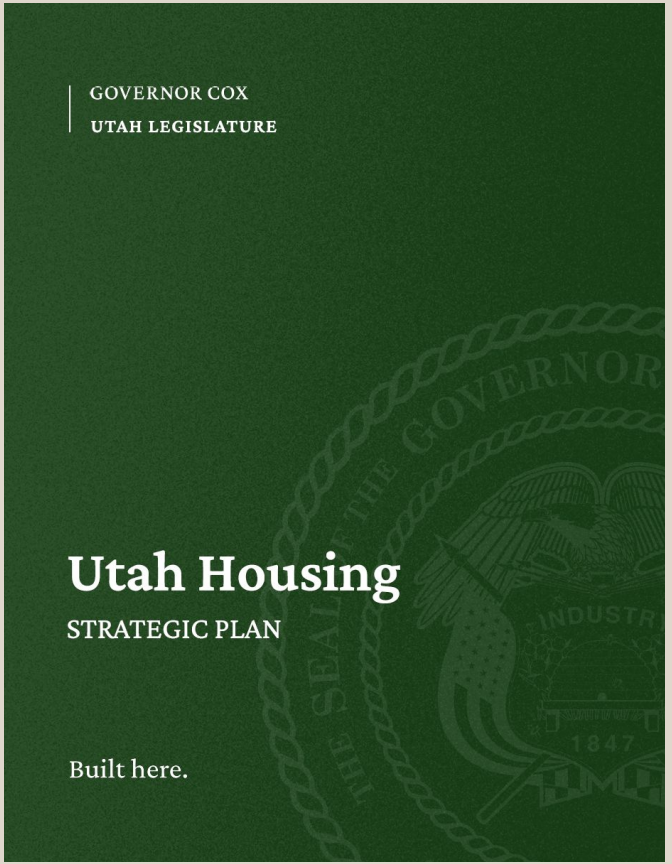


ANASAZI RIDGE

SITLA Ivins 40 Site - Old Hwy 91

Important Takeaways

- Only 9% of Utahns can afford the median-priced home.
- The median age of first time homebuyers is 38.
- Over 45% of renters in UT are considered rent burdened, with nearly 20% spending more than 50% of their income on rent. (GPI)
- Utah needs 274,000 new housing units to meet demand.



Local Workers Need Attainable Housing



> I couldn’t survive in Ivins with the current home prices. Even with my wife & I both working, we couldn’t qualify for a home in Ivins. We’d love to be able to live close to where we work.

- Kade Beaumont

Resident of Paragonah
Commutes 2 hours each day to work in Washington County



Public / Private Partnership that Benefit Community

- Create Homes for residents to Live, Work, & Raise families
- Create local jobs & opportunities - with a commitment to use local contractors whenever possible.
- Align the City with the State's priority to create 35,000 starter homes.
- Collaborate to minimize disruption & follow city construction standards.

A top priority for Governor Cox



> Barriers to homeownership & affordable housing are the single greatest threat to Utah's prosperity. A lack of affordable housing holds back our workforce, weakens our economy, and keeps Utahns from achieving the American dream.

- Gov. Spencer J. Cox

Utah Housing Strategic Plan 2025

Ivins Moderate Income Housing Plan

Ivins City desires to have a variety of different housing types. Historically, density bonuses in overlay districts have been established to encourage moderate-income housing. As construction and land costs vary, Ivins will continue to evaluate new solutions and potential financial opportunities for the housing needs of our residents, **including possible annexation opportunities. The City will look for areas of higher densities to best complement our diverse neighborhoods**. We will look for land use planning standards for mixed-use housing projects along transportation corridors for easy connection throughout the community.

Ivins City leadership, Affordable Housing Committee and Staff seek ways to engage with State, Federal, and County agencies, School Districts, and neighboring communities to address our collective moderate-income housing challenges in a way that aligns with defining features of our General Plan. Ivins City will strive to accomplish these goals by considering amending our Land Use Plan and setting agendas for discussing each solution and moving forward with good legislation that encourages housing solutions. We will meet with other cities and inter-agencies to see where common ground can be found.



Our Team







- Anasazi Ridge Group (ARG)



Royal T is committed to providing housing opportunities for those that work in our region. A few key facts:

- Based in St. George
- 20+ years serving Washington County
- Completed >150 lots in Ivins in 3 years
- >90 employees in the region



VITAL LANDS

Vital Lands is a development firm dedicated to building vibrant, sustainable communities.

