Rocky Vista University, and healthcare providers to promote wellness.
- Foster social connections through community events and support groups.
- Protect the night sky for all residents to enjoy.

Health & Wellness Action Steps

- Develop and maintain open spaces, parks, and recreational areas. (moved from policies)
- Design streetscapes prioritizing “active transportation” (pedestrian and bike). (moved from policies)
- Create a Healthy Community Coalition to develop the community health plan and oversee the plan's implementation.
- Analyze the feasibility of attracting health-related businesses and institutions, such as a pharmacy and insta-care, to Ivins.

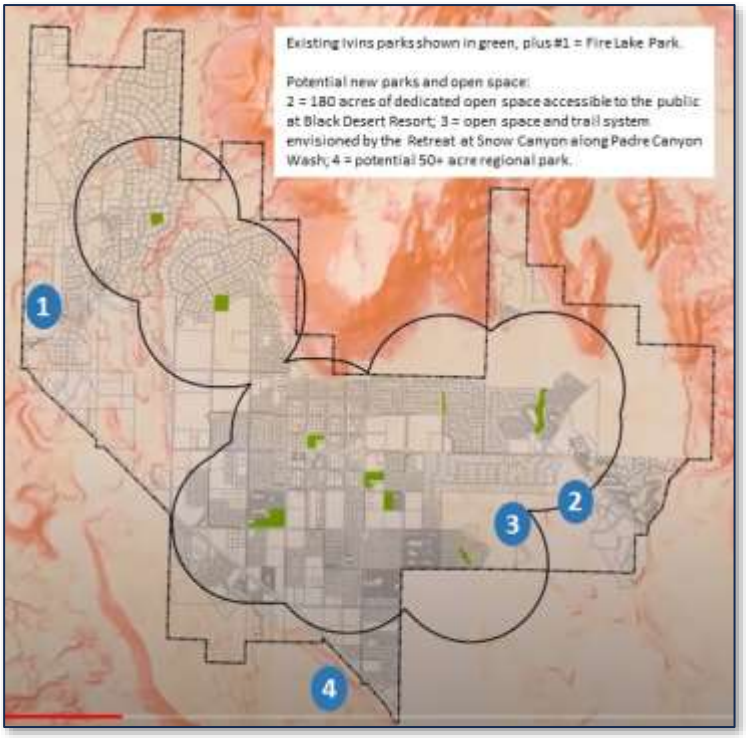
Note: There are few health and wellness policies and action steps listed in this chapter because other chapters, like Open Space, Parks & Recreation, and Transportation include policies and action steps to improve health and wellness in our community.

17. PARKS & RECREATION

The Plan's guiding principles state that we "offer enrichment experiences through outdoor recreation." Parks and recreation are important aspects of a healthy community. Ivins currently has 13 parks with 31 developed acres plus 13 miles of paved multi-use trails. The largest is Unity Park, with 12 acres, followed by Fire Lake Park, with just over 9 acres.

Park amenities include one baseball, two softball, and two full-size soccer/football fields, all with night lighting, a beach and swimming area, one basketball half-court, sand volleyball court, picnic areas, walking path, two tennis courts and two basketball courts with night lighting, pickleball courts, adult fitness equipment, children's playgrounds, open grass areas, shade structures, covered pavilions (one seats about 50 or could be used as a performing stage), restrooms, multipurpose recreation room, a skate park, drinking fountains, benches, bicycle racks, and one splash pad.

As the City grows, new development pays impact fees to add parks to maintain the current "level of service" of 3.38 acres of park per 1,000 residents. The City is annexing land for multi-purpose use that will include additional park amenities, significantly increasing the level of service.



There is also the potential for additional parks or open space at Black Desert Resort and along Tuacahn Wash at the Retreat at Snow Canyon.

The Parks and Recreation Department also manages the City's cemetery which has a park-like setting. The department also offers different levels of sports, fitness, and education programs and events throughout the year.

Community Preferences

Households responding to the General Plan Survey want Ivins to continue focusing on parks and just over 80% want the City to provide more open space and trails. But they were less interested in some specialty uses. Only 32% wanted dog parks and just 27% were interested in the city providing community gardens.

Supporting City Documents

- List of Ivins Parks and amenities on the City's website
- See the Reports & Studies page on the City's website for the Parks & Trails Master Plan and Impact Fee Facility Plan

Goal

Residents and visitors will have access to a wide variety of recreational activities compatible with the City's unique natural setting. The City will also support, encourage, and sponsor community events and festivals.

Obstacles

- The high cost of acquiring, developing, and maintaining park properties.
- The high cost of constructing and maintaining recreational infrastructure.
- Prioritizing city funds for projects.

Parks & Recreation Policies

- Continue to make facilities safe, functional, and accessible for all ages and abilities.
- Encourage new development to provide neighborhood parks that are easily accessible and available for all residents.
- Maintain the Fire Lake Reservoir as a water recreation area and nature park sensitive to waterfowl, other wildlife, and neighboring property owners.

Parks & Recreation Action Steps

- Ensure line-item support (financial and staffing) in the City's budget necessary for park maintenance, operation of existing facilities and expansion of future amenities. (moved from policies)
- Update the impact fee analysis to increase the distribution to the regional park.
- Establish a coalition to earn and maintain the Healthy Utah Community designation for Ivins.
- Consider the development of a community recreation center. (Really?)
- Develop a plan to add trails, dog parks, playgrounds, picnic areas, pickleball courts, a basketball court, and other "niche" amenities.
- Plan for the expansion of the cemetery.
- Budget for and complete landscape medians and streetscapes as described in the Transportation Master Plan.

18. ARTS & CULTURE

Our guiding principles include offering enrichment experiences through arts and cultural assets. Ivins is home to two exceptional arts venues, each offering a unique experience: The Tuacahn Amphitheatre and the Center for the Arts at Kayenta. The City is also home to Vista School with electives in visual and performing arts and technology, and the Utah Conservatory of Performing Arts (COPA) at Tuacahn.

Tuacahn's 2,500-seat Amphitheatre and 425-seat indoor theatre showcase Broadway musicals, concerts, and other events. The Center for the Arts at Kayenta's 200+ seat theatre hosts a variety of multidisciplinary performing arts in an intimate space, including contemporary dance, plays, and film.



Tuacahn Amphitheatre

The Tuacahn Amphitheater is widely known for premiering Disney Productions and other regional musicals. Their vision is to inspire the human spirit through professional world-class family entertainment that matches the majesty of the canyon where it sits. They engage talent from all over the country, including New York and Los Angeles, along with local talent. Expanding their vision has seen Tuacahn bring key entertainers and outdoor concerts of all music genres.

The Center for the Arts at Kayenta produces and presents over 50 events annually, with approximately 120 individual performances across the artistic disciplines of theater, music, dance, storytelling, and humanities-based lectures. The Center also sponsors three annual public art festivals and activities, including a Street Painting Festival, an Art in Kayenta Festival each fall, and the Kayenta Native Arts Market each spring.

The Kayenta Street Painting Festival features professional artists and local students who create elaborate street art using simple chalk on the pavement. Thousands of art enthusiasts and families attend the annual three-day Art in Kayenta festival to see a collection of over 50 juried regional and national artists specializing in sculpture, painting, jewelry, ceramics, wood, metal, and other media.

