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2024

Ivins City General Plan



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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
Additional photo credits: Mayor Chris Hart (p.2) by Chris Reed, St. George News / STGnews.com
Utility Boxes Featuring Local Artists (p.57) by Tim Gillespie

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

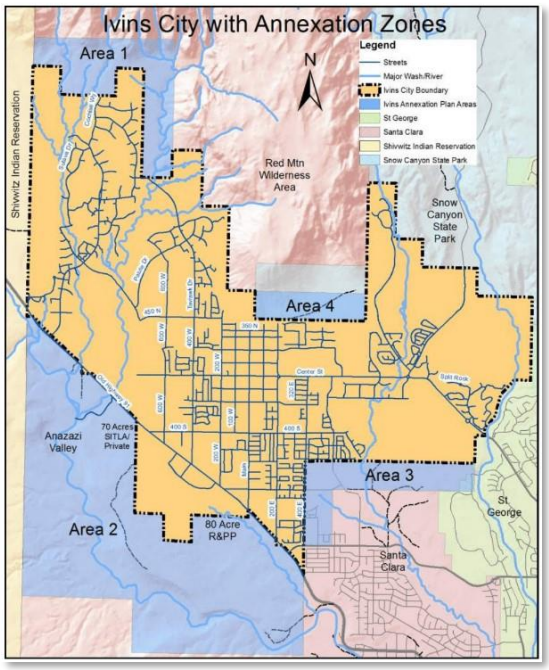
Thank you to everyone who attended any of the Talkabouts and Town Hall meetings, sent in email suggestions, participated in the *General Plan Resident Survey*, or helped the planning process in any other way to make Ivins' future brighter.

- **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.

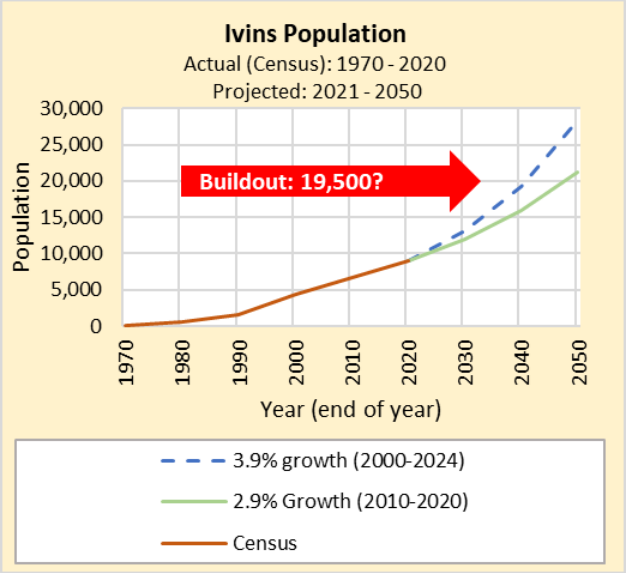
Although Ivins has gained popularity as a tourist destination, it is primarily a peaceful bedroom community with pockets of agriculture.

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 a variety of 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 a fiscally responsible budget 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.

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

Commercial and Residential Land Use Compatibility

Ivins encourages commercial development that meets the needs of both residents and visitors while ensuring residential areas maintain peace and privacy. Strategies for mitigating the impact of existing commercial uses, such as noise, traffic, and lighting, on residential neighborhoods should be reviewed periodically and strengthened as needed. The City should also consider increasing setback distances for commercial uses that may negatively affect adjacent residential properties through noise or loss of privacy. Additionally, enhanced screening and buffering for new commercial development should be considered as a condition of approval when located near residential areas.

Preservation of Community Character and Natural Environment

Maintaining a strong sense of place is crucial for Ivins, and this involves protecting the quality of life and preserving the natural beauty that defines the city's unique identity. Key natural features, including Red Mountain, the surrounding hillsides, washes, lava beds, open spaces, and the night sky, must be protected. Growth should be orderly and compatible with the community's character and surrounding natural beauty. The preservation of open spaces is vital, especially in washes such as Dry Wash and Padre Canyon Wash, which should remain in their natural state except for flood control, detention, or water conservation efforts. Smaller washes should also be preserved in their natural state wherever feasible.

Housing and Neighborhood Development

Ivins supports neighborhoods that provide a variety of housing options, meeting the financial and aesthetic needs of a broad range of residents. Housing should be designed to face existing streets, except on major and minor collector roads, to reduce the creation of walled-in neighborhoods that diminish the overall sense of community. The City should ensure the distribution of densities across Ivins to foster balanced growth and promote a system of open spaces within neighborhoods, helping to connect residents with each other and the natural environment.

Hillside and Slope Development

Hillside development in Ivins is discouraged through zoning measures, density transfer, and the acquisition or dedication of land. Where hillside excavation cannot be avoided, cuts must be reclaimed to a natural appearance, landscaped, or screened from view. Public lands must be preserved, and safety ensured by maintaining the stability of any development on hillsides or slopes.

Land Use Action Steps

Updating and Enforcing Ordinances

- The City's ordinances should be updated to ensure they align with the goals outlined in this General Plan.
- Land use regulations must be revised to limit transient lodging to only those parcels that currently allow such use.
- As development continues, staff will closely monitor all new construction to ensure it complies with regulations and standards, thus minimizing negative impacts on existing residents.
- Grading and excavation activities will also be carefully monitored to prevent land scarring and control blowing dirt, ensuring that all actions are in accordance with approved plans.

Preservation of Open Space and Natural Resources

- A plan must be developed to identify parcels of land that are important for preservation. These properties could include visually significant parcels, large pastures or fields that reflect the city's agricultural heritage, important wildlife corridors, habitat spaces, or any other lands that contribute to Ivins' unique character.
- The Open Space Committee will be maintained to develop strategies for acquiring these properties, which may include securing funding for purchases, working with conservation groups on conservation easements, or utilizing land use tools such as Transferrable Development Rights (TDRs).
- In areas that contain designated open space, parks, or other scenic and natural resources, clustering and buffering should be implemented to preserve the resources while maintaining the overall net density shown in the Land Use Element.

Incentivizing and Supporting Sustainable Development

- To foster a greater sense of community, developers should be incentivized to provide open spaces within neighborhoods, offering outdoor living experiences for residents.
- Traditional neighborhood developments that vary lot and home sizes should be encouraged to accommodate a cross-section of economic and family situations, reducing the exclusivity of certain developments and enhancing community inclusivity.
- Additionally, creating pedestrian-oriented developments, which include paths and open space systems that connect to community trails, should be prioritized to promote social interaction among residents.
- Buffers between commercial and residential developments must also be ensured to maintain community quality.

Responsible Land Use and Excavation Practices

- Where hillside excavation cannot be avoided, any cuts should be fully reclaimed to a natural appearance, landscaped, or screened from view to mitigate the impact of development.
- Problem soils must be identified and mitigated appropriately in all developments, and geologic and soils reports addressing the site conditions must be included in development proposals.
- In areas with dry washes, tamarisks (salt cedars) should be removed, and native plants reintroduced to restore the natural landscape.

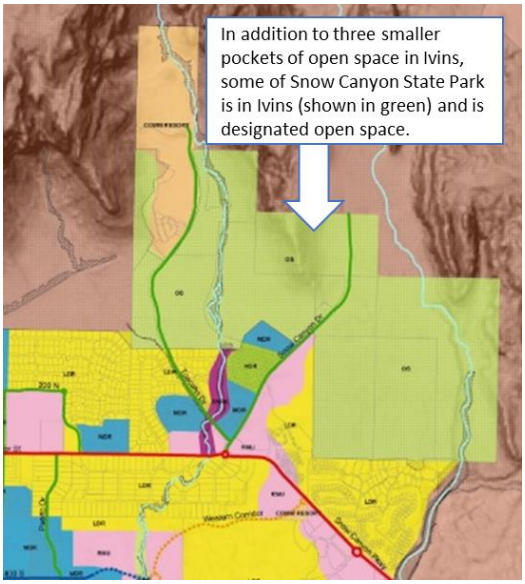
8. OPEN SPACE & NATURAL RESOURCES

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.

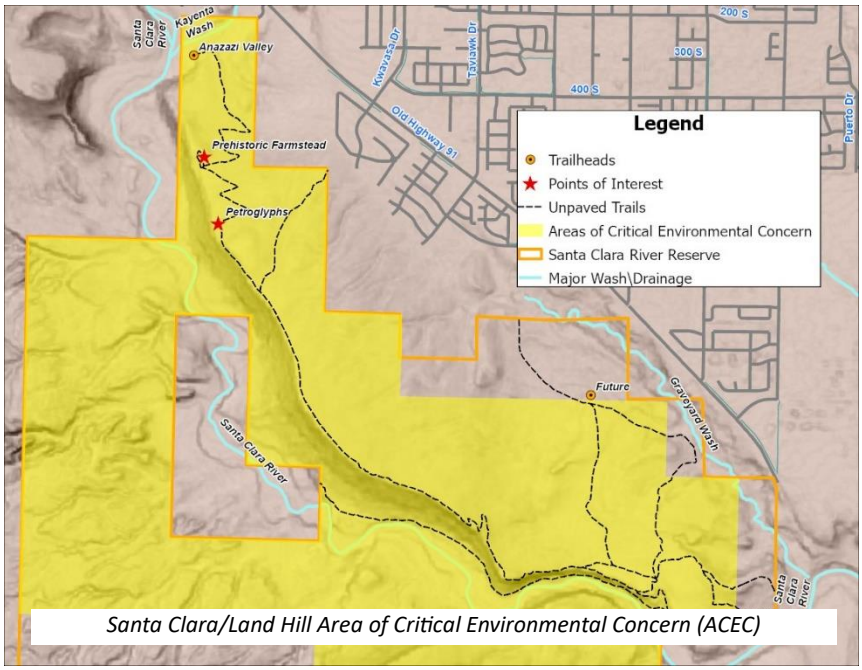
There are 658 acres of designated, protected open space within Ivins, mostly within Snow Canyon State Park (559 acres). That doesn't include City parks, major washes, or steep hillsides that will not be developed.

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.



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

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.

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 parcels of BLM land that could become available for development. We hope to work with SITLA to create affordable housing on their remaining parcel of land within the Ivins annexation area.

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.

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

Review of Federal Lands

Lands within Ivins that are controlled by the U.S. Bureau of Land Management should be thoroughly reviewed for alignment with the General Plan before any exchange or sale is considered. This review should consider the implications for zoning, open space, recreation, housing variety, and the potential development impacts.

Encouraging Open Space in Development

To promote open spaces within new developments, clustering should be incentivized along with other strategies that encourage the preservation of open space. Architectural design, lighting, landscaping, and color schemes should harmonize with the natural surroundings. Additionally, the City should prioritize the preservation of the night sky while ensuring neighborhood safety.

Preservation of Public and Natural Lands

Public lands must be included in both the General Plan Land Use Element and the Annexation Growth Plan. Special attention should be given to preserving lands within known 100-year storm watercourses and flood-prone areas. The only permissible development in these areas should be those compatible with periodic flooding, such as non-habitable structures that allow for the free passage of floodwaters and do not cause significant property damage. Both Dry Wash and Padre Canyon Wash should be preserved in their natural condition, with exceptions made only for flood control, detention, and water retention projects. Wherever feasible, smaller washes should also be preserved in their natural state.

Open Space Action Steps

Preservation of Open Space

- The Open Space Committee, created in 2024, is responsible for developing strategies and seeking funding sources to preserve undeveloped open space for the community's use and benefit. This includes pursuing funding for purchasing development rights from interested legacy farming families and working with organizations such as land trusts to preserve open space through conservation easements and transfer of development rights (TDRs).
- The City will also identify public lands within its annexation area that are suitable for schools, parks, or open space and will consider their acquisition for public use.