- Locally owned and operated in Washington County
- 25+ years of combined experience in land development and infrastructure financing
- Managing 620 + acres of active communities in Southern Utah
- Specialists in real estate development, public financing, and home sales.



WALL2WALL CONSTRUCTION

Wall2Wall is locally owned and has been in operation since 2014. A few key facts:

- Built over 100 homes in Washington County
- Working with > 30 locally-owned businesses and 150 employees
- Recipient of 2024 Hearthstone Hero Award from the Housing Action Committee
- SUHBA Board of Directors member

SITLA RFP Parameters

SITLA issued an RFP in 2024 for ~40 acres adjacent to Ivins. The RFP included 3 key criteria:

1) Cost

Home prices must be under $400,000

2) Size

Lots between 3,000 and 4,000 sq. ft. and home sizes under 1,800 sq. ft.

3) Affordability

This is the first time SITLA considered housing affordability as a decision-making priority



ARG's RFP Response



254

Single family homes. Focused on starter homes for young families & smaller homes for empty nesters.



Price Point

Under $400,000
Weighted average cost is ~$375,000.



Home Sizes

Ranging from 1,000-1,400 sq. ft.



Tried & Tested

Based on existing product & adapted for local context.

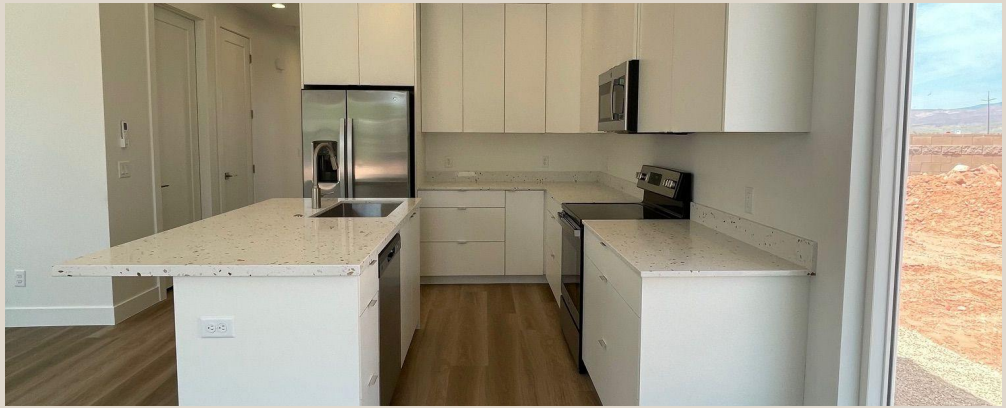




Example Homes

Developed by Wall2Wall Construction in Hurricane, UT.





Anasazi Ridge - Sample Home Rendering



Timeline

Sept. 2025
Anasazi Ridge Group Awarded Project

Nov. 2025
Public Meeting with City of Ivins

July 2026
Final Drawings & Permitting

Jul. ‘26 –’27
Horizontal Development

Oct. ‘26 – Jan. ‘28
Vertical Construction

We are Committed to Collaboration!

- We will work hard to minimize disruption during construction for Ivins' residents.
- A dedicated phone # and email will be provided for construction-related concerns



Thank You



Thank You



Home Affordability

Breakdown of affordability assuming 6.25% IR and 30 year loan term.

	Anasazi Ridge	Median Ivins Home
Cost of Home	$375,000*	$819,900**
Downpayment (5%)	$18,750	$40,995
Principal Balance	$356,200	$778,905
Monthly Payment	$2,193	$4,796
Annual Income Required	$79,755	$174,395
Median Income in Ivins**	$85,337	