The Kayenta Native Arts Market celebrates the depth and richness of early Native American cultures while raising money to support Native American scholarships in Utah. Promoting secondary education for Native American students will create lifelong success for them, their families, and their communities.

The Ivins Arts Commission actively promotes and fosters community-wide awareness and support for the arts organizations and artists living and working in Ivins. The Arts Commission launched the inaugural "Art-on-Loan" program in 2023, titled "It's a Wrap!" which is a utility box art project, and partnered with the Kayenta Arts Foundation to seek funding to develop an Arts Corridor.

Since Washington County's Recreation Arts & Parks sales tax is set to expire at the end of 2024, and it is unknown if it will be renewed, the Arts Commission will seek funds from grant resources and donations from community businesses and residents to fund a vibrant Arts Corridor which will reflect the unique landscape, culture and heritage of Ivins.



Utility boxes featuring local artists
Photo by Tim Gillespie

Community Preferences

Households responding to the General Plan Survey showed that only 31% of were strongly in favor of the city providing public art in outdoor public places. They prefer not to use city revenue to fund public art projects other than RAP tax or capital set aside specifically for art.

Supporting City Documents

See the Reports & Studies page on the City's website for the Ivins Arts Commission Annual Report and the Arts Master Plan.

Goal

To encourage, foster, and promote local arts, cultural organizations and artists, arts-related activities, and education that reflect our heritage and enhance the quality of life in Ivins.

Obstacles

- Limited outside resources available for the acquisition of public art.
- Lack of resident support to use General Fund revenue to acquire public art.

Arts & Culture Policies

- Emphasize, support and promote public, private or shared art installations in roundabouts, transportation corridors, parks, and other locations accessible to the public.
- Promote a culture of art education, performing arts, and the development of cultural activities.
- Support the comprehensive Arts Master Plan.
- Encourage, foster, and promote local arts and cultural organizations, artists, arts-related activities, and education that reflect our heritage and enhance the quality of life in Ivins. (moved from action steps)

Arts & Culture Action Steps

- Develop a plan to promote the continuation of the Recreation Arts & Parks sales tax (RAP Tax), which is set to expire at the end of 2024.
- Encourage the Arts Commission to seek opportunities for all the arts organizations in the City to work together on projects.

19. FISCAL RESPONSIBILITY

One of the City's Guiding Principles is to maintain an efficient budget process to manage growth without leaving a legacy of debt. Fiscal responsibility for Ivins means managing finances to ensure the sustainable delivery of public services, charging residents equitable fees for services, maintaining economic stability, and preparing for future growth and emergencies.

This involves prudent budgeting, minimizing debt, maintaining a strong credit rating, and efficiently using taxpayer funds. Towards that end:

- The City's annual budget strives to balance expenditures with revenues.
- Consultants are hired periodically to update Master Plans and impact fee studies for the City's infrastructure to anticipate the needs and costs of growth.
- Consultants also update rate studies to determine adequate and equitable fees for providing water, sewer, and storm drain services and maintain that infrastructure.
- Although not required by the state, Ivins has a 5-Year Fiscal Plan, updated annually, that plans for long-term infrastructure investments.
- The City maintains a General Fund Reserve much larger than the state requires as a buffer to handle unexpected events, emergency expenditures, and economic downturns.

Effective fiscal responsibility is guided by accountability, transparency, and sustainability, which foster trust among residents and create an environment conducive to business and economic development.

Annual Budget

The annual budget represents the City staff's recommendations for implementing the goals, policies, and vision established by the Mayor and City Council. It is the working financial plan for all City services, improvements, and financial decisions. The City Council reviews the budget, makes any necessary modifications, and, after holding a public hearing, adopts the final budget.

The goal of the budget is to deliver quality municipal services as cost-effectively as possible for the taxpayers and ratepayers of Ivins. It is the City's objective to provide sufficient detail to the City Council and taxpayers to allow maximum understanding of all aspects of the City's financial decisions. The City also prepares monthly and quarterly updates comparing actual performance to the budget.

Master Plans, Impact Fees, and Rate Studies

Consultants periodically update Master Plans, Impact Fee Facility Plans, and rate studies. These reports analyze the needs of the City for the maintenance and rebuilding of existing facilities and infrastructure, as well as new construction, and whether these costs are related to current residents or due to growth.

Ivins charges impact fees to ensure that the cost of expanding facilities such as roads, parks, public safety, culinary water, sewer, and storm drains is borne by developers rather than existing residents, promoting equitable growth and preventing the strain on municipal resources.

The City's impact fees are updated periodically by consultants working with City staff and the City Council to ensure they adequately cover the cost of growth. However, once new infrastructure is in place, the City takes on the responsibility to maintain it and ultimately replace it when it wears out.

The monthly utility bill users pay includes money to be set aside to cover the future costs for culinary water, sewer, and storm drain replacements. There is not a similar mechanism set up to build a reserve fund for road replacement. The City began plans in 2024 to create a road replacement fund funded through General Fund revenue.

5-Year Fiscal Plan

The state does not require this plan. However, Ivins considers it critically important because it takes a forward-looking look at the City's primary operating funds. The plan aims to identify financial trends, shortfalls, and issues so the City can proactively address them.

The plan sets the stage for each year's budget process, but it is subject to change based on available resources, changes in the economy, and the City Council's direction. The 2025-2029 plan lists $45.23 million of projects planned for the next five years, when they may happen and the funding sources.

General Fund Reserve

The state requires cities to maintain a General Fund Reserve of at least 5% of annual revenue but not more than 35%. The FY2025 budget anticipates the reserve balance will be 27.6% of revenue at the end of the fiscal year in June 2025. Ivins has kept its reserve between 26% and 31% over the past five years. The 5-Year Fiscal Plan anticipates increasing the reserve to 35% of revenue over the next five years.

Debt

At the end of FY2024, Ivins had four outstanding bonds totaling $6.25 million. Utah caps borrowing at 1.5% of the value of taxable property. The 2024 taxable value of property in Ivins is approximately $2.5 billion. This limits the city's borrowing to approximately $38 million. It is the City's policy to minimize debt wherever fiscally reasonable.

Property Taxes

Ivins has not increased its property tax rate since 2010. At that time, only 45% of the cities in Utah had higher tax rates than Ivins. Last year, 72% of the cities in the state had higher tax rates than Ivins. More cities had higher tax rates last year because they have been rates while Ivins has not. About sixty cities and towns raise property taxes each year. That's about 25% of the cities and towns in the state.

The Utah Taxpayer's Association advocates on behalf of taxpayers for limited state and local taxes. However, they "recommend that taxing entities go through the Truth in Taxation process every 5 to 7 years to account for inflation and demographic changes. These intervals keep tax increases predictable, manageable, and restrained."

Ivins City Council decided that a property tax increase was not needed for the FY2025 budget even though that budget anticipates expenses slightly higher than revenue. That results in using a small

amount of the General Fund Reserve to balance the budget. It is the City's policy to avoid using the General Fund Reserve for anything other than emergencies or unforeseen fiscal and economic hardship. Black Desert Resort's opening in late 2024 is expected to result in sufficient sales and room tax revenue beginning in FY2026 to make a property tax increase unnecessary, build the General Fund Reserve, and begin a Road Replacement Reserve.