Enhancing Buffering and Landscaping

- A plan will be developed to add landscape buffers along old Highway 91 and other streets where these would be beneficial.
- The city will review landscape buffer requirements and make modifications where necessary, ensuring that arterial and collector streets with paved trails have attractive landscape buffers as identified in master plans.

- Additionally, trails that require increased buffering will be identified, and the width of trails will be increased from 10 feet to 12 feet where necessary, with 12 feet becoming the standard going forward.

Noise Mitigation and Habitat Protection

- City Code will be reviewed to ensure ordinances effectively mitigate unavoidable noise from commercial developments through physical buffers such as walls or vegetation.
- The City will also support the implementation of the Habitat Conservation Plan for the Desert Tortoise and other locally designated threatened or endangered species.
- Where hillside excavation cannot be avoided, the city will ensure that cuts are reclaimed to a natural appearance, landscaped, or screened from general view.

Trail and Open Space Accessibility

- Trail master plans will be reviewed to ensure they fully provide access to open spaces.
- The City will also determine areas where trails may need additional buffering or increased width to accommodate usage and maintain scenic value.
- In cooperation with other entities, the City will work to remove non-native species, such as Tamarisk, and explore the best long-term strategies for removal, such as chipping or burning versus cutting and leaving in place.

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 Park land 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

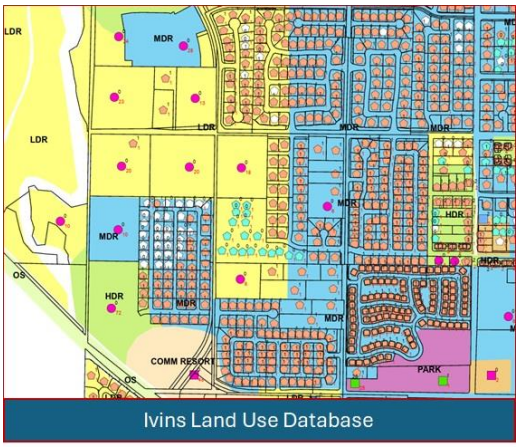
As of March 2024, there were 4,638 housing units in Ivins. We estimate that just under 85% of households are occupied by permanent residents.

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

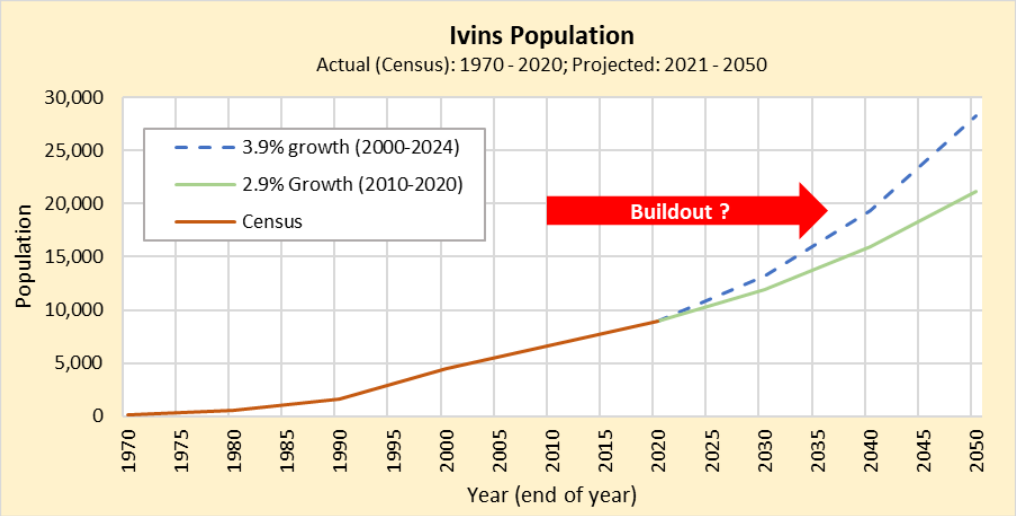
The buildout number of residences is 8,463, plus 500 additional residences added for the annexation of Anasazi Valley, for a total of 8,963. If approximately 15% of the units are second homes or unoccupied, 7,609 would be permanent resident households. The buildout population would be just over 19,000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

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

Adherence to the General Plan

All zoning and land use decisions must strictly follow the General Plan. Urban development should be concentrated within or adjacent to existing urban areas to avoid sprawl and strip development. This strategy will maximize the cost-effectiveness of public facilities and services while preserving agricultural and open space land uses. In areas where annexation is necessary before development, the city should identify and protect growth areas that are visually, economically, or geographically related to Ivins.

Innovative and Sustainable Planning

Innovative planning should be applied in all zones to protect and enhance the natural character of the area, ensuring that development blends seamlessly with the unique environment. Infill development should be actively encouraged to efficiently utilize existing urbanized areas and public facilities. Additionally, innovative design and development approaches that integrate various building types into the community should be promoted to foster cohesive and aesthetically pleasing growth.

Balancing Property Rights and Design

Property rights must be balanced between developers and neighboring property owners to ensure fair and equitable growth. In terms of design, buildings should be designed in such a way that they invite the eye to appreciate not only the structures but also the surrounding natural views. By integrating thoughtful design principles, new developments can contribute positively to the visual appeal and overall character of Ivins.

Future Growth Action Steps

Ensuring Adequate Public Facilities

- Planned developments must provide proof that adequate public facilities and resources are available to serve the proposed development. This ensures that new developments are well-supported by necessary infrastructure, contributing to the sustainability and livability of the community.

Promoting Community Connection and Open Spaces

- A system of open spaces should be created and distributed within and throughout neighborhoods to foster a sense of connection among residents and with the natural environment. This approach will encourage social interaction and enhance the overall quality of life within the community.

Addressing Housing Needs and Affordability

- The City will continue to review and update ordinances to address housing needs and affordability, ensuring compliance with State requirements while remaining true to the objectives of the General Plan.

- Additionally, the city will continue collaborating with the building community, private landowners, and public entities to develop solutions for the workforce and middle-income housing crisis.
- The creation of a local Housing Authority may be considered, which could work in conjunction with existing Land Trusts or develop new innovative solutions to address the local housing challenges.

Advocacy and Local Land Use Authority

- The City will continue to communicate and collaborate with State Legislators to avoid unjustified mandates and to protect local land use authority. This will ensure that local governance remains effective in addressing the unique needs of the community without undue interference.

Affordable Housing Task Force

- The Affordable Housing Task Force will remain active, and their recommendations will be carefully considered to ensure that affordable housing solutions are responsive to the community's needs and circumstances.

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.

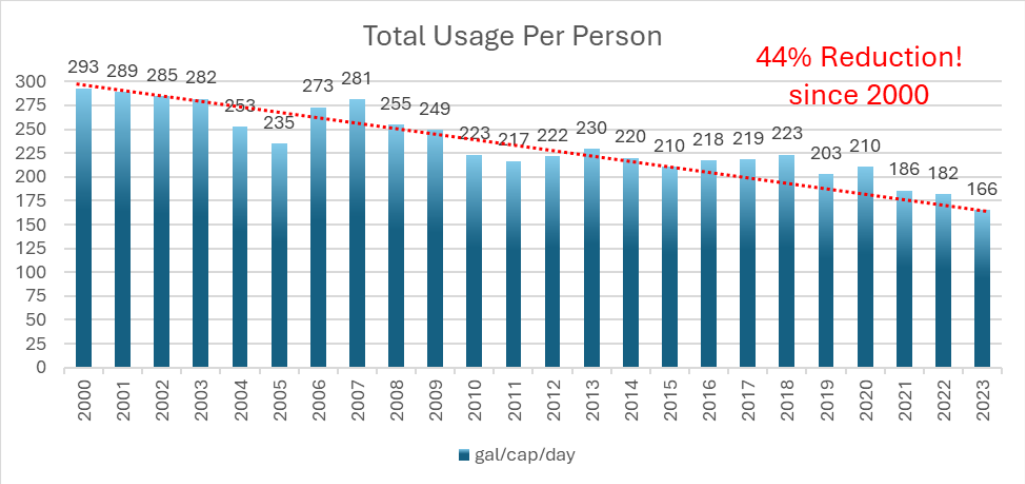
The City is not responsible for delivering all that water. KWU, Ivins Irrigation Company, and Black Desert's golf course rely on their own sources. That currently totals approximately 1,600 acre-feet a year.

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.

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 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)



Word Cloud created from the General Plan Resident Survey's comments

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

- WCWCD manages the regional water supply and delivery system.
- 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

Water Conservation for Landscaping and Exterior Use

Users of large volumes of water, especially for landscaping and other exterior purposes, will be encouraged to use secondary or irrigation water rather than culinary water. This approach aims to conserve the City's culinary water resources by promoting the use of alternative water sources for non-potable purposes.

Development in Flood-Prone Areas

Development within known 100-year storm watercourses or flood-prone areas will be discouraged. Exceptions will only be made for developments that are compatible with periodic flooding and allow for the free passage of floodwaters without involving habitable structures or causing significant property damage. This policy aims to mitigate risks while allowing for responsible land use in flood-prone zones.

Stormwater Runoff as a Resource

Stormwater runoff will be recognized as a valuable resource and a potential water source for other uses. By treating stormwater as a resource, the city can explore ways to repurpose it for beneficial uses, thereby enhancing water sustainability efforts.

Water Action Steps

Water Infrastructure and System Management

- The City will continue to enforce and refine, as needed, its current watercourse protection and stormwater management regulations.
- The City will also evaluate the possibility of combining the KWU water system with the city's culinary water system to improve efficiency.
- To ensure the sustainability of its water systems, the City will budget for the long-term replacement of water infrastructure and periodically update master plans, facility plans, and rate studies for culinary water, secondary water, sewer, and storm drains. This will help ensure that the systems can meet the City's future goals and demands.

Flood Management and Drainage Policies

- Minimizing the risk of flooding is a priority. The City will maintain a plan for regional detention structures to prevent increased peak storm flows from property development.
- The City will also increase detention within stormwater systems where needed to reduce peak flow and protect natural floodable areas, such as parks.
- The City discourages the channelization of streams, preferring the preservation of natural watercourses.
- Habitable structures will not be allowed within storm watercourses to minimize flooding risks.
- In terms of drainage policies, the City aims to minimize increased flow rates from developing properties, maintain the usual drainage basins, discourage the use of retention basins, and encourage the design of adequate drainage facilities. The goal is to minimize flooding nuisances during 10-year flood events, keep roads open, and to design underground systems for 25-year flood events. In the case of 100-year floods, the city will combine pipelines, channels, and roadways to convey stormwater and protect life and property.

Secondary Water and Irrigation Systems

- To operate a functional city-wide irrigation system, the City will study and evaluate a reliable secondary water system.
- The City will work with the Ivins Irrigation Company to explore opportunities for combining the city's secondary water delivery system with the existing irrigation system and discuss combining water storage.
- Water availability will also be evaluated when making zoning or land use changes to ensure that future development does not strain the city's water resources.

Water Conservation and Metering

- The City will replace existing water meters with Advanced Metering Infrastructure (AMI) systems and promote AMI monitoring to help residents quickly identify leaks and system losses.
- Transparent Water Billing will be implemented to educate residents on their household water usage.
- Additionally, the City will develop and enforce residential irrigation standards for all new construction to promote efficient water use.
- The City will continue to analyze its water delivery systems to identify and repair leaks and will encourage the use of low-water-use turf grasses in areas where turf is permitted.

Collaboration and Conservation Programs

- The City will continue to promote the Washington County Water Conservancy District (WCWCD) conservation programs, including decorative turf replacement.
- The City will also work with the Ivins Irrigation Company to identify opportunities to combine water systems and improve efficiency.

