Anasazi Commons

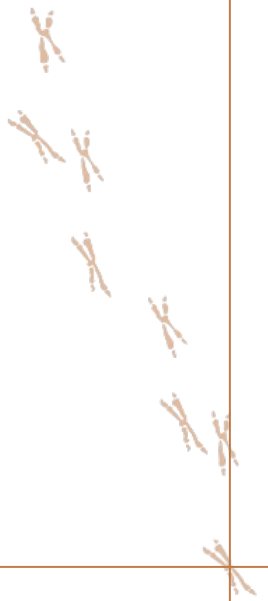
Attainable Housing Community

70 Acres | Ivins, UT



Purpose of Today's Discussion

- Identify Next Steps
- Review Feedback
- Review Project Revisions
- Discuss Site Feasibility



Next Steps

Where we are:

Petition for Annexation

Public Hearing and Annexation Agreement

Construction Drawings

Infrastructure Start

Helping Working Families Live in Ivins

- Teachers
- Firefighters
- Nurses
- Young families
- Those who are downsizing
- Seniors
- All the kids that grew up in Ivins

Homeownership Within Reach

Income Needed to Purchase a Home in Ivins		
	Current Market	**Anasazi Commons**
Home Price	~$695,000	Starting in the $350,000s
Household Income Needed	~$185,000	~$85,000

Examples of Local Working Households		
Profession	**Single Income**	**w/ Part-Time Spouse Income**
Teacher	~$66,000	~$86,000
Firefighter	~$78,000	~$98,000
Nurse	~$82,000	~$102,000

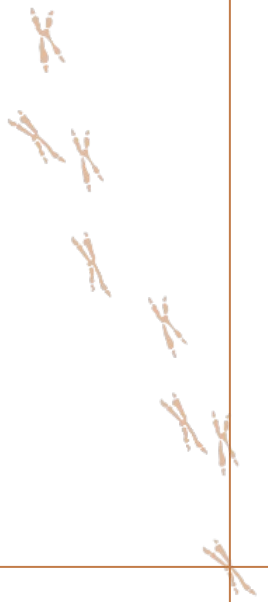
~$100,000 Less Annual Income Needed !

Designed for working families, first-time homebuyers, local workforce households, and seniors wanting to downsize.

Source: Zillow Housing Market Data (2026); U.S. Census Bureau QuickFacts (2020–2024). Income affordability estimates assume 5% down, 30-year financing, 5.5% interest rate, and housing costs at approximately 30% of gross household income.

Project Goals

- ✓ Attainable Homeownership
- ✓ Neighborhood Compatibility
- ✓ Responsible Development
- ✓ Long-Term Community Benefit



Recently Adopted Zone R-1-3

R-1-3 Zoning District (3,000 SF Lot minimum)

- Approved by Planning Commission: February 3, 2026
- Adopted by City Council: February 19, 2026
- Created to provide additional attainable homeownership opportunities
- Anasazi Commons proposes one of the first uses of this zoning district
- Consistent with the City's recently adopted housing policy

Ivins has already approved this tool. Anasazi Commons is simply putting it into action

Previous Site Plan

- Area: 70.1± Acres
- Total Doors: 398
  - 96 Townhomes
  - 302 Lots
- Commercial: 7 Acres
- Density: 6.3 DU/Acre



Feedback Received

- ➔ Hillside impacts
- ➔ Amenity
- ➔ Parking
- ➔ Open space
- ➔ Density
- ➔ Garages
- ➔ Project feasibility