If actual revenue from Black Desert Resort in FY2025 does not accomplish all that is expected, the comparatively low property taxes in Ivins give the City ample cushion to adjust in FY2026. Another option may be charging a "resort community tax" in the next few years. This is an addition to the sales tax if the City meets the state's requirement for designation as a resort community for tax purposes.

Grants & Other Funding Sources

The City actively and successfully pursues grants for major capital projects. The Five-Year Fiscal Plan projects that Ivins will receive $1.66 million in grants, including a recent award of $500,000 for Advanced Metering Infrastructure (AMI) from the State Division of Natural Resources.

In recent years, the City has secured $4.9 million in grants for Old Highway 91 improvements from County Tourism Funds, the Utah Department of Transportation, the Dixie Metropolitan Planning Organization (MPO), and Federal Community Project Funding. Additionally, Ivins received a $600,000 grant from the MPO for a trail "gapfill" project.

Community Preferences

Households responding to the General Plan Survey showed that 74.8% were very pleased with the City's efforts at street maintenance, and 84.3% were very pleased with public safety services. While these responses are not specific comments about the City's fiscal management, they demonstrate that the City is allocating its financial resources to two of the most important areas.

Supporting City Documents

- See the Reports & Studies page on the City's website for the current version of these reports:
- Annual budgets and the 5-Year Fiscal Plan.
- Master Plans, Impact Fee Facility Plans, and Rate Studies.

Goals

- Manage finances to ensure sustainable delivery of public services, equitable fees for services, economic stability, and adequate financial resources for future growth and emergencies.
- Budget prudently, minimize debt, maintain a significant General Fund Reserve, build a sufficient Road Replacement Reserve, maintain a strong credit rating, and efficiently use taxpayer funds.
- Anticipate the long-term need to replace aging infrastructure beyond the 5-year plan.
- Remain fiscally responsible by determining an appropriate level of service to residents, as defined in the City's impact fee studies, when considering capital expenditures.

Obstacles

- The economy, interest rates, and unforeseen events can significantly impact the City's budget.
- The cost of equipment and supplies required to maintain city services and build new infrastructure continues to increase faster than impact fee and rate studies can anticipate.
- State law and current tax structures do not adequately address the long-term need to replace aging infrastructure.

Fiscal Responsibility Policies

- Use the General Fund Reserve only for emergencies or unforeseen fiscal and economic hardship.
- Budget realistically but conservatively.
- Do not use short-term revenue to fund long-term expenses.
- Avoid unnecessary debt but maintain a conservatively sustainable level of debt when used.
- The City will refinance debt if refinancing lowers the interest expense.
- The burden of supporting City non-enterprise services will be equitably distributed.

Fiscal Responsibility Action Steps

- Update the 5-Year Fiscal Plan annually. (moved from policies)
- Provide the current annual budget, budget amendments, and draft budget on the City's website. (moved from policies)
- Financial reports are provided to the City Council at least quarterly. (moved from policies)
- An independent accounting firm shall perform an annual audit of the City's finances and submit it to the State within 180 days of the close of the fiscal year. (moved from policies)
- Maintain timely collection systems and implement necessary enforcement strategies. (moved from policies)
- Determine and then maintain an appropriate minimum balance for the Capital Projects Fund
- Determine and then maintain a minimum operating cash flow for each of the Enterprise Funds to ensure infrastructure replacement needs are met.
- Create a Road Replacement Reserve. Begin funding it in FY2026 and fund it at the appropriate amount needed annually within five years to ensure sufficient reserves for all future road infrastructure replacement, based on a consultant study updated periodically.
- Take necessary steps to increase the General Fund Reserve to 35% by the end of FY2029.

20. IVINS HISTORY

The Way Myrtle Gubler Saw Ivins 100 Years Ago

"As you travel north and west of the Santa Clara Valley, you suddenly come upon a view that defies all nature to surpass. There is the snow-capped Pine Valley Mountain rising in the distance in its majesty of sapphire blue. Underneath, in a gradual slope, God has lavishly bestowed his colors of purple, black, gray, and red. Then comes an abrupt decline of red cliffs that tower for hundreds of feet in the air. The lights and shadows playing on its rugged surface bring out the colors more vividly. To the west and south, high mountains raise their towering peaks in the distance, and in the center of all this lies a flat open bench known as the Santa Clara Bench. To the north and nestled underneath these perpendicular cliffs, lies the town of Ivins." *(From Myrtle Gubler 1930's in the book Under the Dixie Sun.)*



Alden and Matilda Gray home 1922

The Rest of the Story

Swiss immigrants were sent by Brigham Young to settle Santa Clara in 1861. By the third generation, farmland along the river was becoming scarce. So, in the fall of 1909, Leo A Snow and Clarence S Jarvis conceived the idea of bringing water from Santa Clara Creek onto the Santa Clara Bench to expand farming opportunities. This required building an eight-mile canal, not an easy undertaking considering that it would traverse steep mountainsides and deep ravines that needed to be siphoned or plumed.

The canal was completed in 1914. Shortly after, Edward R Frei Sr. conceived the idea of building a storage pond/reservoir below the canal in a clay basin east of the Shivwits Band of Paiutes reservation land. By May 1918, it was far enough along to hold water for summer use.

Once the canal and reservoir were completed in 1920, the St. George/Santa Clara Irrigation Company surveyed a townsite with one-acre lots. Thirteen young, ambitious families decided to make their home on the Santa Clara bench between 1922 and 1926.

The early living conditions were challenging. The land was covered with sagebrush and ankle-deep sand. Some lived in tents and chicken coops until they could complete their small adobe brick homes. They grew hay and grain and raised cows, chickens, and pigs to support themselves. The children attended school when they could, riding on horseback three miles away in Santa Clara.

In the fall of 1924, the government granted Ivins a post office in Tobler's old one-room homestead cabin that had been relocated from Snow Canyon. At that time, the mail was still carried on horseback. In 1926 the residents felt there were enough families in town that it was time to build their own chapel. When completed, it became their principal gathering place not only for the church but all community meetings and events.

They brought electricity to the town in 1930 by 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, the residents decided to name the newly incorporated town Ivins after Anthony W Ivins, an Apostle for The Church of Jesus Christ of Latter-Day Saints who had endeared himself to the people in this part of the state through his work with the Shivwits Band of Paiutes and to the town residents by donating the bell for their chapel.

The men continued to improve their roads by traveling to "Road Camps," where they worked on a stretch of road throughout the week instead of going home each night.

Arrowhead Road was a main artery for motorcycle transportation between Southern California and Utah. In 1927, the Arrowhead Trail was renamed Highway 91, and finally, in the early 1930s, it was paved. Several years later, Ivins residents oiled the gravel road that connected the town to Highway 91, now known as 200 East.

By 1950, the residents constructed a pipeline across the lava beds from Johnson's Arch Spring, bringing culinary water to Ivins. At this time, eighteen families lived in Ivins. The Ivins Culinary Water Company was formed, and the town purchased Snow Spring from Edward and Vernon Tobler at a cost of $1000. They felt spoiled after years of dipping water from the ditch in buckets. It was a luxury to have a flushing toilet and a bathtub that could be filled from the tap.

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.