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 Neighborhood Character

The character of existing residential neighborhoods must be protected from the potential impacts of commercial development and increasing density. Land use decisions should carefully consider all potential effects of commercial development on housing needs to ensure that residential areas remain harmonious and well-balanced with surrounding commercial growth.

Strategic Location and Design of Housing

Single-family, multifamily, and higher-density housing should be located near collector and arterial roads to ensure convenient access to services and transportation. New developments must be designed with sensitivity to the views from existing developments, incorporating stepped and staggered layouts to minimize visual impact. Emphasis will be placed on residential design that complements the area's natural beauty and character, with a particular focus on encouraging low-profile housing that blends seamlessly with the environment.

Encourage Diverse and Inclusive Housing

Infill development will be encouraged to make efficient use of existing urban areas. A variety of housing types and price levels will be promoted to attract residents of diverse ages and life stages, ensuring that the City provides opportunities for a wide range of people. Mixed-use and mixed-income developments will be encouraged to create vibrant, inclusive communities.

Housing Action Steps

Promote Innovation in Construction and Housing Design

- The City will explore and consider alternative construction techniques, identifying new and valid ways of building that could be beneficial to the community.
- Building code requirements for single-family, multifamily, and townhome developments will be revised to ensure they blend more effectively with adjoining single-family homes.

- Additionally, the City will establish appropriate design standards for using manufactured and modular housing to provide lower-cost housing options while maintaining aesthetic consistency.

Address Housing Affordability

- Actions will be taken to achieve the three strategies outlined in the Moderate-Income Housing Plan. This includes revising zoning ordinances to accommodate innovative, Ivins-appropriate housing types, such as entry-level and downsized housing, to address the needs of different income levels and life stages within the community.

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 services and amenities that enhance residents' quality of life, 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



Black Desert Resort

services these businesses provide, particularly restaurants, which would not normally be economically viable in Ivins.

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

Attracting Businesses and Employment Opportunities

Ivins aims to attract businesses that will provide employment opportunities for residents while enhancing the city's tax base. These businesses should also reflect and support the community's values and quality of life, contributing positively to the overall character of Ivins.

Promote Pedestrian-Oriented Commercial Development

The City encourages the development of pedestrian-oriented commercial centers and vibrant core retail areas that offer convenient shopping options and promote a walkable community. By focusing on creating walkable spaces, Ivins aims to enhance the quality of life for residents and reduce dependence on vehicular transportation.

Discourage Polluting or Water-Intensive Businesses

Businesses that generate significant noise, light, or air pollution, or that are not water-efficient, will be discouraged. This policy is designed to protect the environment, maintain the city's natural beauty, and ensure that economic development aligns with Ivins' sustainability goals.

Economic Development Action Steps

Maintain Small-Town Character in Commercial Development

- The City will review its ordinances to ensure that commercial development aligns with Ivins' small-town character. In most cases, these ordinances will require modest-scale buildings.
- Regardless of the scale, the architecture of all commercial buildings must be complementary to their surroundings and considerate of important viewsheds, preserving the city's natural beauty and community atmosphere.

Enhance the Positive Impact of Tourism

- Strategies will be developed to ensure that tourism in Ivins contributes positively to the community beyond generating tax revenue. These strategies will focus on ensuring that tourism adds value to the community while minimizing resource consumption.
- Additionally, the City will explore the potential implementation of a "resort community tax," an additional sales tax that may be applied if the transient room capacity reaches or exceeds 66% of the permanent census population.

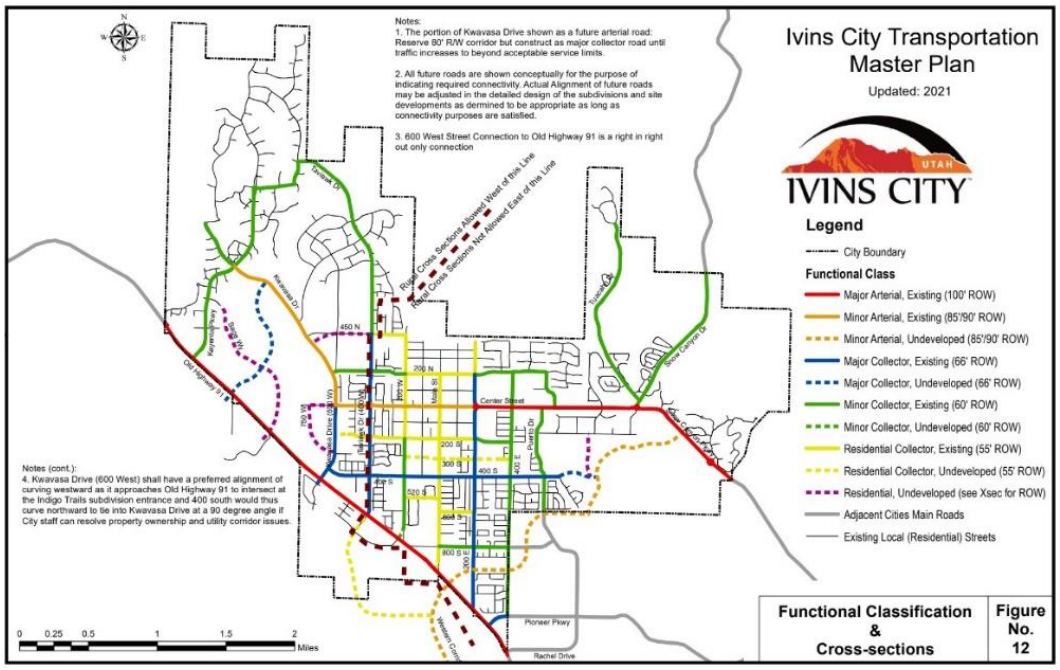
Adapt to Work-from-Home Trends

- In recognition of the growing work-from-home trend, the City will consider revising its home occupation ordinances to provide more flexibility for residents. These revisions will support home-based businesses and remote work, reflecting the changing nature of the workforce while maintaining neighborhood harmony.

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 and 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

Intersection Design and Traffic Management

Ivins will continue to require roundabouts at major intersections instead of traffic lights to maintain efficient traffic flow and improve safety. To ensure that future traffic needs are met, the city will preserve necessary rights-of-way for potential future expansion and infrastructure upgrades. Street connectivity will remain a requirement for all new developments to promote ease of movement and reduce traffic congestion.

Active Transportation and Streetscapes

The City is committed to incorporating active transportation improvements, including pedestrian and bicycle infrastructure, throughout its streets and neighborhoods. Street lighting will continue to be designed with low-profile, full cut-off lights, and public streetlights and bollards will use filters to reduce the harshness of LED lighting. The city will also promote the integration of art installations along roadways and in roundabouts to enhance the streetscape and create a more visually appealing environment.

Private Roads

While private roads are permitted, they are not encouraged. The city prefers that developments incorporate public roads to ensure better connectivity, access, and maintenance standards.

Transportation, Mobility, & Streetscapes Action Steps

Traffic Calming, Road Management, and Transportation Planning

- Ivins will incorporate traffic-calming designs on collector and arterial streets, particularly through residential neighborhoods and at major intersections, to improve safety and reduce speeding.
- The City will also begin setting up a reserve fund to cover road replacement costs at the end of a road's useful life.
- Additionally, the Transportation Master Plan, along with the Impact Fee Facilities Plan and Impact Fee Analysis, will be updated every five years, incorporating active transportation elements to adapt to growing needs.
- A plan will be developed to manage traffic and visitation impacts from resorts and other tourist-related developments, ensuring the city's infrastructure can handle increased demand.
- The City will also analyze the costs and benefits of its SunTran service, exploring alternatives to improve or replace the current system.

Active Transportation and Bicycle Infrastructure

- Ivins will encourage the installation of bike stands in both existing and new commercial developments.
- Benches, shade structures, and drinking fountains will also be considered along sidewalks and trails to make active transportation more comfortable for pedestrians and cyclists.
- A citizen bike advisory group will be created to assess ongoing needs for bicycle safety.
- The City will consider installing a bike repair stand with a pump at Fire Lake Park, along with two or three more on multi-use trails.
- City Code may be updated to require bike racks at new commercial businesses that generate sufficient traffic.
- Additionally, the city will continue to investigate and utilize state and federal funding to support these active transportation initiatives.

Parking and Pedestrian Safety

- Parking requirements in the City Code will be evaluated and updated to reflect increased tourism and commercial growth.
- A transportation plan and parking strategy will be developed for large events to ensure adequate parking is available.
- The City will also consider implementing speed tables by pedestrian crosswalks at roundabouts, as well as installing safety crosswalks with lights activated by a button or other mechanism along high-traffic areas such as Snow Canyon Parkway, Center Street, and Highway 91.

Infrastructure Improvements and Lighting

- The City will develop a plan and timeline for burying power lines along Old Highway 91 and other areas, enhancing the streetscape and reducing visual clutter.
- A plan will also be created to replace the remaining cobra streetlights (29 standalone and 40 attached to power poles) with night-sky-friendly lighting to reduce light pollution.
- Finally, the City will analyze the fiscal, infrastructure, and other potential impacts that future transportation innovations, such as electric vehicles and autonomous vehicles, will have on the community.

14. PUBLIC SAFETY

The first and most critical guiding principle of Ivins 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.

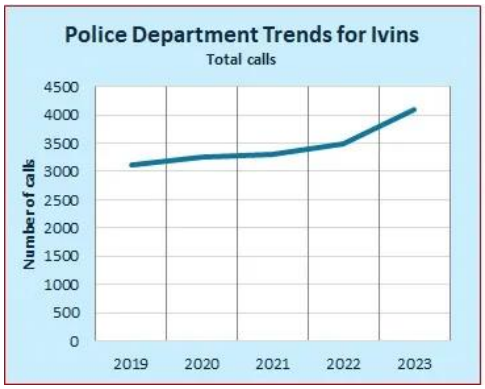
Law Enforcement

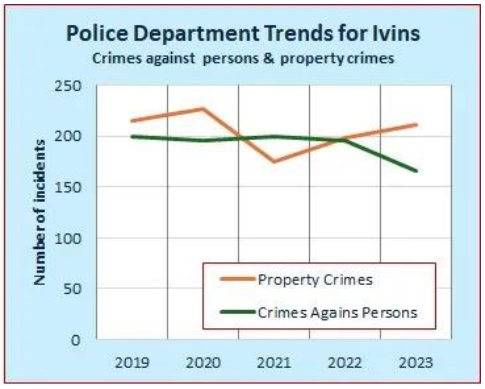
The SCI (Santa Clara Ivins) Police Department is housed in the old Ivins City Hall, at 55N Main Street. It is currently operated by a team of 20 personnel, including four administrative positions, stationed in Ivins. At least two officers are always on patrol.

