Land Use Evaluation Criteria

Evaluate all land use options through six lenses.

Lens 1: Character Preservation

Questions:

- Does this land use preserve community character?
- Does it protect significant viewsheds?
- Does it fit with surrounding neighborhoods?

Lens 2: Fiscal Sustainability

Questions:

- Does the land use generate positive revenue?
- Will it support future city services?
- Can infrastructure costs be maintained?

Suggested analysis:

- Revenue per acre
- Cost of service analysis
- Infrastructure impacts

Lens 3: Community Gathering

Questions:

- Can this area become a community destination?
- Does it encourage social interaction?
- Can it support restaurants, arts, retail, or public spaces?

Potential examples:

- Kayenta Art Village model
- Black Desert's Ivins Village model

Lens 4: Water Stewardship

Questions:

- Is this use compatible with long-term water supplies?
- Does it encourage conservation?

Lens 5: Economic Development

Questions:

- Will the use create jobs?
- Will it increase sales tax revenue?
- Is it compatible with Ivins' community vision?

Lens 6: Infrastructure Readiness

Questions:

- Are roads adequate?
- Are utilities available?
- What upgrades would be required?