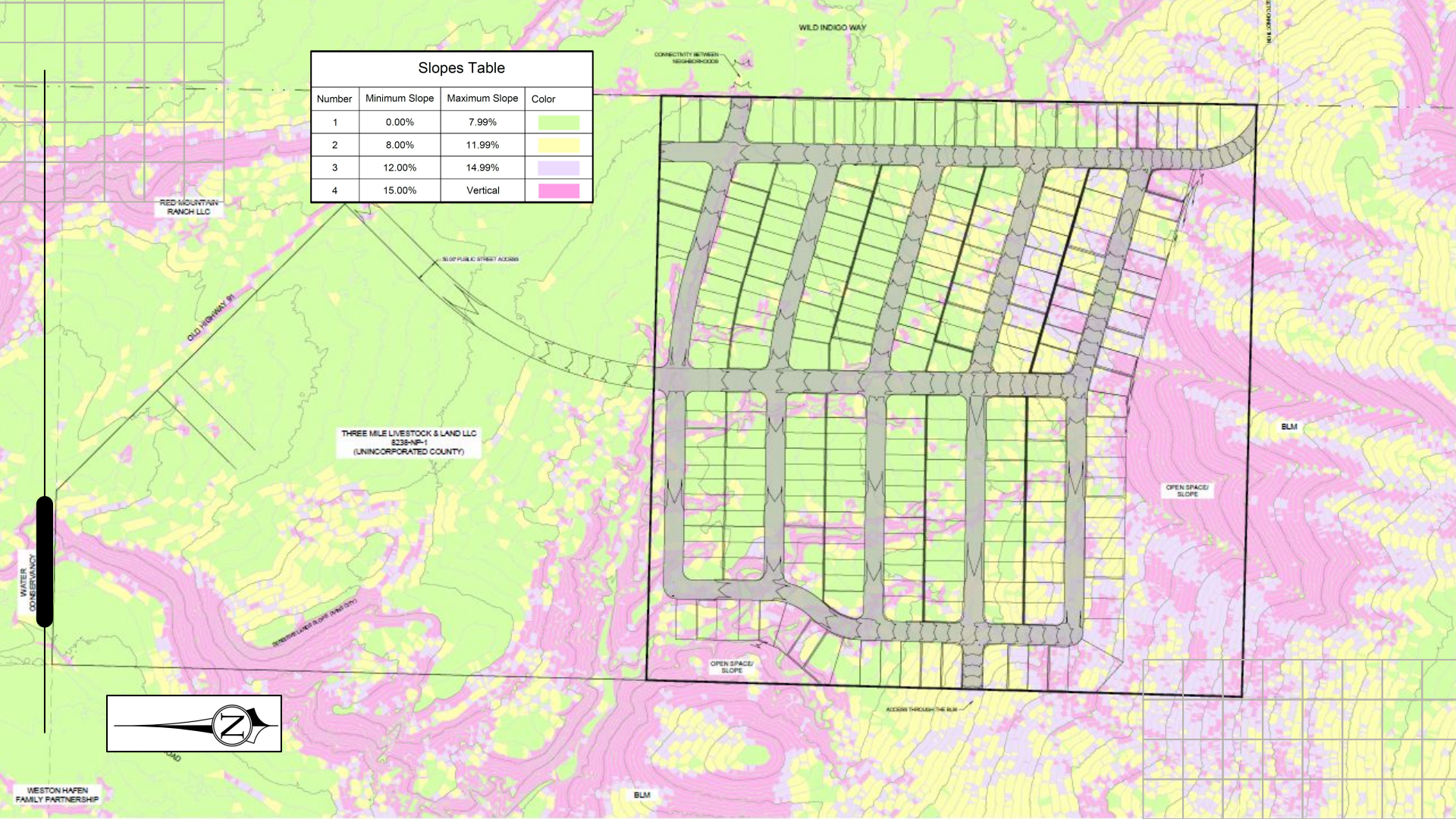
*** Weighted average cost of home**
****Median listing home price in Ivins per Realtor.com for September 2025**
****Median Income adjusted for inflation using 2020 median income in Ivins City Moderate Income and Affordable Housing Plan**