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

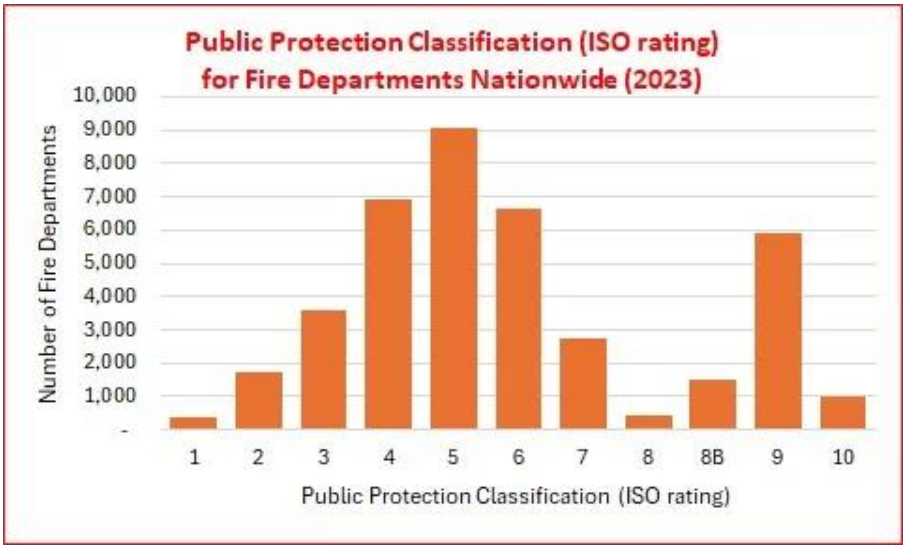
The Fire/EMS Department consists of firefighters, emergency medical technicians (EMTs), and paramedics. There are two fire stations: One is in Santa Clara at 2365 Rachel Dr., and one is in Ivins at 90W Center Street. Both stations house fire vehicles, ambulances, equipment, and gear.

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

Public Safety Facilities, Vehicles, and Equipment

Ivins is committed to ensuring that all Public Safety facilities, vehicles, apparatus, and equipment are adequately provided, up to date, and well maintained. The City will ensure that vehicles, apparatus, and equipment are properly maintained to optimize their useful life, ensuring they remain functional and effective for as long as possible.

Fire and Emergency Services

The City will strive to meet the National Fire Protection Association (NFPA) recommendation of a five-minute response time for 90% of all fire and EMS calls. Fire services will be sufficient to maintain an Insurance Services Office (ISO) rating of 4, reflecting a high level of fire protection for the community.

Public Safety Standards and Training

Ivins will regularly evaluate and maintain accredited Public Safety services to ensure that the community remains safe and well-protected. The city will also work to ensure that training and equipment for all Public Safety personnel are consistently kept up to industry standards, enhancing the effectiveness of the city's response capabilities.

Animal Facilities

The City will maintain clean, comfortable, and updated facilities for animals, ensuring that the city's animal services are aligned with the community's needs and expectations.

Public Safety Action Steps

Public Safety Personnel and Staffing

- Ivins is committed to retaining highly trained and well-equipped Public Safety personnel to ensure the community remains safe and well-protected.

- The City will maintain and adequately staff at least two fire stations in Ivins and Santa Clara, with a minimum of five fire/EMS personnel on duty at all times, ensuring that at least two personnel are present at each station, except when responding to emergencies.
- The expansion and upgrade of the centrally located Center Street Fire Station will be pursued as needed to accommodate growth, potentially delaying the need for a second fully staffed station.

Equipment, Facilities, and Upgrades

- The City will schedule and budget for regular upgrades and replacements of Public Safety equipment and apparatus to ensure they remain current and functional.
- The animal shelter will also be refurbished and expanded as necessary, and additional animal control staff will be hired as the community grows.
- Efforts will be made to promote efficient processes and programs, working with volunteer groups to care for and find homes for animals in the city's no-kill shelter.

Community Engagement and Safety Programs

- Ivins will actively enlist the aid of residents in establishing and maintaining a safe community through programs such as Neighborhood Watch and CERT (Community Emergency Response Teams). These initiatives will encourage community involvement in public safety and help foster a culture of preparedness and vigilance.

ISO Rating and Fire Services

- The City will consider actions to improve its ISO rating to 3, further enhancing the quality of fire protection services. By continually assessing and upgrading services, Ivins will ensure that its fire and emergency services remain top-tier and responsive to the community's needs.

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

Water Conservation and Sustainability

Ivins will continue to encourage water conservation among its residents and within municipal facilities. By practicing Water Wise principles in the design, construction, and operation of city facilities, the City aims to lead by example in promoting sustainable water use. Additionally, Ivins will collaborate closely with the Washington County Water Conservancy District to ensure an adequate and reliable water supply for both current and future residents.

Infrastructure and Facility Maintenance
To optimize the useful life of city facilities and infrastructure, Ivins will ensure proper maintenance and plan for long-term replacements. The City will responsibly budget for infrastructure upkeep, ensuring that essential services remain reliable and in good condition over time.

Energy Efficiency and Renewable Energy
Ivins will promote an energy-wise community, encouraging renewable energy improvements in both existing and new developments. This approach will contribute to long-term sustainability and reduce the community's environmental footprint.

Educational Resources and Land Planning
The city will support quality public, charter, and private schools, as well as higher education institutions. Through long-range planning, Ivins will ensure that appropriate land resources are available to meet future school needs and continue to provide educational opportunities for its residents.

City Facilities & Essential Services Action Steps

Financial Planning and Infrastructure Management

- Ivins will regularly review impact fees to ensure that new developments contribute their proportionate share toward the cost of new infrastructure.
- The City will also assess rates sufficient to cover the cost of services, based on periodic rate studies.
- Planning for future service levels and infrastructure replacement is essential, and the City will budget accordingly to meet these needs.
- Additionally, the City will develop maintenance schedules and procedures to maximize the useful life of public facilities and infrastructure, ensuring long-term efficiency and cost-effectiveness.

Sustainable Energy and Grant Funding

- The City will actively apply for grants to expand solar generating capacity on municipal facilities, supporting its commitment to sustainability. This effort will help reduce energy costs and increase the city's use of renewable energy sources.

Public Works, Cemetery, and Regional Park Development

- Plans will be made for the expansion of both the public works yard and the cemetery to accommodate future growth.
- The City will also carefully plan, systematically budget for, and develop the regional park property acquired through the BLM's R&PP Grant process, ensuring that the park becomes a valuable community resource.

Waste Management and Recycling

- Ivins will support the Washington County District's goal to reduce the amount of solid waste sent to landfills by maintaining a mandatory curbside recycling program. However, the City will include a hardship provision that exempts households with incomes below a specified threshold from participating in the program, ensuring equity in implementation.

Educational and Community Resources

- The City will encourage Washington County to locate a public library in Ivins, as well as support the establishment of specialized schools or institutions of higher education within the city.
- The feasibility of providing a community recreation center will also be analyzed, and opportunities for joint use of facilities with other communities, schools, and organizations will be explored 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.



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 Veterans Home is 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. The highly rated 108-bed facility provides assisted living care and independent living options. It is in the top ten percent of all facilities reviewed by the Centers for Medicare and Medicaid Services.

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 maintaining the Healthy Utah Community designation Ivins was awarded in 2024. 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 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 chicken/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

Pedestrian-Friendly Infrastructure and Environmental Protection

Ivins will prioritize the development of pedestrian-friendly infrastructure to promote healthy lifestyles and ensure that residents have safe, accessible routes for walking and cycling. Additionally, the City will continue to protect the night sky, allowing all residents to enjoy its beauty while minimizing light pollution and enhancing overall well-being.

Wellness Promotion Through Education and Healthcare

The City will collaborate with schools, Rocky Vista University, and healthcare providers to encourage the promotion of wellness initiatives. These efforts will focus on educating residents about healthy living practices and providing resources that support long-term physical and mental health.

Community and Social Well-Being

To foster social connections and strengthen community ties, Ivins will continue to organize community events and support groups. These activities will create opportunities for residents to engage with one another, promoting social cohesion and emotional wellness.

Enhance Senior Services and Resources

Ivins will expand services and resources aimed at improving the quality of life for the senior community. By addressing the specific needs of seniors, the city will ensure that they are supported and able to thrive within the community.

Health & Wellness Action Steps

Develop Open Spaces and Active Transportation

- Ivins will develop and maintain open spaces, parks, and recreational areas to promote the physical and mental well-being of its residents.
- Streetscapes will be designed with a focus on active transportation, prioritizing pedestrian and bicycle infrastructure to encourage a healthy, active lifestyle.

Community Health Initiatives and Planning

- The newly formed Healthy Ivins Coalition will develop a comprehensive community health plan and oversee its implementation. This coalition will bring together key stakeholders to identify health priorities and coordinate efforts to improve the overall health of the community.

Senior Care and Health-Related Business Development

- The City will analyze the feasibility of establishing short- and long-term care facilities to meet the growing needs of the senior population.
- Additionally, Ivins will explore opportunities to attract health-related businesses and institutions, such as pharmacies and insta-care facilities, to ensure that residents have access to essential healthcare services close to home.

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

Ensuring Safety, Functionality, and Accessibility

Ivins will continue to prioritize making all park and recreation facilities safe, functional, and accessible for residents of all ages and abilities. This focus on inclusivity ensures that everyone in the community has equal access to these spaces for recreational activities.

Neighborhood Park Development

The City encourages new developments to include easily accessible neighborhood parks that are available for use by all residents. These parks will contribute to a sense of community and provide recreational opportunities within walking distance of homes, enhancing the quality of life for Ivins residents.

Preservation and Use of Fire Lake Reservoir

Ivins will maintain the Fire Lake Reservoir as a water recreation area and nature park, with sensitivity to the needs of waterfowl, other wildlife, and neighboring property owners. This policy ensures that the reservoir remains a valuable community resource for both recreation and environmental conservation.

Parks & Recreation Action Steps

Budgeting for Parks and Recreation Maintenance and Expansion

- Ivins will ensure there is sufficient financial and staffing support in its budget to maintain parks, operate existing facilities, and expand future amenities.
- The city will update the impact fee analysis to allocate more resources to the regional park, ensuring it can continue to grow and serve the community's needs.

Community Health and Recreation Initiatives

- The City was awarded the Healthy Utah Community designation in 2024, for promoting a healthier lifestyle for residents.
- In addition, Ivins will explore the feasibility of developing a community recreation center to provide more indoor recreational opportunities.

Planning and Expanding Recreational Amenities

- Ivins will develop a comprehensive plan to add various recreational amenities, such as trails, dog parks, playgrounds, picnic areas, pickleball courts, and a basketball court. The plan will also explore other niche amenities to enhance the recreational offerings for all residents.

Cemetery Expansion and Streetscape Improvements

- The City will plan for the expansion of the cemetery to meet future needs.
- Additionally, budgeting will be allocated for the completion of landscape medians and streetscapes as outlined in the Transportation Master Plan, further enhancing the city's visual appeal and livability.

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

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

Public Art Installations

Ivins will emphasize, support, and promote the installation of public, private, or shared art in roundabouts, transportation corridors, parks, and other publicly accessible locations. These art installations will enhance the city's visual appeal and foster a vibrant cultural environment.

Promoting Art Education and Cultural Activities

The City will actively promote a culture of art education, performing arts, and the development of cultural activities. By encouraging participation in arts-related programs, the City aims to enhance the cultural enrichment of its residents.

Supporting Local Arts and Cultural Organizations

Ivins will encourage, foster, and promote local arts and cultural organizations, as well as individual artists and arts-related activities. These efforts will reflect the city's heritage and contribute to an improved quality of life. Supporting arts education and events will strengthen community ties and elevate the cultural experience in Ivins.

Arts Master Plan

The City is committed to supporting the comprehensive Arts Master Plan, ensuring that it serves as a guide for the ongoing development and integration of arts and culture within the community.

Arts & Culture Action Steps

Promoting Continuation of the RAP Tax

- Ivins will develop a plan to promote the continuation of the Recreation Arts & Parks (RAP) sales tax, which is set to expire at the end of 2024. This plan will highlight the benefits of the RAP Tax in supporting arts and cultural activities in the community, ensuring its renewal for continued funding of local projects.

Fostering Collaboration Among Arts Organizations

- The City will encourage the Arts Commission to seek opportunities for all arts organizations within the city to collaborate on joint projects. By fostering cooperation, the City aims to strengthen the impact of arts and cultural initiatives and enhance community engagement in the arts.