The idea of the Tuacahn Amphitheatre began when a St. George resident and playwright, Douglas Stewart, proposed the idea of an outdoor amphitheater to the prominent businessman Hyrum Smith. The writer had found a location in Padre Canyon, west of Snow Canyon State Park. It just happened to have a natural amphitheater situated between its red canyon walls.

Construction began in 1993, and horses and wagons were utilized to minimize harm to natural habitats. Tuacahn Center for the Arts was completed in 1995 and has continued to showcase the area's majesty while promoting the arts by bringing top talent to their stage to perform in concerts and theatrical productions.

The first production at Tuacahn emphasized the importance of water for the area. Continued work on providing water includes the modification of Ivins Reservoir in 1943 and again in 1986. In 1994, work was performed on the reservoir to ensure compliance with the State of Utah's safety standards. Cores were drilled all around the dam down to the bedrock. Concrete was then poured to reinforce the dam.

On March 15, 2004, Ivins Reservoir was purchased by the Washington County Water Conservancy District. In return for the reservoir, the Santa Clara Field Canal Company was granted primary water availability.

The City entered into the Regional Water Supply Agreement in 2006 with the Washington County Water Conservancy District (WCWCD). In this agreement, the WCWCD agrees to "provide adequate water to meet the needs of" Ivins City and all other municipal customers in the county who have signed the agreement. The Ivins irrigation system would eventually connect to the recycled water line coming from St. George.

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 with a landmark population of 5,000 residents.



Sculpture at City Hall by Ed Hlavka

Today, Ivins stands as a testament to its past. It is a scenic, safe, and serene city offering a diverse mix of residential developments, making it a destination for people of varied backgrounds to locate here. The vision and work ethic of our early settlers is the legacy they left to all who live in Ivins now.

So is the industry and thrift they displayed as they tackled many complex problems and projects together. Their legacy, combined with the careful planning of the generations of residents that followed them, has established the beautiful and thriving city we call home.

Additional References

- Ivins Historical Society
- Book: "History of The Santa Clara Bench – Ivins – Our Home Beneath the Red Mountain" by Emma Hafen Fife
- Book: "History of the Town of Ivins" by Myrtle Gubler
- Book: "Under the Dixie Sun" by the Washington County Chapter, Daughters of the Utah Pioneers

21: ACTION STEPS IMPLEMENTATION PLAN (not reviewed)

Implementing this General Plan with its numerous action steps can be managed effectively with a structured approach. By following an organized plan, Ivins can implement all the action steps in this General Plan in a timely and organized manner. Here's a recommended strategy:

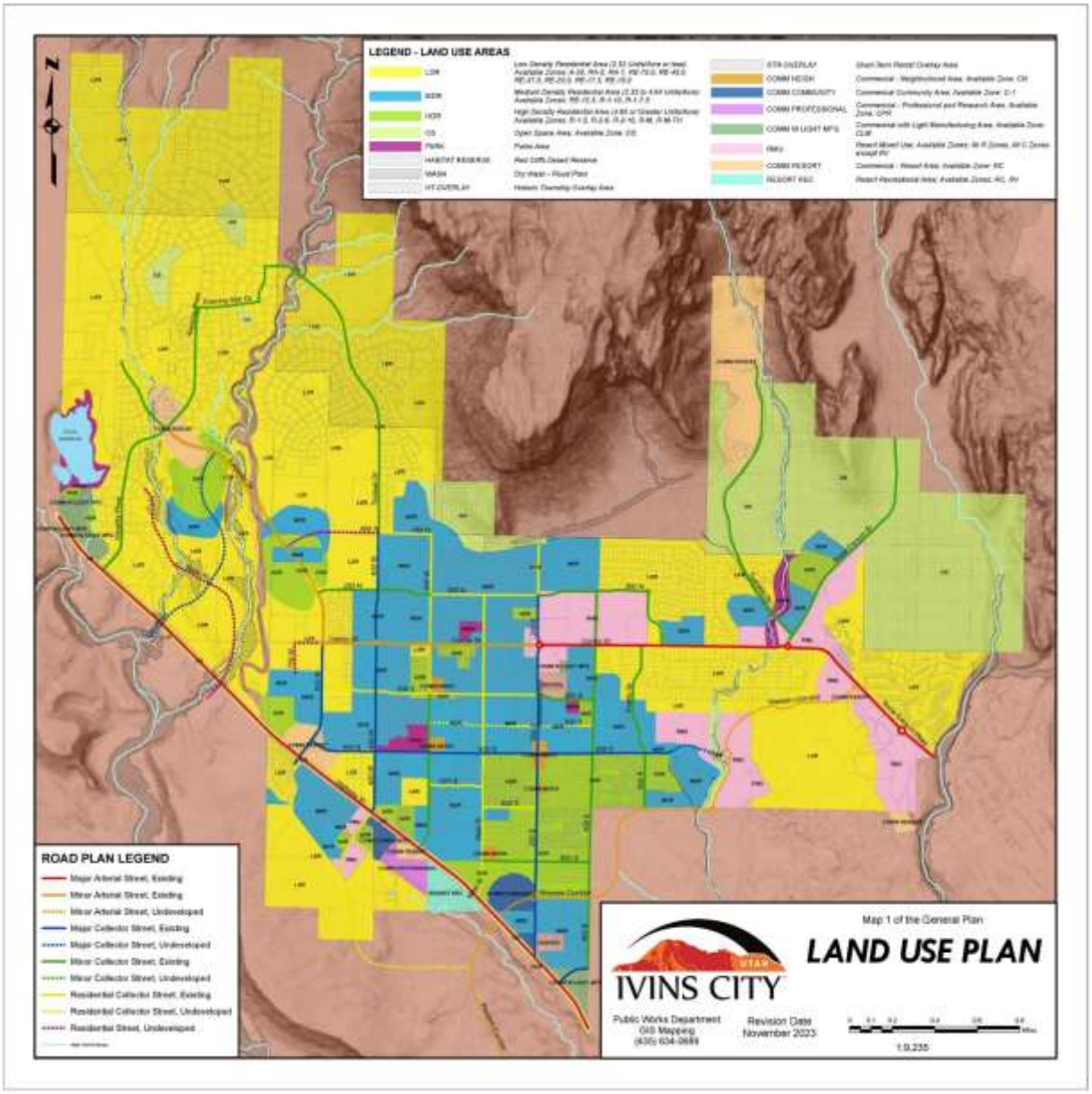
1. **Create the Implementation Team**
    - **a.** The City Council creates an Implementation Committee with representatives from the Planning Commission, City Council, and City staff.
    - **b.** The City Council appoints a lead individual to oversee the implementation, with the authority to coordinate across departments and ensure accountability.
2. **Categorization**
    - a. Categorize actions into critical, high, medium, and low priority.
    - b. Group action steps into one-time and recurring categories.
    - c. Establish start and end dates for each action step, and schedules for recurring actions.
3. **Project Management Process**
    - a. Organize and coordinate tasks and responsibilities to complete this project effectively.
    - b. Determine who is responsible, accountable, consulted or informed for each action step.
    - c. Document activities and outcomes and monitor progress on a timely basis.
4. **Stakeholder Communication and Engagement**
    - a. Share progress information with the public and city staff.
    - b. Regularly engage staff, residents, and businesses to get feedback and make adjustments.
    - c. Conduct quarterly City Council reviews to assess progress and address any challenges.