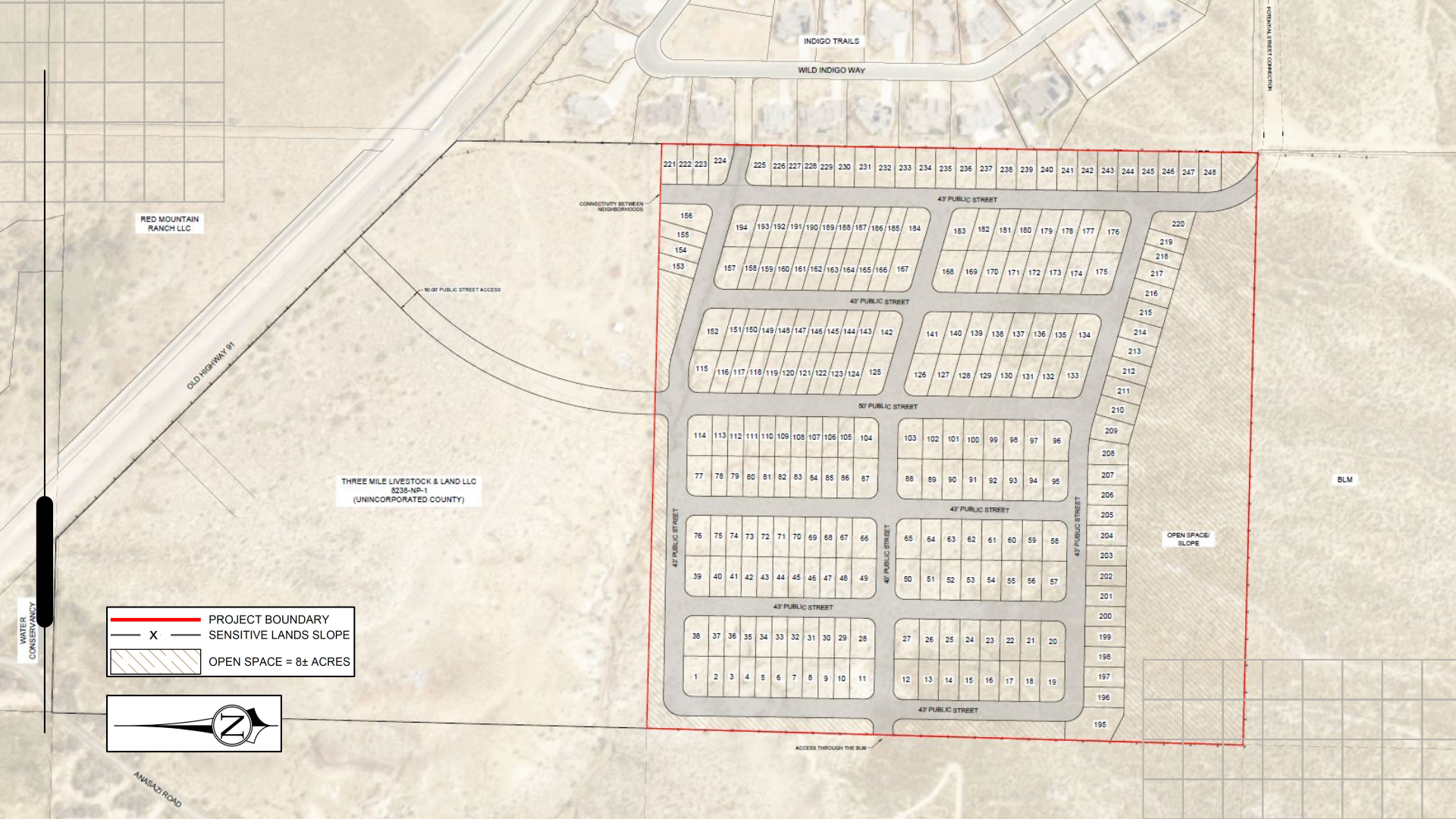


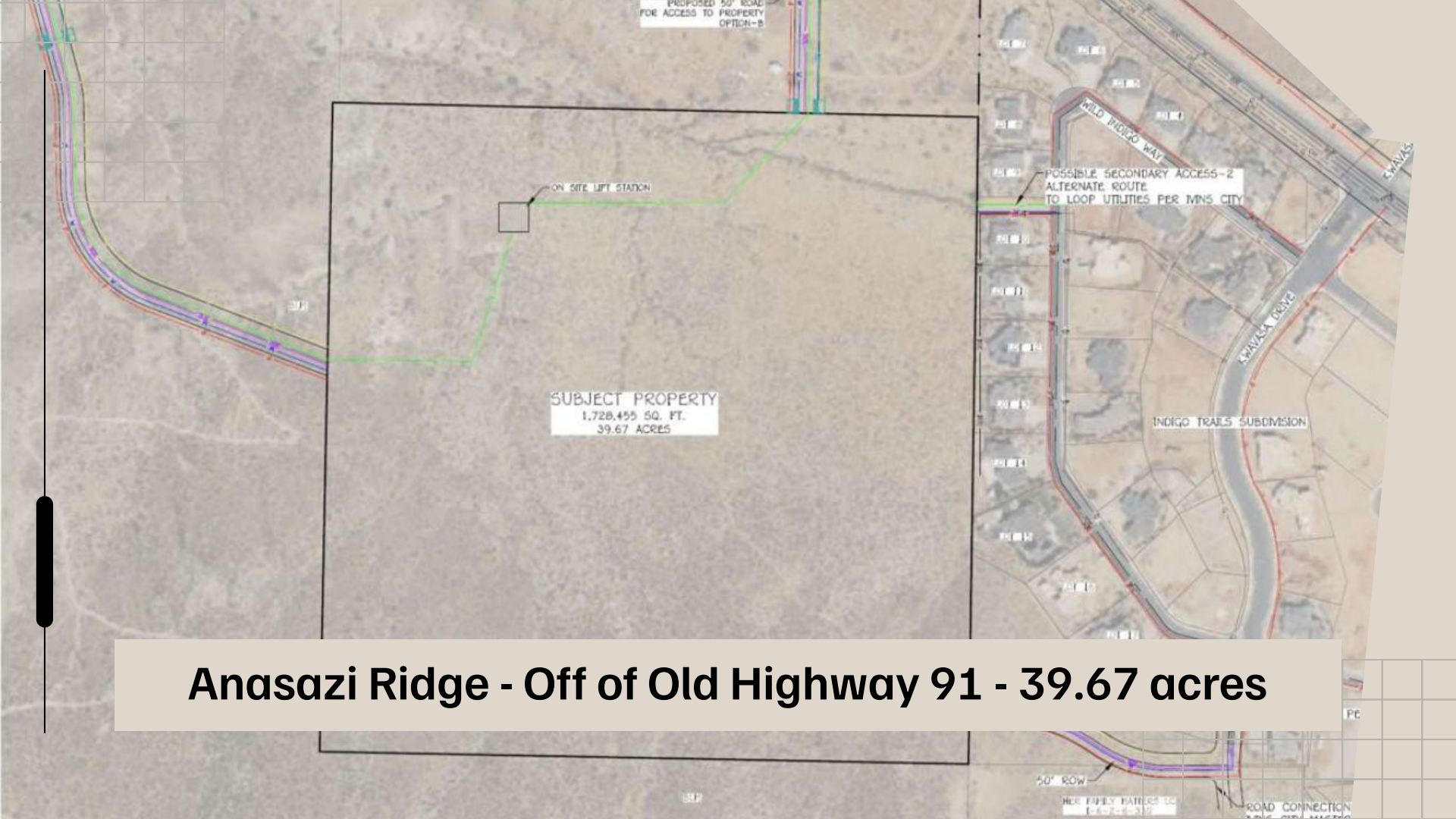
Silver Cliffs Overhead Drone - View Phase 1



Silver Cliffs Phase 2


Slopes Table
Number | Minimum Slope | Maximum Slope | Color
1 | 0.00% | 7.99%
2 | 8.00% | 11.99%
3 | 12.00% | 14.99%
4 | 15.00% | Vertical
WILD INDIGO WAY
CONNECTIVITY BETWEEN NEIGHBORHOODS
RED MOUNTAIN RANCH LLC
50.00' PUBLIC STREET ACCESS
OLD HIGHWAY 91
THREE MILE LIVESTOCK & LAND LLC
8238-NP-1
(UNINCORPORATED COUNTY)
BLM
OPEN SPACE/ SLOPE
WATER CONSERVANCY
OPEN SPACE/ SLOPE
ACCESS THROUGH THE BLM
WESTON HAFEN FAMILY PARTNERSHIP
BLM


INDIGO TRAILS
WILD INDIGO WAY
POTRERO LA STREET CONNECTION
RED MOUNTAIN RANCH LLC
CONNECTIVITY BETWEEN NEIGHBORHOODS
50.00' PUBLIC STREET ACCESS
OLD HIGHWAY 91
THREE MILE LIVESTOCK & LAND LLC
5238-NP-1
(UNINCORPORATED COUNTY)
WATER CONSERVANCY
ANASAZI ROAD
ACCESS THROUGH THE BLM
BLM
OPEN SPACE/ SLOPE
43' PUBLIC STREET
50' PUBLIC STREET
PROJECT BOUNDARY
SENSITIVE LANDS SLOPE
OPEN SPACE = 8± ACRES
N



Anasazi Ridge - Off of Old Highway 91 - 39.67 acres