19. FISCAL RESPONSIBILITY

One of the City's Guiding Principles is to maintain a fiscally responsible budget 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 proportionately by new growth rather than existing residents. This promotes equitable growth and prevents straining 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.

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 4% 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 $100 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 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

Responsible Use of Reserves and Budgeting

Ivins will use the General Fund Reserve only in cases of emergencies or unforeseen fiscal and economic hardship, ensuring that these funds are preserved for critical situations. Budgeting practices will be realistic yet conservative, prioritizing financial prudence while maintaining the city's fiscal health.

Revenue and Expense Management

The City will avoid using short-term revenue to fund long-term expenses, ensuring that financial planning is sustainable over the long term. Additionally, while Ivins aims to avoid unnecessary debt, it will maintain a conservatively sustainable level of debt when necessary for capital projects or other essential investments.

Debt Refinancing and Equitable Service Support

Ivins will refinance debt if it results in lower interest expenses, taking advantage of opportunities to reduce financial costs. The burden of supporting non-enterprise services, such as public safety and general government functions, will be equitably distributed among residents, ensuring fairness in how services are funded.

Fiscal Responsibility Action Steps

Financial Planning and Transparency

- Ivins will update its 5-Year Fiscal Plan annually to ensure financial planning remains accurate and forward-looking.
- The City will provide the current annual budget, any budget amendments, and draft budgets on its website for public transparency.
- Additionally, financial reports will be presented to the City Council at least quarterly, ensuring regular oversight.
- An independent accounting firm will conduct an annual audit of the city's finances and submit the report to the state within 180 days of the fiscal year's close.

Maintaining Fiscal Health and Reserves

- The City will maintain timely collection systems and implement necessary enforcement strategies to ensure fiscal health.

- An appropriate minimum balance for the Capital Projects Fund will be determined and maintained to support long-term infrastructure projects.
- Similarly, a minimum operating cash flow for each of the Enterprise Funds will be established and upheld to ensure the city's infrastructure replacement needs are met.

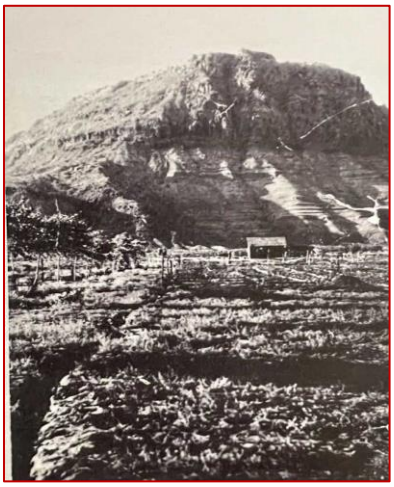
Road Replacement and General Fund Reserves

- Ivins will create a Road Replacement Reserve to prepare for future infrastructure needs. Funding for this reserve will begin in FY2026, and within five years, the City will ensure the fund is adequately financed to cover all future road replacement costs, based on a consultant study that will be periodically updated.
- Additionally, steps will be taken to increase the General Fund Reserve to 35% by the end of FY2029, ensuring a strong financial cushion for the city.

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.

The residents also decided to name the town Ivins in 1926, 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.

Residents brought electricity to the town in 1930 by providing the poles and labor. That brought refrigerators. After all those years it was, according to one of the early settlers, a miracle to have ice, ice cream, Jell-O, and cold milk to drink.

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. They also continued to improve roads by traveling to "Road Camps," where they worked on a stretch of road throughout the week instead of going home each night. The town was incorporated in 1935.

The Arrowhead Trail was the first all-weather road in the western United States that connected Los Angeles to Salt Lake City, with part of the trail going through Southern Utah. It was built primarily during the automotive trails period of the 1910s and prior to the establishment of the U.S. numbered highway system. 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.

Residents constructed a pipeline across the lava beds from Johnson's Arch Spring near Snow Canyon between 1924 and 1938, 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 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.

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.



Sculpture at City Hall by Ed Hlavka

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

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. **Implementation Team**
    a. The City Manager, Technical Review Committee, and other City staff will manage the process of implementing the actions steps in this General Plan.
    b. Regular monthly staff reports will include updates on progress on implementation of the action steps.
2. **City Council Oversight**
    a. The City Council will support the implementation team as needed by providing advice on priorities, feedback, and assigning projects to the Planning Commission as needed.
3. **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.
4. **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.
5. **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.

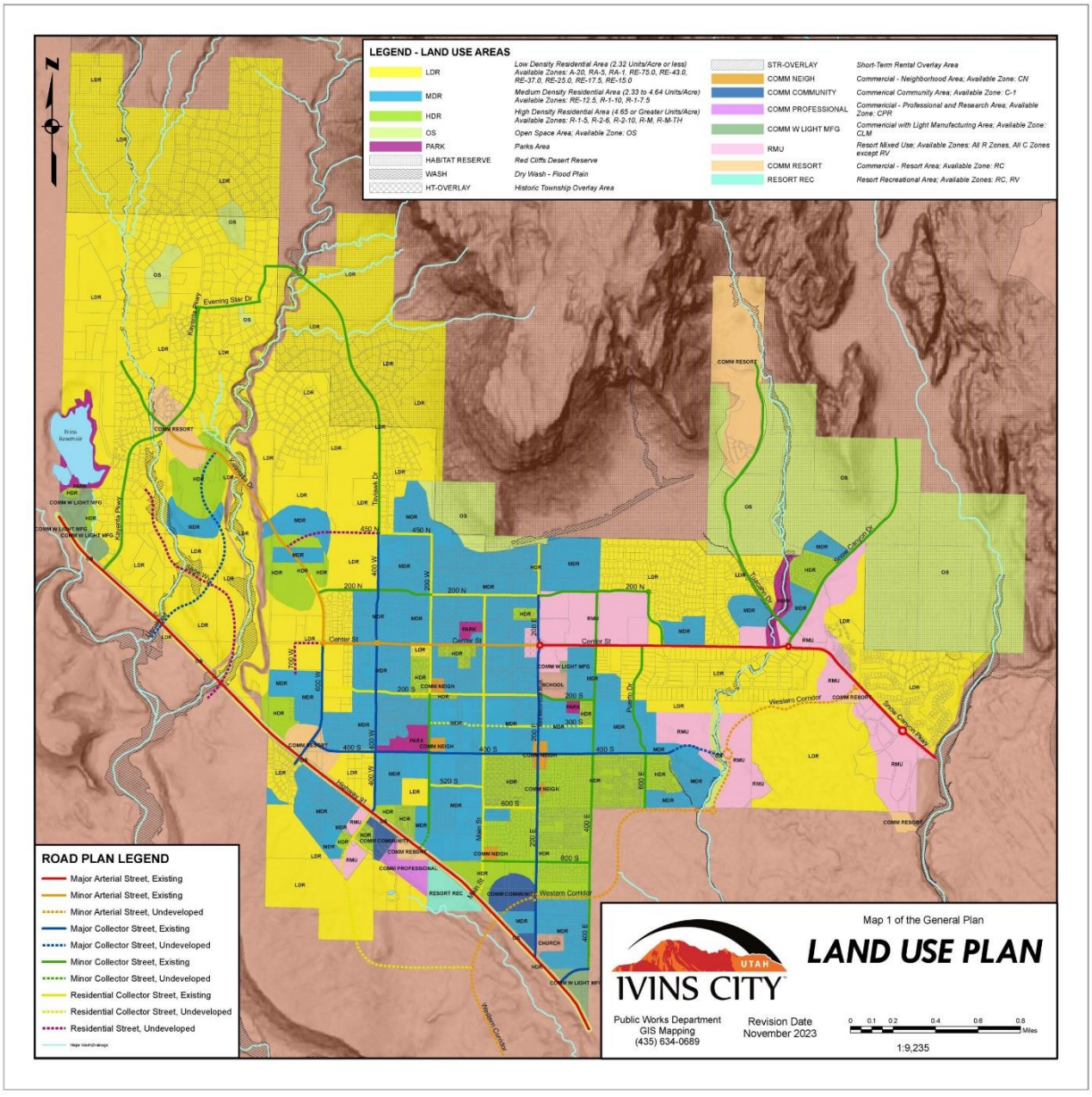
Implementation Timeline

- 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.

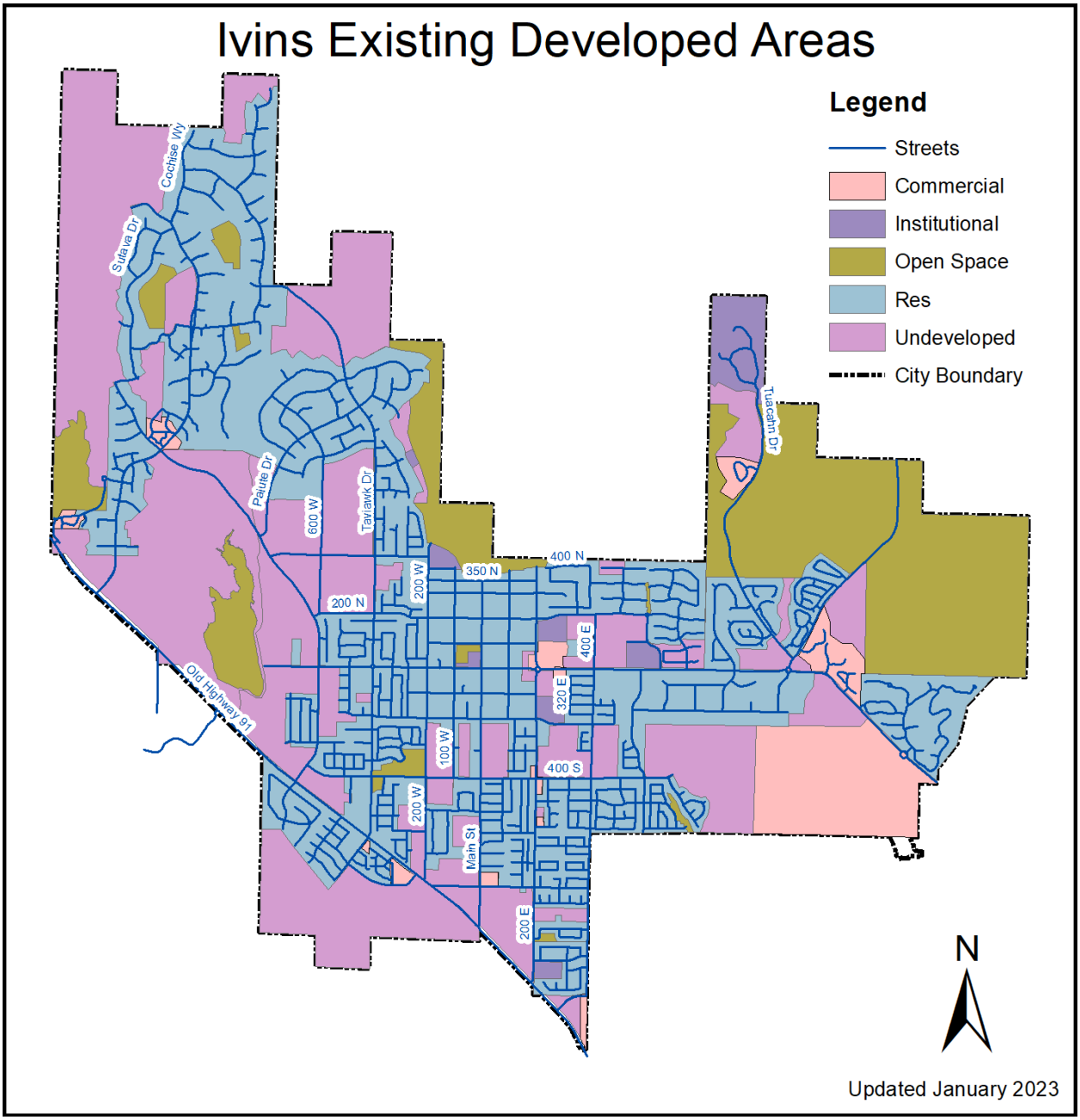
- Months 10-12: Complete one-time critical and high-priority actions. Evaluate overall progress and adjust plans for the following year. Prepare a comprehensive progress report.