Implementation Timeline

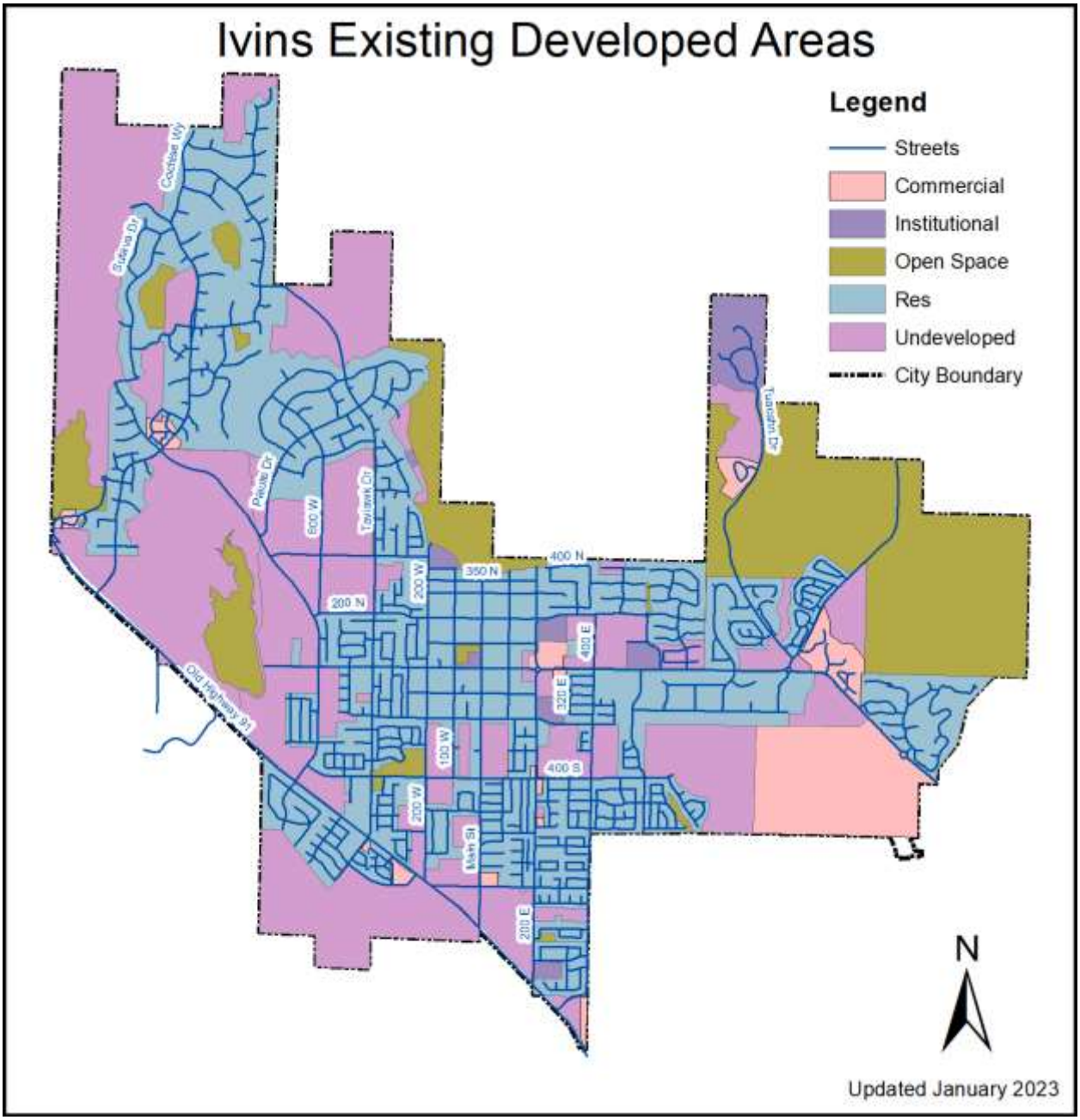
- Months 1-3: Identify Implementation Team and Team lead. Establish the project management process to prioritize action steps and assign start/end dates. Develop detailed implementation plans. Allocate resources and assign responsibilities. Begin one-time critical actions and establish schedules for recurring actions.
- Months 4-6: Initiate high-priority actions and continue with critical actions. Begin monitoring and reporting processes.
- Months 7-9: Review progress and make necessary adjustments. Continue implementation of critical and high and begin medium-priority actions. Ensure ongoing communication and stakeholder engagement.
- Months 10-12: Complete one-time critical and high-priority actions. Evaluate overall progress and adjust plans for the following year. Prepare a comprehensive progress report.

APPENDIX A: LAND USE PLAN

The current Land Use Plan, dated November 2023, will likely be revised based on the goals, action steps and policies in this General Plan. See the City website for the current version of the Land Use Plan.



APPENDIX B: DEVELOPED & UNDEVELOPED AREAS



APPENDIX C: POPULATION BY AGE

Between the 2000 and 2020 Census, the population of Ivins doubled. However, this growth was not uniform across all age groups. The population of individuals under 18 increased by just 24%, while those between 18 and 64 grew by 74%. In stark contrast, the number of residents aged 65 and older surged by 449%. Consequently, people aged 65 and older now constitute over 30% of the city's population. That is a significantly larger proportion than in neighboring cities in Washington County.

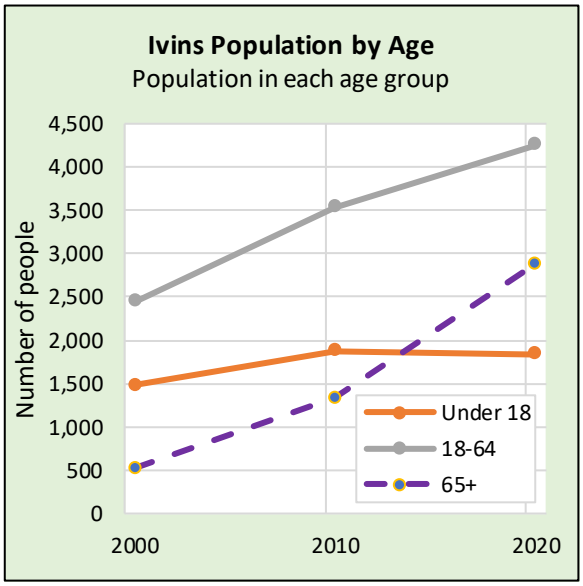
Population by Age: Comparing Cities

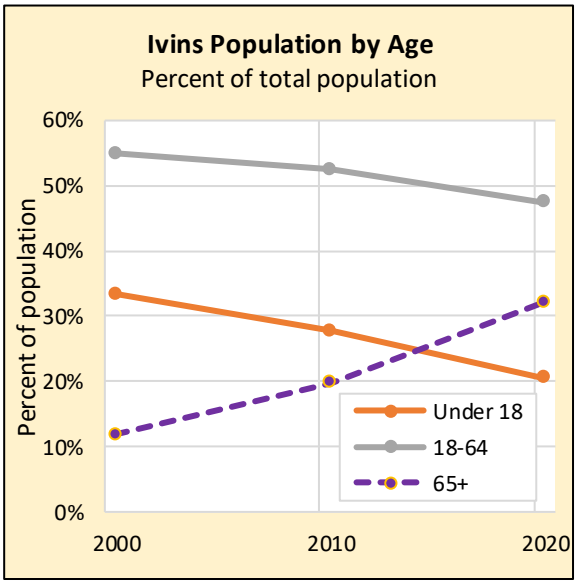
Age Group	Ivins	Santa Clara	St George	Washington	Hurricane
Under 18	**20.1%**	26.3%	25.4%	26.4%	20.9%
18-64	**47.6%**	57.4%	52.0%	55.0%	57.0%
65+	**32.3%**	16.3%	22.6%	18.6%	22.1%