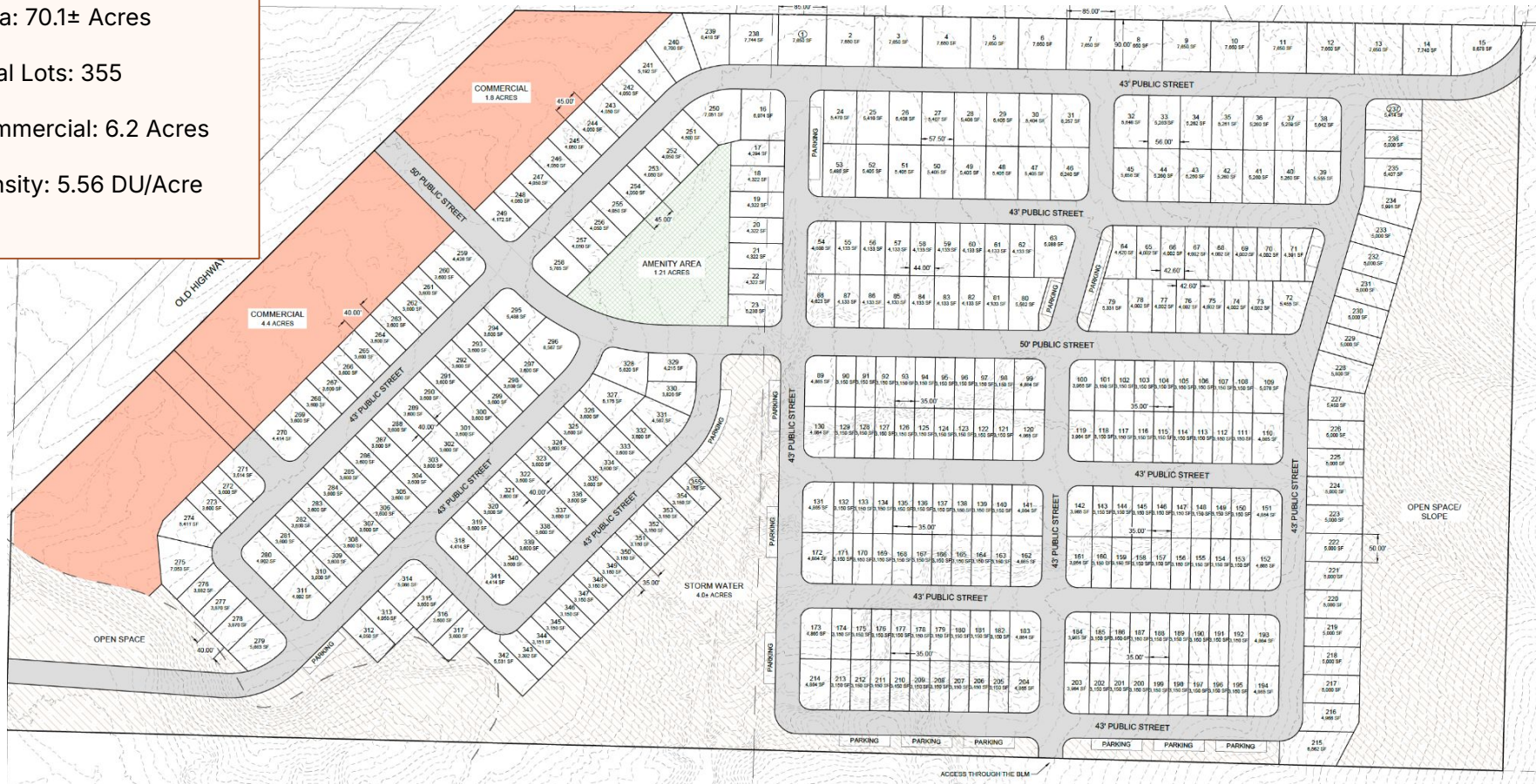
- Area: 70.1± Acres
- Total Doors: 398
  - 96 Townhomes
  - 302 Lots
- Commercial: 7 Acres
- Density: 6.3 DU/Acre



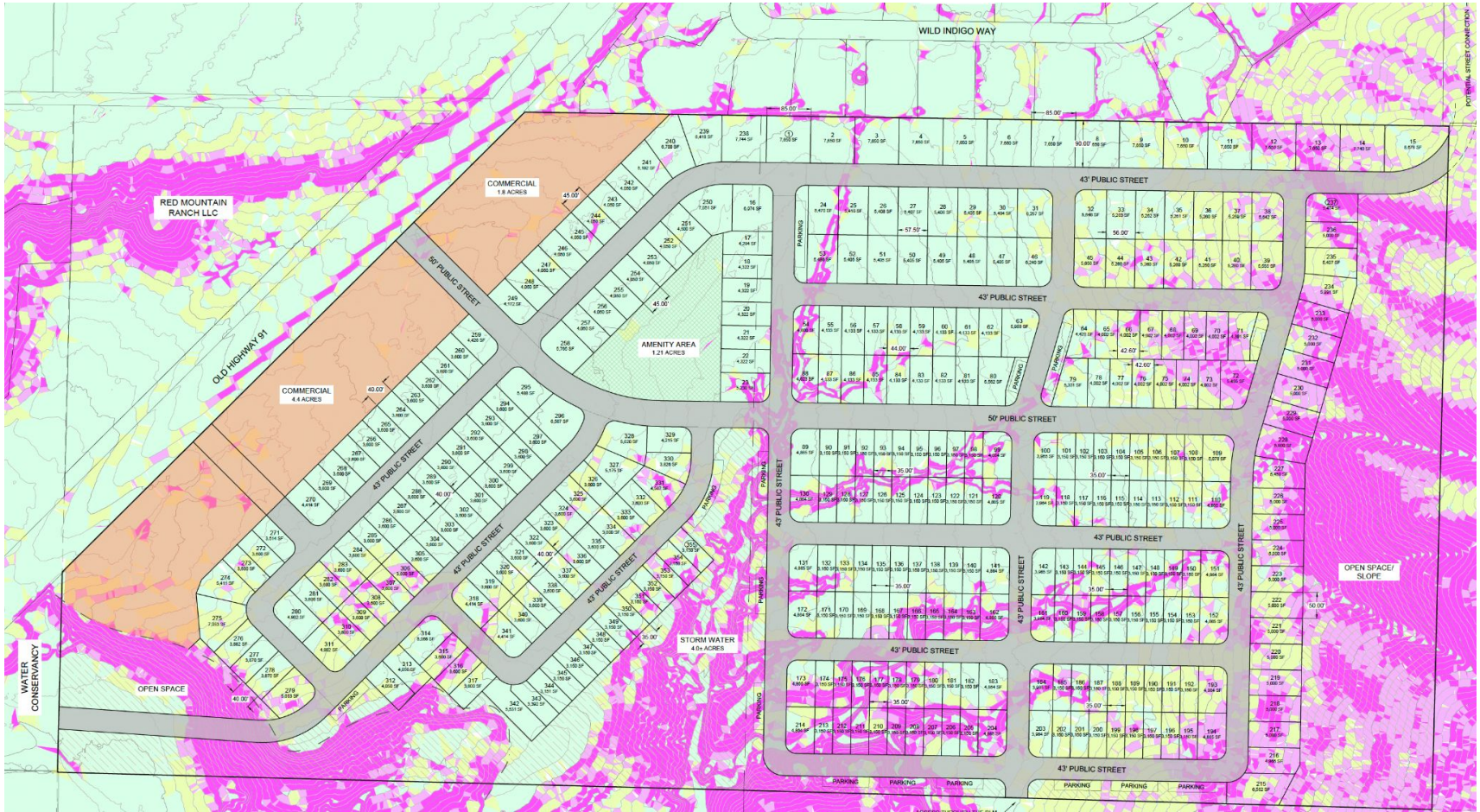
- Area: 70.1± Acres
- Total Doors: 355
  - 0 Townhomes
  - 355 Lots
- Commercial: 6.2 Acres
- Density: 5.56 DU/Acre