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.

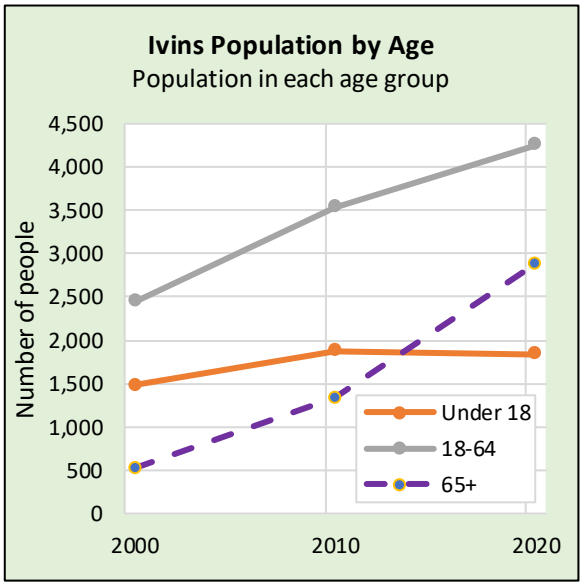
Population by Age: Comparing Cities

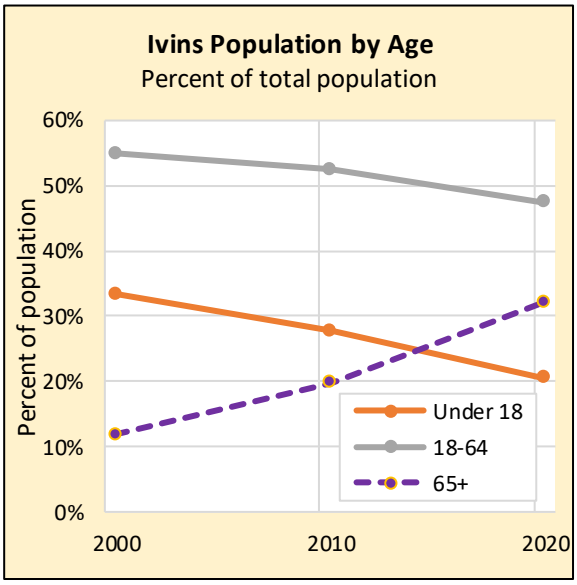
Age Group	Ivins	Santa Clara	St George	Washington	Hurricane
Under 18	**20.1%**	26.3%	25.4%	26.4%	20.9%
18-64	**47.6%**	57.4%	52.0%	55.0%	57.0%
65+	**32.3%**	16.3%	22.6%	18.6%	22.1%

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: SUMMARY OF GENERAL PLAN ACTION STEPS

Many of the action steps in the various chapters of this General Plan are similar because they apply to more than one chapter. This summary combines similar action steps, eliminates duplication and groups related action steps under clear, specific themes. It maintains the original intent while improving clarity, making it easier to manage and track progress across distinct areas of focus.

1. Ordinance Updates and Enforcement

- Ivins will ensure ordinances are regularly updated to align with the goals outlined in the General Plan. Land use regulations will be revised to limit transient lodging to only those parcels that currently allow such use.
- As development progresses, City staff will monitor new construction to ensure compliance with regulations, minimizing negative impacts on existing residents.
- Grading and excavation will also be closely watched to prevent land scarring and control blowing dirt, ensuring adherence to approved plans.

2. Preservation of Open Space and Natural Resources

- A comprehensive plan will identify parcels important for preservation, including visually significant land, large pastures, wildlife corridors, and habitat spaces.
- The Open Space Committee will develop strategies for acquiring these properties through funding, conservation easements, and Transferable Development Rights (TDRs).
- Clustering and buffering will be implemented in areas containing designated open space and parks to preserve these resources while maintaining net density.

3. Incentivizing and Supporting Sustainable Development

- Developers will be incentivized to provide open spaces within neighborhoods to foster a sense of community.
- Traditional neighborhood developments, with varied lot and home sizes, will be encouraged to promote inclusivity and reduce the exclusivity of certain developments.
- Pedestrian-oriented developments, with paths and open space systems connecting to trails, will be prioritized.
- Buffers will be maintained between commercial and residential areas.

4. Hillside Excavation and Land Reclamation

- Hillside excavation should be avoided, but where unavoidable, cuts will be fully reclaimed to a natural appearance, landscaped, or screened from view.
- Problem soils will be identified and mitigated in all developments, and geologic and soils reports will be required for each project.

5. Open Space Committee and Preservation Strategies

- The Open Space Committee will remain responsible for preserving undeveloped open space. Strategies will include purchasing development rights from legacy farming families and partnering with conservation groups.
- The City will also consider acquiring public lands within the annexation area for use as schools, parks, or open space.

6. Enhancing Buffers and Landscaping

- A plan will be developed to install landscape buffers along old Highway 91 and other key streets.
- Buffer requirements will be reviewed and modified as needed, ensuring that arterial and collector streets with paved trails have attractive landscape features.
- Trails will be widened to 12 feet where necessary to accommodate increased use.

7. Noise Mitigation and Habitat Protection

- City Code will be updated to mitigate noise from commercial developments through buffers like walls and vegetation.
- The City will support the Habitat Conservation Plan for the Desert Tortoise and other endangered species.
- Hillside excavation cuts will be reclaimed, landscaped, or screened from view.

8. Trail and Open Space Accessibility

- Trail master plans will be reviewed to ensure they provide adequate access to open spaces.
- Additional buffering and trail width increases will be considered to accommodate higher usage.
- The City will work with other entities to remove non-native species, such as tamarisks, from dry washes.

9. Ensuring Adequate Public Facilities

- All planned developments must provide proof of adequate public facilities and resources to serve the project. This ensures infrastructure can support new development, contributing to the community's sustainability and livability.

10. Community Connection and Open Space Systems

- A system of open spaces will be created and distributed throughout neighborhoods to foster community connection and enhance social interaction. This will promote a higher quality of life by maintaining natural spaces and encouraging resident engagement with nature and neighbors.

11. Addressing Housing Needs and Affordability

- The City will continue to review and update ordinances to address housing affordability, ensuring alignment with state requirements and the General Plan.
- The City will collaborate with the building community, private landowners, and public entities to address workforce and middle-income housing needs.
- Consideration may be given to creating a local Housing Authority to work with existing Land Trusts.

12. Advocacy and Local Land Use Authority

- The City will collaborate with state legislators to avoid unjustified mandates and protect local land use authority. This will ensure local governance remains effective in addressing the community's unique needs without undue interference.

13. Affordable Housing Task Force

- The Affordable Housing Task Force will remain active, and its recommendations will be carefully considered. These recommendations will guide the City's efforts to provide affordable housing solutions that align with community needs.

14. Water Infrastructure and System Management

- The City will continue to enforce and refine watercourse protection and stormwater management regulations.
- Opportunities to combine the KWU water system with the city's culinary system will be explored to improve efficiency.
- Long-term water infrastructure replacement will be budgeted for, and periodic updates to master plans and rate studies will be made to meet future goals.

15. Flood Management and Drainage Policies

- The City will develop a plan to manage peak storm flows, increase detention in stormwater systems, and protect floodable areas.
- Natural watercourses will be preserved, and channelization discouraged.
- Drainage systems will be designed to handle a 25-year flood event, and a combination of channels and roadways will be used for 100-year events to protect life and property.

16. Secondary Water and Irrigation Systems

- To support a functional city-wide irrigation system, the City will explore reliable secondary water sources.

- Opportunities to combine the city's secondary water delivery with the Ivins Irrigation Company's system and storage options will be evaluated.

17. Water Conservation and Metering

- The City will replace water meters with Advanced Metering Infrastructure (AMI) systems and promote AMI monitoring to quickly identify leaks.
- Transparent Water Billing will educate residents about usage, and irrigation standards will be developed for new construction.
- Low-water-use turf grasses will be encouraged where turf is permitted.

18. Construction Innovation and Housing Design

- The City will explore alternative construction techniques and innovative housing designs.
- Zoning ordinances will be revised to ensure new developments blend seamlessly with adjacent areas.
- Standards for manufactured and modular homes will be established to provide affordable, aesthetically consistent housing options.

19. Maintaining Small-Town Character in Commercial Development

- Ordinances will be reviewed to ensure commercial development aligns with Ivins' small-town character.
- In most cases, modest-scale buildings will be required, and all commercial architecture must be considerate of important viewsheds and complementary to the surrounding environment.

20. Tourism Management and Revenue Strategies

- Strategies will be developed to ensure tourism benefits the community beyond generating tax revenue.
- The City will explore implementing a resort community tax if the transient room capacity reaches or exceeds 66% of the permanent population.

21. Adapting to Work-from-Home Trends

- Recognizing the shift toward remote work, the City will revise home occupation ordinances to offer flexibility for residents working from home. This will support the changing workforce while maintaining neighborhood harmony.

22. Traffic Calming and Road Management

- Traffic-calming designs will be incorporated into collector and arterial streets, particularly in residential neighborhoods.

- The City will also set up a reserve fund to cover road replacement costs.
- The Transportation Master Plan will be updated every five years to include active transportation elements and account for the growing infrastructure demands from tourism.

23. Bicycle Infrastructure and Active Transportation

- Bike stands will be installed at new and existing commercial developments, and amenities such as benches and drinking fountains will be added to pedestrian and bicycle paths.
- A citizen bike advisory group will be formed to assess needs, and bike repair stations will be installed in key locations.

24. Parking and Pedestrian Safety

- The City will update parking requirements to reflect growth in tourism and commercial activity.
- Speed tables will be considered at crosswalks near roundabouts, and safety crosswalks with lights will be considered for high-traffic areas such as Snow Canyon Parkway and Center Street.

25. Infrastructure Improvements and Lighting

- Power lines along Old Highway 91 will be buried.
- Outdated cobra streetlights will be replaced with night-sky-friendly alternatives.
- The City will also analyze the impact of emerging transportation technologies such as electric and autonomous vehicles on infrastructure needs.

26. Public Safety Personnel and Staffing

- Ivins will retain highly trained and well-equipped Public Safety personnel.
- The City will maintain at least two fire stations with adequate staffing and pursue expansion of the Center Street Fire Station to meet growth needs.

27. Public Safety Equipment and Facilities Upgrades

- The City will budget for regular upgrades and replacements of Public Safety equipment and apparatus.
- The animal shelter will be expanded as needed, and additional animal control staff will be hired as the city grows.
- Volunteer groups will be encouraged to continue supporting the city's no-kill shelter.

28. Community Engagement and Safety Programs

- Programs like Neighborhood Watch and CERT (Community Emergency Response Teams) will be expanded to encourage residents to participate in maintaining public safety. These programs will foster a sense of preparedness and vigilance within the community.

29. Improving ISO Rating and Fire Services

- The City will consider actions to improve its ISO rating to 3, further enhancing the quality of fire services. Regular assessments will ensure the city's fire and emergency services remain top tier.

30. Financial Planning and Infrastructure Management

- Ivins will regularly review impact fees to ensure new developments contribute proportionately to infrastructure costs.
- The City will also budget for future service levels and infrastructure replacement, and maintenance schedules will be developed to maximize the useful life of public facilities.