U.S. Census Bureau, American Community Survey (2022)

Ivins Population by Age

					Percent of Total Population		
Year	Population	Under 18	18-64	65+	Under 18	18-64	65+
2000	4,450	1,482	2,443	525	33.3%	54.9%	11.8%
2010	6,753	1,877	3,539	1,337	27.8%	52.4%	19.8%
2020	8,978	1,840	4,256	2,882	20.5%	47.4%	32.1%





Source: Census.gov

APPENDIX D: RESIDENT SURVEY

The 158-page General Plan Resident Survey Report was published in December 2022. Completed surveys were returned by 2,244 households. That's 52.7% of the households in Ivins. The report details respondents' views by neighborhood, household type, and tenure. Accompanying the report is a 110-page supplement that includes all the comments made by respondents. See the Reports & Studies page on the City's website for both reports.

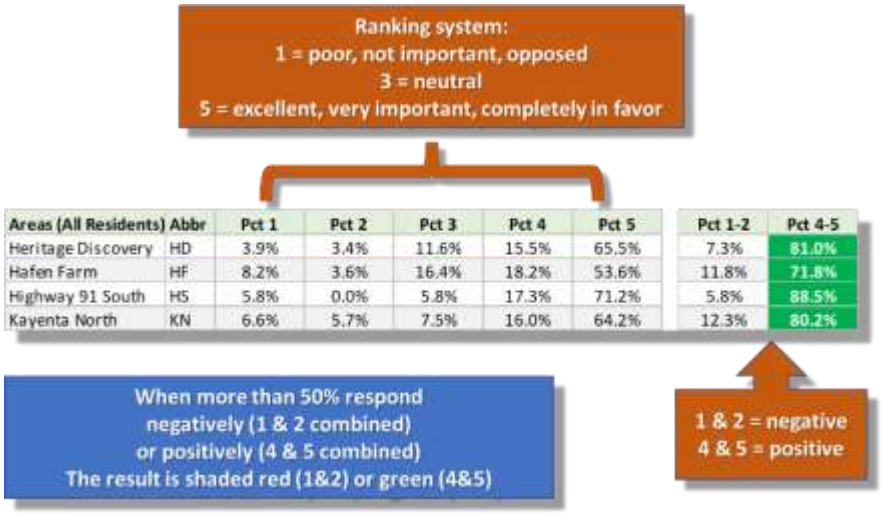
Why Conduct This Survey?

The General Plan update began in January 2022 with six community meetings to gather input from residents. Although total in-person and Zoom attendance was close to 600 people, many attended more than one meeting. We estimated there were about 250 households that attended one or more of those meetings. Unfortunately, a lot of Ivins residents were unable to attend.

To help remedy that, the survey reached out to all Ivins households to get their opinions on important issues facing the city and to better understand what's important to its residents. The surveys were mailed (one survey per household), and people were provided with a self-addressed, stamped envelope to return them. This approach was used to ensure that nobody would submit multiple surveys.

1-to-5 Ranking System

Survey respondents were asked to rank the first 54 questions on a scale of 1-5, with 1 = Poor, not important, or opposed; 3 = Neutral; 5 = Excellent, very important, completely in favor. This transparent ranking system, which we also grouped into 'negative' and 'positive' responses, ensured that respondents were fully informed about the survey process and could actively participate in shaping the city's future.



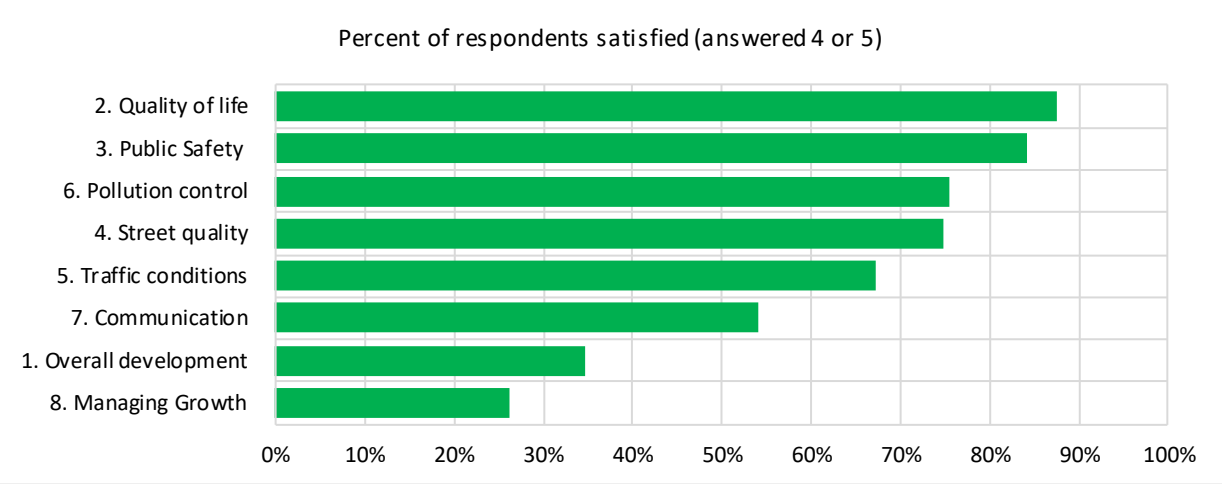
Areas (All Residents)	Abbr	Pct 1	Pct 2	Pct 3	Pct 4	Pct 5	Pct 1-2	Pct 4-5
Heritage Discovery	HD	3.9%	3.4%	11.6%	15.5%	65.5%	7.3%	81.0%
Hafen Farm	HF	8.2%	3.6%	16.4%	18.2%	53.6%	11.8%	71.8%
Highway 91 South	HS	5.8%	0.0%	5.8%	17.3%	71.2%	5.8%	88.5%
Kayenta North	KN	6.6%	5.7%	7.5%	16.0%	64.2%	12.3%	80.2%

