Ivins City Staff Report
Planning Commission Meeting 08/04/2026

Agenda Item: Discuss and consider approving changes to the standard specifications for design and construction for Ivins City

Submitted by: Thomas Jorgensen, P.E., Public Works Director / City Engineer

Recommended City Council Action:
Approve the proposed revisions to the Ivins City Standard Specifications for Design and Construction.

BACKGROUND:

Ivins City maintains Standard Specifications for Design and Construction to establish consistent requirements for public infrastructure constructed within the City. These standards provide guidance to developers, engineers, contractors, inspectors, and City staff and help ensure that improvements are designed and constructed safely, consistently, and in a manner that supports the City's long-term operation and maintenance needs.

The standards require periodic updates to address changes in construction practices, materials, regulatory requirements, and lessons learned through the design, construction, inspection, and maintenance of public infrastructure. Staff has reviewed the existing standards and prepared revisions to Parts 1 and 2 of the specifications, along with several of the City's standard drawings.

FINDINGS AND ANALYSIS:

The proposed revisions include clarification of development improvement requirements, utility cuts within recently constructed streets, bonding and easement requirements, storm drainage and detention standards, low-impact development requirements, water service sizing, fire hydrant placement, utility layouts, and related construction requirements.

The update also includes revisions to several grading, irrigation, roadway, sewer, and water standard drawings. These changes generally update dimensions, materials, installation requirements, construction notes, and details to better reflect current City practices. A detailed summary of the proposed revisions is included on the first page of the attachment.

Revision clouds have been placed on the updated standard drawings to identify the specific portions of each drawing that are proposed to change. Except for the items identified by a revision cloud, the remaining portions of the drawings are intended to remain unchanged. The revision summary describes the modification represented by each revision cloud and should be used together with the drawings when reviewing the proposed changes.

SUPPORT MATERIALS:

- Summary of Proposed Standard Specification Changes

- Proposed revisions to Parts 1 and 2 of the Ivins City Standard Specifications for Design and Construction
- Proposed revised standard drawings

FINANCIAL IMPACT:

Approval of the proposed revisions will have no direct impact on the City's budget.

Respectfully Submitted:

Thomas Jorgensen, P.E., Public Works Director / City Engineer

Content Review:

Chuck Gillette, City Manager