31. Sustainable Energy and Grant Funding

- Ivins will seek grants to expand solar generating capacity on municipal facilities, supporting its sustainability goals. This will reduce energy costs and promote renewable energy use throughout the city.

32. Public Works, Cemetery, and Regional Park Expansion

- The City will plan for the expansion of the public works yard and cemetery.
- Additionally, Ivins will carefully plan, budget for, and develop the regional park property acquired through the BLM's R&PP Grant process.

33. Waste Management and Recycling

- Ivins will maintain a mandatory curbside recycling program but will include a hardship provision to exempt low-income households.
- The City will support the Washington County District's goal to reduce the amount of solid waste sent to landfills.

34. Educational and Community Resources

- The City will advocate for Washington County to establish a public library in Ivins and will encourage the development of specialized schools and higher education institutions within the city.

35. Open Spaces and Active Transportation Development

- Ivins will develop and maintain open spaces, parks, and recreational areas to support residents' physical and mental well-being.
- Streetscapes will be designed with active transportation in mind, prioritizing pedestrian and bicycle infrastructure.

36. Community Health Initiatives and Senior Care

- The Healthy Ivins Coalition will develop and implement a comprehensive community health plan.
- The City will also assess the feasibility of establishing short- and long-term care facilities for its senior population.

37. Recreation Planning and Expansion

- The City will ensure that parks, trails, dog parks, and recreational amenities are maintained and expanded to meet community needs.
- Ivins will also explore the feasibility of developing a community recreation center.

38. Cemetery Expansion and Streetscape Improvements

- Ivins will plan for cemetery expansion and allocate funds to complete landscape medians and streetscapes as outlined in the Transportation Master Plan.

39. Promoting the Continuation of the RAP Tax

- The City will develop a plan to promote the continuation of the Recreation Arts & Parks (RAP) tax, which is set to expire in 2024. This will ensure continued funding for arts and cultural activities in the community.

40. Arts and Cultural Collaboration

- The Arts Commission will be encouraged to foster collaboration among all arts organizations in the city, strengthening community engagement and the impact of cultural initiatives.

APPENDIX E: 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.

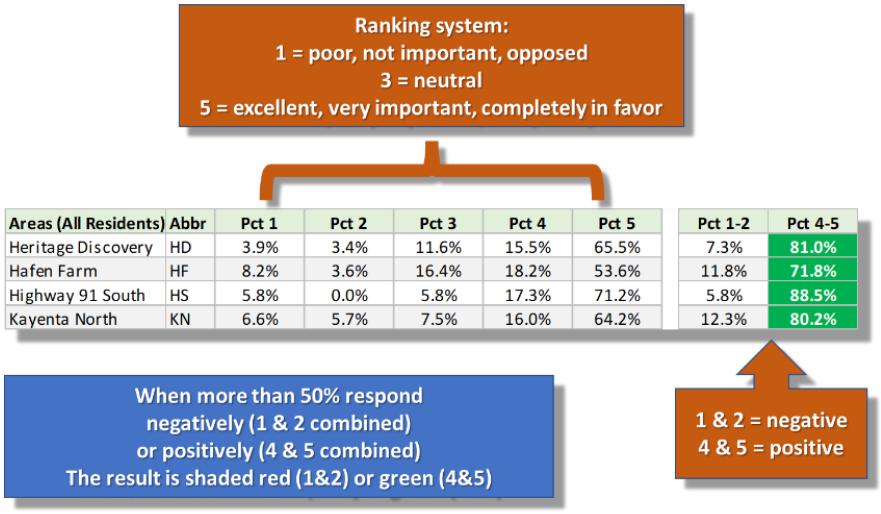
Why Conduct This Survey?

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.



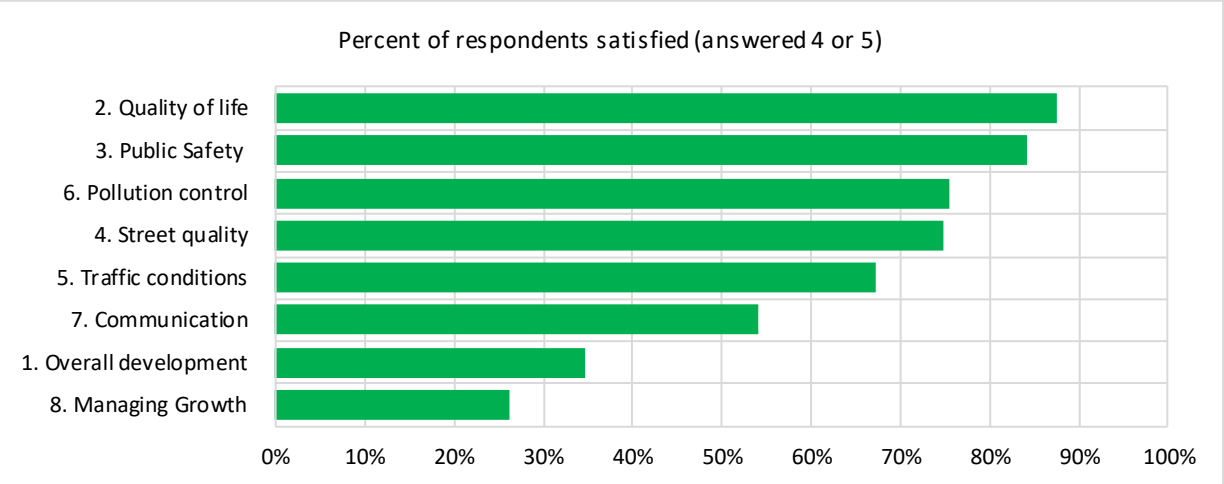
Areas (All Residents)	Abbr	Pct 1	Pct 2	Pct 3	Pct 4	Pct 5	Pct 1-2	Pct 4-5
Heritage Discovery	HD	3.9%	3.4%	11.6%	15.5%	65.5%	7.3%	81.0%
Hafen Farm	HF	8.2%	3.6%	16.4%	18.2%	53.6%	11.8%	71.8%
Highway 91 South	HS	5.8%	0.0%	5.8%	17.3%	71.2%	5.8%	88.5%
Kayenta North	KN	6.6%	5.7%	7.5%	16.0%	64.2%	12.3%	80.2%

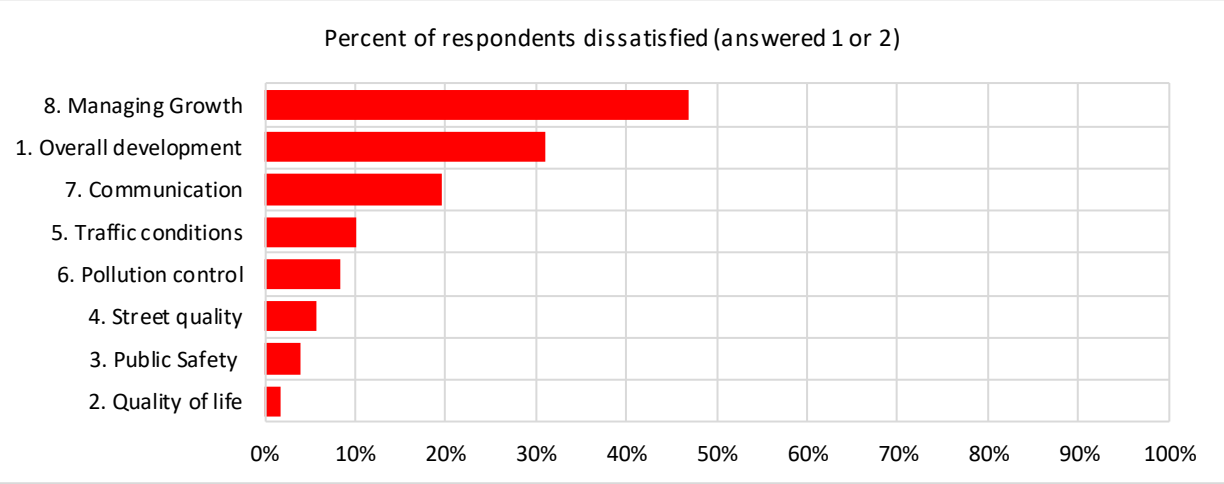
Organization of Tables & Ranking System

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

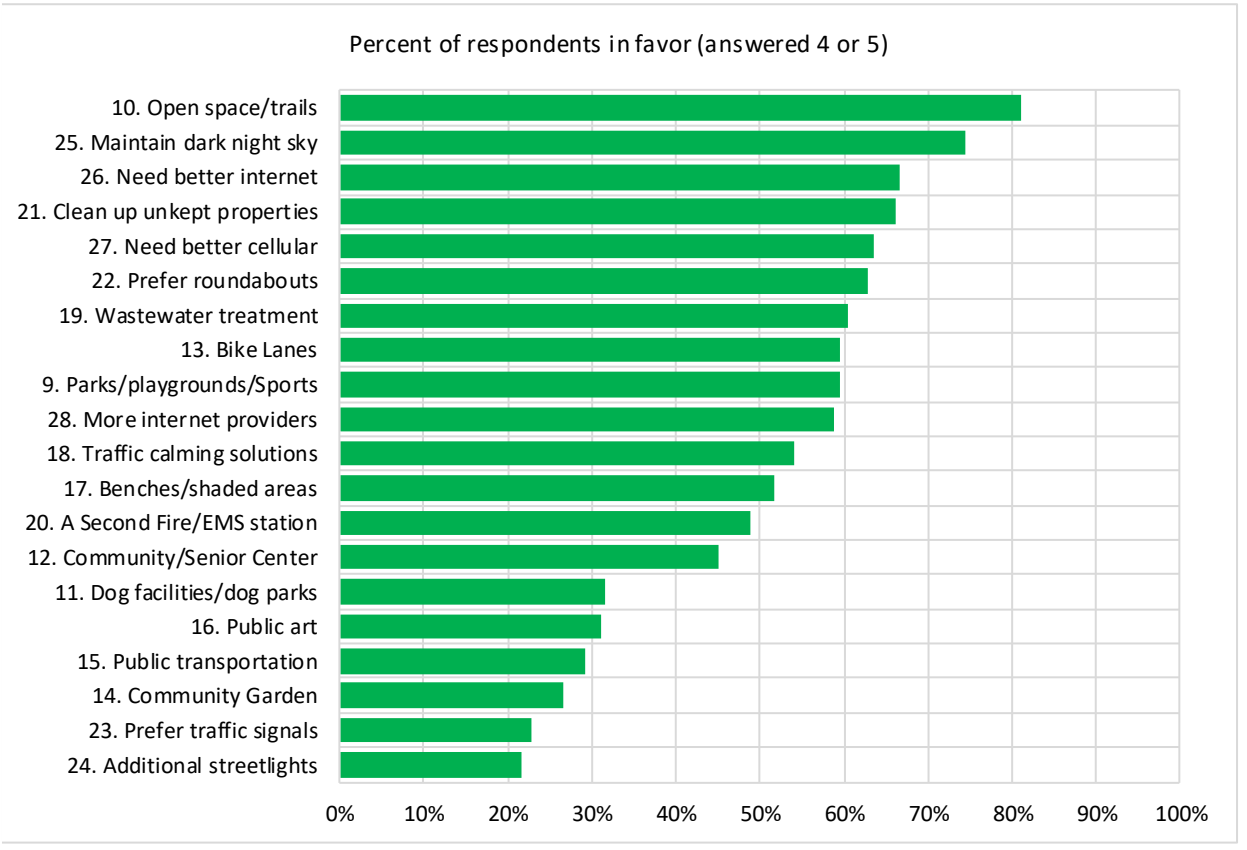
	Pct 1-2	Pct 3	Pct 4-5
1. How satisfied are you with the overall development of the city?	30.9%	34.5%	34.6%
2. How would you rate your quality of life in Ivins City?	1.8%	10.6%	**87.6%**
3. How would you rate public safety in Ivins City (Police/Fire/EMS)?	3.9%	11.8%	**84.3%**
4. How would you rate street 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%