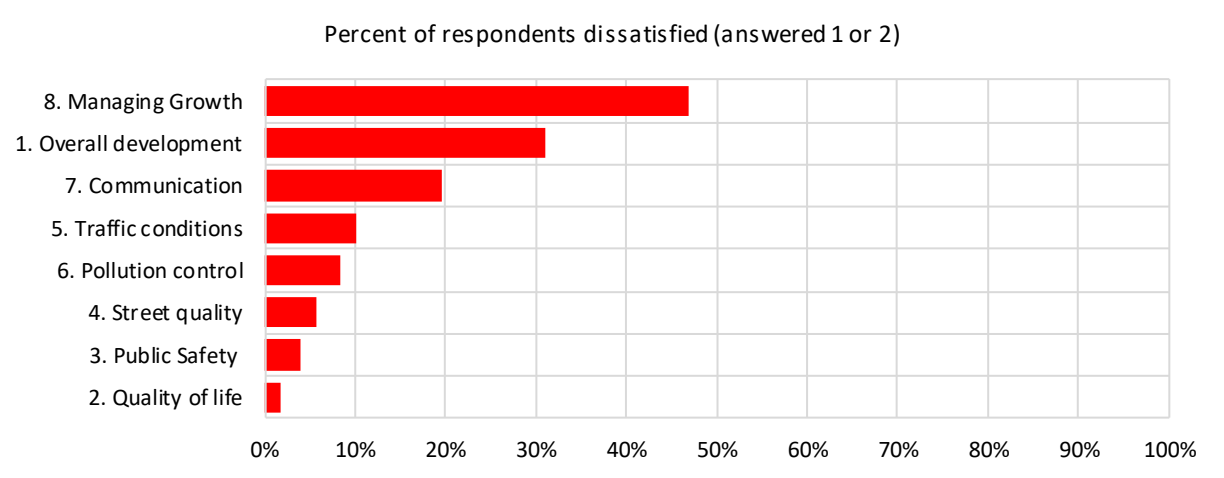
Organization of Tables & Ranking System

There are three types of tables in this report: (1) Tables by neighborhood, (2) tables by survey question, and (3) quality of life tables. The first two groups of tables use a 1-to-5 ranking system. The last set of tables asked respondents to rank their top 10 choices.

ALL NEIGHBORHOODS/ALL HOUSEHOLDS
OVERALL SATISFACTION

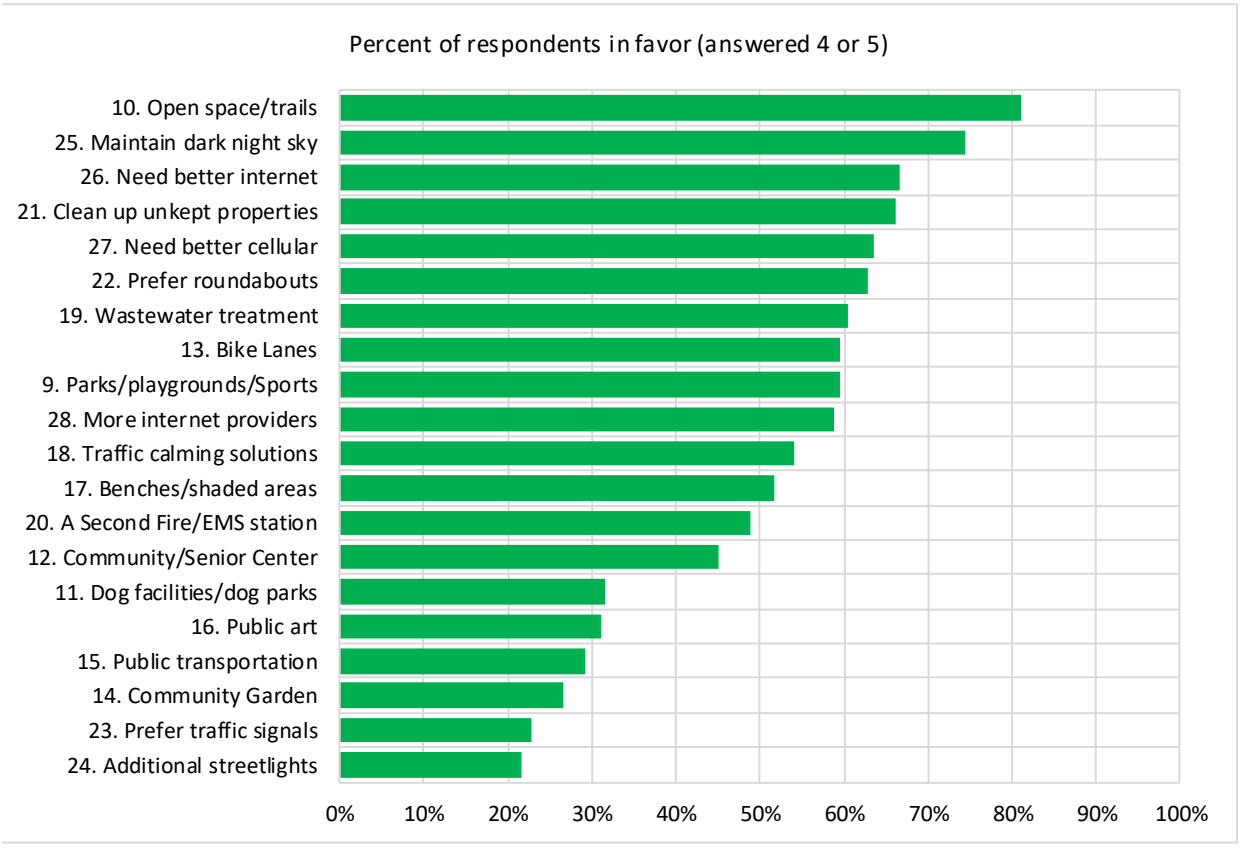
	Pct 1-2	Pct 3	Pct 4-5
1. How satisfied are you with the overall development of the city?	30.9%	34.5%	34.6%
2. How would you rate your quality of life in Ivins City?	1.8%	10.6%	**87.6%**
3. How would you rate public safety in Ivins City (Police/Fire/EMS)?	3.9%	11.8%	**84.3%**
4. How would you rate street maintenance and quality in Ivins City?	5.8%	19.5%	**74.8%**
5. How would you rate traffic conditions in Ivins City?	10.2%	22.6%	**67.2%**
6. How would you rate pollution controls in Ivins City (noise, air quality)?	8.4%	16.1%	**75.6%**
7. How would you rate the City's efforts at informing residents about issues?	19.7%	26.3%	**54.0%**
8. How would you rate how the City has managed growth in the past 5 years?	46.8%	27.0%	26.2%
Average:	15.9%	21.0%	63.0%





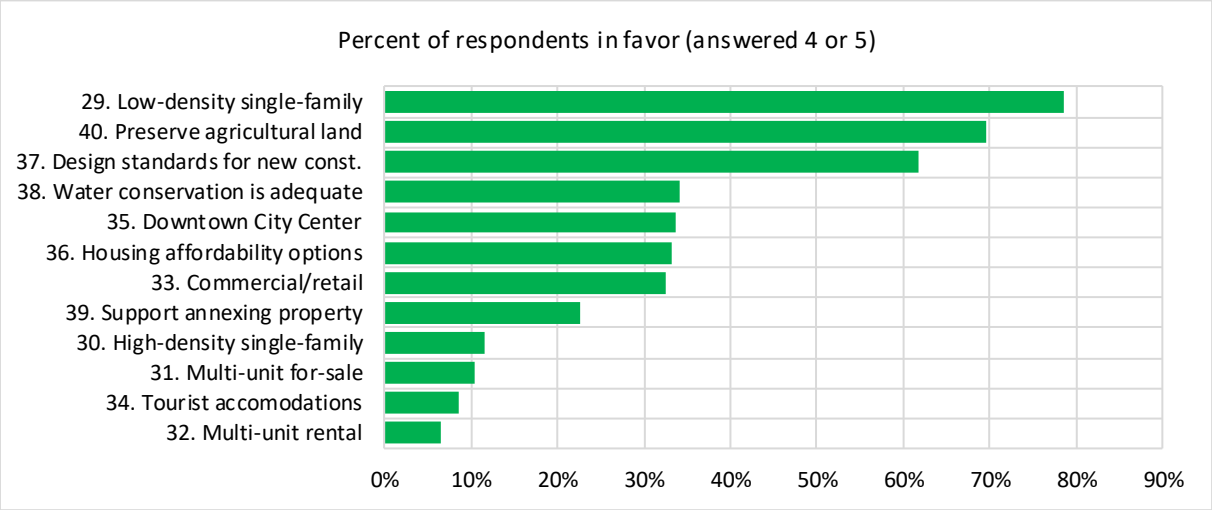
ALL NEIGHBORHOODS/ALL HOUSEHOLDS
WHAT RESIDENT NEEDS SHOULD IVINS CITY FOCUS ON?