Project Updated Based on City Feedback

- Area: 70.1± Acres
- Total Lots: 355
- Commercial: 6.2 Acres
- Density: 5.56 DU/Acre



Slope Analysis



Can attainable housing be built here?
Home Design 1



Thoughtful Transition to Adjacent Neighborhoods

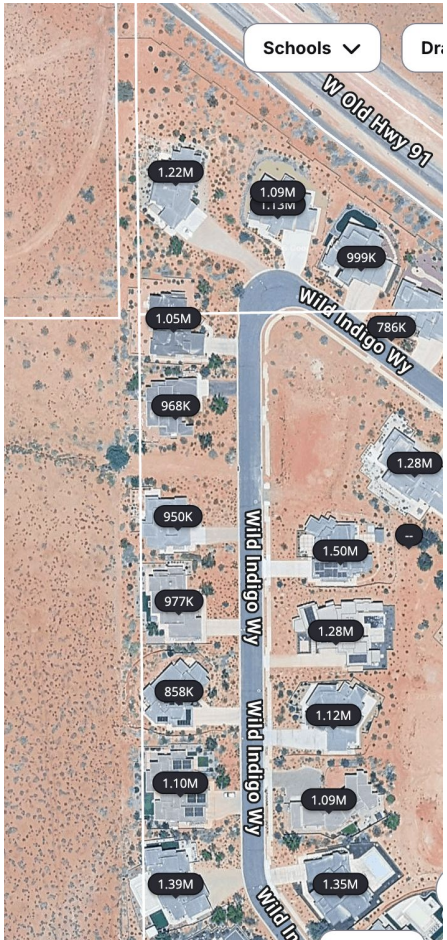
Neighboring Homes

- **Average Home Size: 2,383 SF**
- **Target Home Size:** ~1,950 SF

Key Design Elements

- Buffer homes located along the shared property line only
- No connecting roadway to adjacent neighborhood
- Graduated home size transition between communities
- Maintains compatibility while preserving attainable housing goals

~18% Reduction in Home Size Along the Buffer Edge



Home Design 2



Home Design 3



Home Design 4



Next Steps

Where we are:

Petition for Annexation

Public Hearing and Annexation Agreement

Construction Drawings

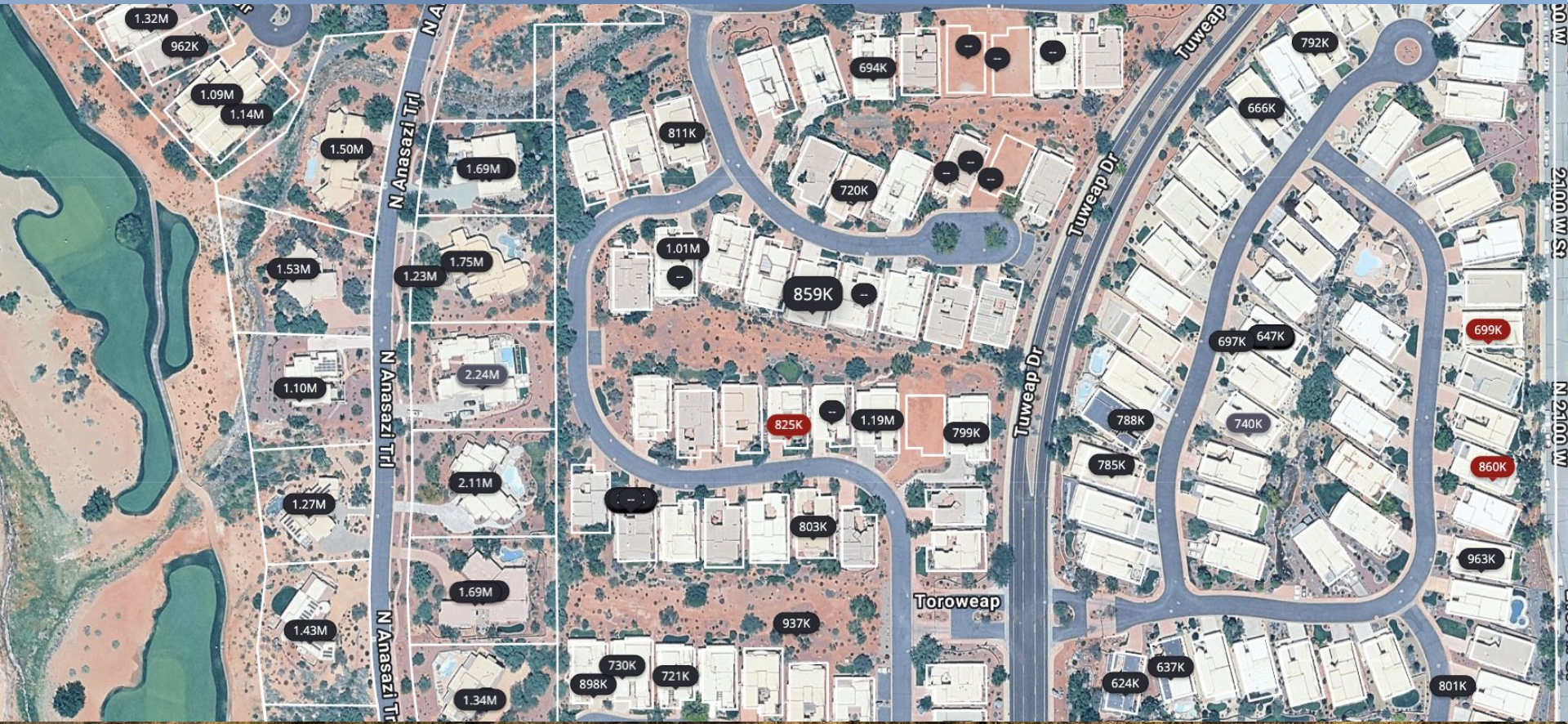
Infrastructure Start

Thank you




Remove Boundary
Re-center
W Old Hwy 91
Bella Vista
Wild Indigo Wy
Kwaxsea Dr
W 575 S
S Mojave Way
S Juniper Wy
Mojave Wy
Palo Verde Wy
Guy Ln
400 W St
Map


Bella Vista
Bella Vista
964K
841K
526
681K
895K
850K
1.71M
649K
876K
770K
528
1.56M
759K
1.14M
750K
1.08M
850K
672K
728K
811K
546
534
778K
758K
753K
723K
740K
664K
654K
764K
658K
466
S Mojave Way
S Mojave Way
S Mojave Way
S Mojave Way
S Mojave Way
Mojave Wy
S Fitness Wy
Normandy Rd
W Old Hwy 91
W Old Hwy 91
W Old Hwy 91
430
755K
605K
W Saguaro Wy
W Saguaro Wy
W Saguaro Wy
859K
641K
553K
557K
624K
792K
731K
442
654K
710K
736K
587
575K
W Ocotillo Wy
W Ocotillo Wy
W Ocotillo Wy
Lantana Wy
Lantana Wy
705K
707K
739K
617
747K
624K
549K
683


1.32M
962K
1.09M
1.14M
1.50M
1.53M
1.10M
1.27M
1.43M
1.69M
1.75M
1.23M
2.24M
2.11M
1.69M
1.34M
N Anasazi Trl
811K
694K
720K
1.01M
859K
825K
1.19M
799K
803K
937K
730K
898K
721K
Toroweap
Tuweap Dr
792K
666K
697K
647K
788K
740K
785K
699K
860K
963K
637K
624K
801K
2100 W St
N 2100 W