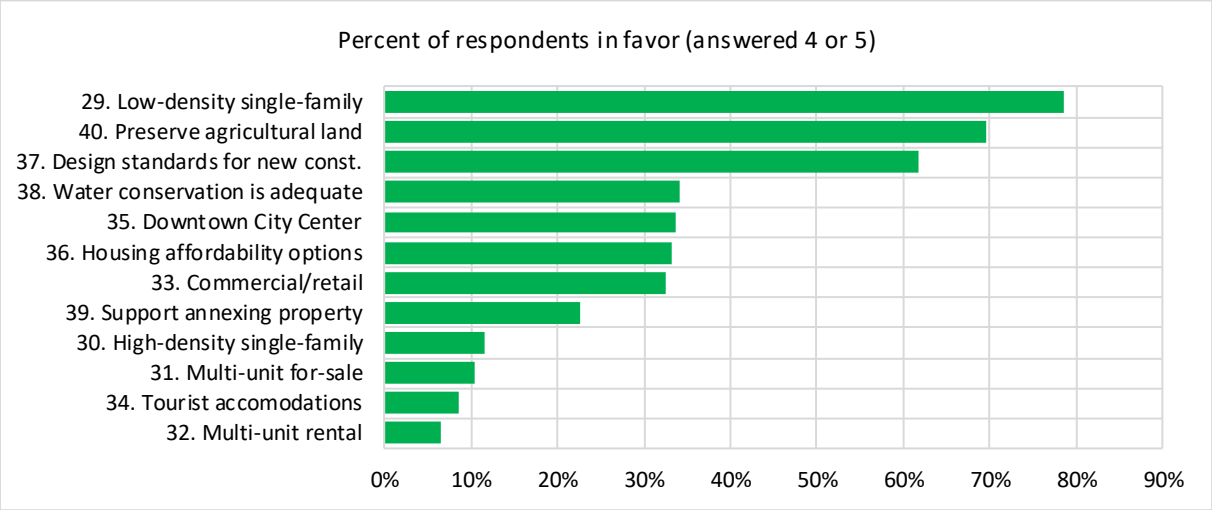
ALL NEIGHBORHOODS/ALL HOUSEHOLDS
WHAT RESIDENT NEEDS SHOULD IVINS CITY FOCUS ON?

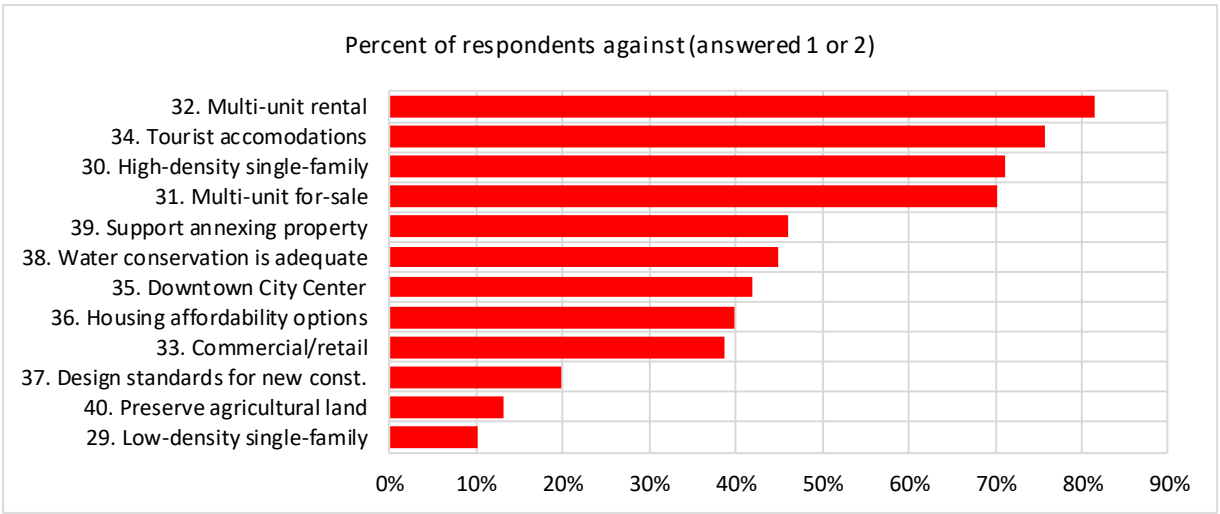
	Pct 1-2	Pct 3	Pct 4-5
9. Parks and/or playgrounds/outdoor sport space	15.3%	25.2%	59.5%
10. Open space and/or trails	6.1%	12.8%	81.1%
11. Dog facilities / dog parks	40.6%	27.9%	31.5%
12. Build a Community/Senior Center and/or a City Recreation Center.	30.3%	24.6%	45.1%
13. Bike lanes	21.1%	19.4%	59.5%
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?

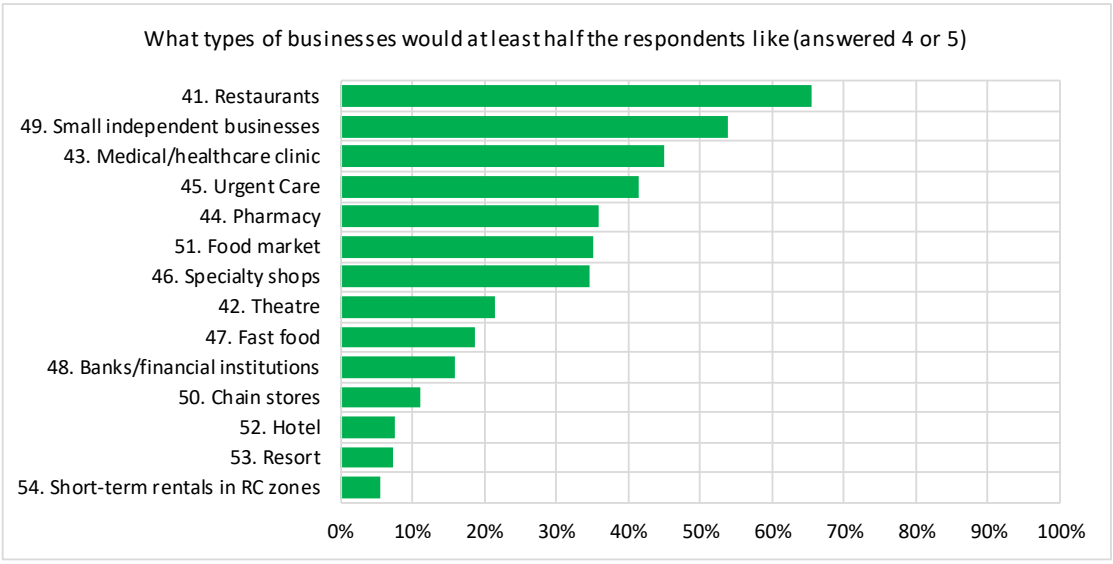
	Pct 1-2	Pct 3	Pct 4-5
29. Low-density single-family residential development	10.1%	11.4%	**78.5%**
30. High density single-family residential development	**71.0%**	17.5%	11.5%
31. Multi-unit for-sale development (townhomes/condominiums)	**70.3%**	19.4%	10.3%
32. Multi-unit rental development (apartment 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%**

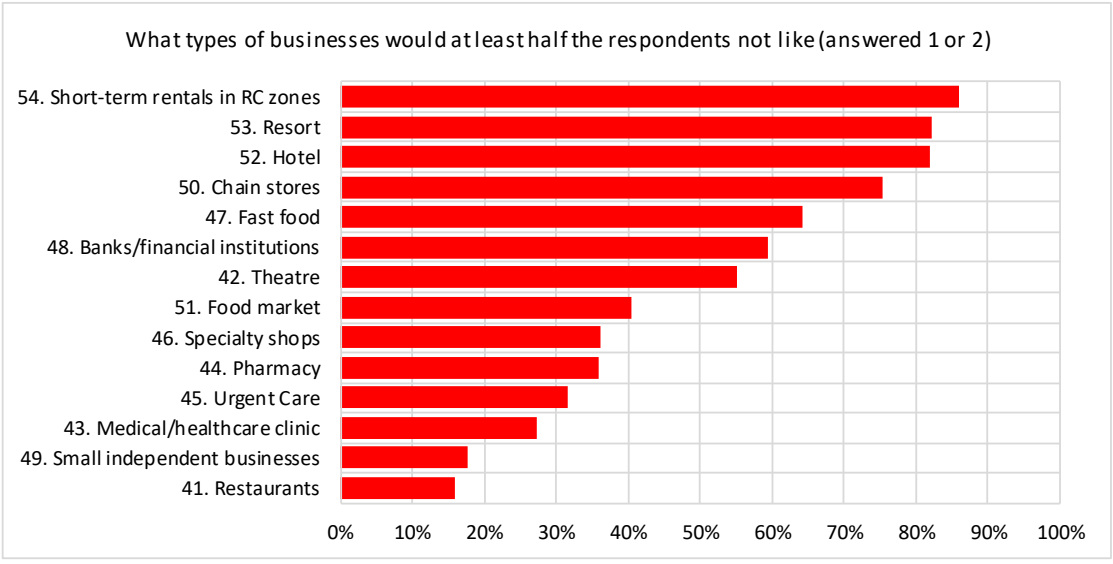




ALL NEIGHBORHOODS/ALL HOUSEHOLDS
WHAT TYPES OF BUSINESSES WOULD YOU LIKE TO SEE ENCOURAGED?

	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%





APPENDIX F: CHATGPT REVIEW OF OUR POLICIES & ACTION STEPS

The policies and action steps in the General Plan are the result of months of work by the Planning Commission and more months of work by the City Council. Once they were completed, we recognized there was duplication of the intent of some policies and action steps and some ambiguity. And there were a lot of policies and action steps. So we decided that organizing them into topics would be helpful.

We decided to use ChatGPT to eliminate duplication, reduce ambiguity, and organize the policies and action steps into topics. But we wanted to be certain that ChatGPT did not change the intent of any policies or action steps. So we asked ChatGPT how to do that and followed its advice.

What we asked ChatGPT:
Our City Council has come up with bullet lists of policies and action steps for our general plan. There is some duplication and some of the wording creates ambiguity. We would like ChatGPT to fix these and any other problems and then reorganize the policies from their current bullet point format to be organized by topic, with three to five topics and then present the policies for each topic in sentences. And then do the same for the action steps. But we are concerned that the meaning and intent of the policies and action steps are not changed. So, how do we ask ChatGPT to improve the policies and action steps and change how they are organized as mentioned above, without changing the meaning or intent?

ChatGPT said:
You could phrase your request to ChatGPT as follows: "Please improve the clarity of the policies and action steps by eliminating duplications and clarifying ambiguous language. Organize them into three to five main topics, and instead of bullet points, present the policies under each topic as sentences in a paragraph format. Ensure that the original meaning and intent are fully preserved. After that, create a 'track changes' version to highlight the specific changes made, showing how the original and revised versions differ. The goal is to streamline and clarify, not to alter the substance. Please provide both the final organized version and the comparison version." This way, your colleagues will know that the goal is clarity and organization, not content modification.

We followed ChatGPTs recommendation. The result is a General Plan with the policies and action steps we wrote, but organized and clarified by ChatGPT.

APPENDIX G: INDEX

Affordable housing: 7, 10, 14, 15, 33
Agriculture: 2, 8, 23
Air quality: 17, 23, 24
Ambulance services: Page 19
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