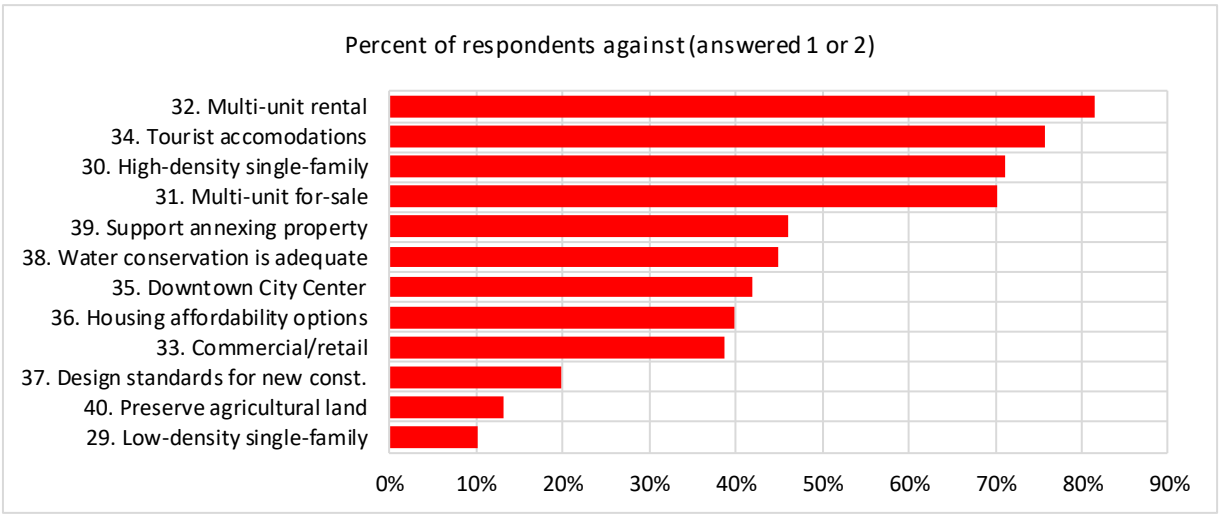
	Pct 1-2	Pct 3	Pct 4-5
9. Parks and/or playgrounds/outdoor sport space	15.3%	25.2%	59.5%
10. Open space and/or trails	6.1%	12.8%	81.1%
11. Dog facilities / dog parks	40.6%	27.9%	31.5%
12. Build a Community/Senior Center and/or a City Recreation Center.	30.3%	24.6%	45.1%
13. Bike lanes	21.1%	19.4%	59.5%
14. Community garden	43.5%	29.9%	26.6%
15. Public transportation	38.2%	32.7%	29.1%
16. Public art in outdoor public spaces	39.6%	29.4%	31.0%
17. Benches, shaded areas, drinking fountains and other pedestrian conveniences	20.0%	28.4%	51.6%
18. Traffic calming solutions to reduce speeding	22.1%	23.8%	54.2%
19. Develop a wastewater treatment and distribution system	16.2%	23.3%	60.5%
20. Develop a second fire station for fire/EMS personnel and equipment	22.1%	29.0%	48.9%
21. Provide standards and enforcement for unkept properties	16.1%	17.8%	66.1%
22. Continue to install roundabouts in favor of traffic signals at busy intersections	19.3%	17.9%	62.8%
23. Install traffic signals at busy intersections rather than roundabouts	61.5%	15.6%	22.9%
24. Install additional streetlights	62.2%	16.1%	21.7%
25. Continue to regulate outdoor lighting to maintain a dark night sky	16.2%	9.5%	74.3%
26. Better high-speed broadband/internet	14.2%	19.2%	66.5%
27. Better cellular coverage	16.3%	20.2%	63.5%
28. More options for internet service providers	17.5%	23.7%	58.9%



ALL NEIGHBORHOODS/ALL HOUSEHOLDS
WHAT TYPES OF DEVELOPMENT SHOULD IVINS CITY ENCOURAGE?

	Pct 1-2	Pct 3	Pct 4-5
29. Low-density single-family residential development	10.1%	11.4%	**78.5%**
30. High density single-family residential development	**71.0%**	17.5%	11.5%
31. Multi-unit for-sale development (townhomes/condominiums)	**70.3%**	19.4%	10.3%
32. Multi-unit rental development (apartment complexes)	**81.5%**	12.1%	6.4%
33. Commercial/retail development	38.6%	28.8%	32.5%
34. Tourist accommodations (resorts, hotels)	**75.7%**	15.7%	8.6%
35. Create a Downtown City Center to include commercial development/open space.	42.0%	24.4%	33.6%
36. Look for ways to make housing more available for a wider range of incomes	39.9%	26.9%	33.2%
37. Provide arch./design standards for new const. to enhance the city's character	19.9%	18.3%	**61.8%**
38. Current water conservation requirements for new construction are adequate	45.0%	20.9%	34.1%
39. Support annexing more property into Ivins City	46.1%	31.2%	22.7%
40. Preserve agricultural land	13.2%	17.2%	**69.6%**





ALL NEIGHBORHOODS/ALL HOUSEHOLDS
WHAT TYPES OF BUSINESSES WOULD YOU LIKE TO SEE ENCOURAGED?

	Pct 1-2	Pct 3	Pct 4-5
41. Restaurants	15.9%	18.6%	65.5%
42. Theatre	55.2%	23.3%	21.5%
43. Medical/healthcare clinic	27.2%	27.9%	44.9%
44. Pharmacy	35.8%	28.4%	35.8%
45. Urgent Care	31.5%	26.9%	41.5%
46. Specialty shops	36.2%	29.2%	34.6%
47. Fast food	64.1%	17.1%	18.7%
48. Banks/financial institutions	59.4%	24.6%	16.0%
49. Small independent businesses	17.7%	28.5%	53.8%
50. Chain stores	75.3%	13.6%	11.1%
51. Food market	40.6%	24.3%	35.1%
52. Hotel	81.8%	10.7%	7.5%
53. Resort	82.2%	10.5%	7.3%
54. Short-term rentals in Resort Commercial (RC) zones	86.0%	8.6%	5.4%

