July 15, 2026

Ivins City Council
85 North Main Street
Ivins, Utah 84738

Re: A Win-Win Proposal for Attainable Housing, Responsible Planning, and Preservation of the SITLA Property

Dear Mayor and Members of the Ivins City Council,

I respectfully submit this proposal for your consideration regarding the location of the proposed attainable housing development.

First and foremost, I strongly support the need for attainable housing in Ivins. Providing housing opportunities for teachers, first responders, healthcare professionals, young families, and members of our workforce is essential to maintaining a healthy and thriving community. I fully support Governor Spencer Cox's initiative to increase Utah's attainable housing supply and believe Ivins has an opportunity to play an important role in helping fulfill that vision.

My concern is not with attainable housing itself, but with selecting the location that best serves future residents while preserving the City's long-term planning goals.

I respectfully ask the Council to consider relocating the attainable housing development to an alternative site that is more suitable for families. This location provides convenient access to neighborhood parks, school bus stops, UTA public transportation, improved highway access, and other essential community amenities. These are the types of services that contribute to successful neighborhoods and improve the quality of life for the families who will live there.

Based on the current concept, this alternative site could accommodate approximately **373 residential units**, including:

- **213 detached single-family homes**, creating additional opportunities for homeownership and attainable housing.
- **160 units within the Resort Commercial Zone**, where owners would have the flexibility to either live in the units as their primary or secondary residence or participate in a rental pool for nightly rentals, as permitted under City regulations.

This proposal demonstrates that Ivins can successfully accomplish multiple objectives at the same time. It supports Governor Cox's attainable housing initiative while also providing flexibility through the Resort Commercial component that supports tourism and the local economy.

An additional advantage of the alternative site is its ability to move forward quickly. Subject to City approvals, completion of engineering, and any required infrastructure improvements, construction of the first homes could potentially begin within **three to five months**. This

accelerated timeline would allow Ivins to contribute more quickly toward Governor Cox's statewide housing initiative and help support Utah's goal of delivering **35,000 new homes by December 2028**.

Relocating the attainable housing development would also preserve the integrity of the current SITLA property while remaining consistent with Ivins City's adopted Annexation Plan and the long-standing planning philosophy of both the City Council and Planning Commission. For many years, the City's planning has encouraged a gradual transition to **larger residential lots west of 400 West toward Kayenta**. This thoughtful approach has preserved the unique character of western Ivins by creating lower-density neighborhoods that protect scenic views, preserve the dark night sky, minimize noise, and maintain the natural desert ambiance that makes this part of our community so special.

A carefully designed neighborhood of approximately **65 residential lots**, similar in character and density to the adjacent Indigo Trails community, would continue that planning philosophy while providing an appropriate transition to the Kayenta community. Such a neighborhood would complement surrounding development and preserve the qualities that residents of Indigo Trails and Kayenta have long valued.

Another important consideration is the value and future potential of the SITLA property. On **April 25, 2025**, I commissioned an independent appraisal of the property, which concluded an appraised value of approximately **$1.6 million.** Since Governor Cox's initiative has increased the focus on expanding attainable housing throughout Utah, the development potential and value of properties such as this have become even more significant.

To preserve the integrity of the SITLA property while still advancing the Governor's housing initiative, I am prepared to offer **up to $4 million** for the property, subject to negotiations, due diligence, and all required approvals. Based on the reported appraisal, this represents approximately **$2.4 million** more than the appraised value.

A direct purchase would also provide SITLA with the opportunity to realize that increased value much sooner than waiting through the traditional Request for Proposals (RFP) process, developer selection, entitlement approvals, infrastructure installation, and project build-out before revenue is realized. Receiving these funds earlier would benefit Utah's school trust beneficiaries while allowing the City to preserve the character and planning vision for western Ivins.

My intent for the SITLA property would be to develop approximately **65 residential lots** that are compatible with the adjacent Indigo Trails neighborhood and consistent with the City's adopted planning philosophy and Annexation Plan.

I believe this proposal creates a true win-win opportunity for all parties involved.

It would:

- Help fulfill Governor Spencer Cox's attainable housing initiative and support Utah's goal of adding 35,000 new homes by December 2028.
- Provide approximately **373 residential units** in a location that better serves families through access to parks, schools, public transportation, and highway connections.
- Include **213 detached homes** and **160 Resort Commercial units**, allowing owners the flexibility to either reside in their homes or participate in a nightly rental pool.
- Preserve the integrity of the existing SITLA property.
- Maintain consistency with Ivins City's Annexation Plan and long-standing planning philosophy.
- Continue the City's transition to larger residential lots west of 400 West toward Kayenta.
- Protect the dark night skies, quiet environment, scenic views, and natural desert ambiance valued by the Kayenta and Indigo Trails communities.
- Provide SITLA with a purchase offer of up to **$4 million**, approximately **$2.4 million** above the reported appraisal, while potentially accelerating revenue for Utah's public school trust beneficiaries.
- Create a thoughtfully planned **65-lot** neighborhood that complements the surrounding area and preserves the vision for western Ivins.

This proposal demonstrates that Ivins does not have to choose between attainable housing and responsible planning. We can accomplish both. By relocating attainable housing to a location that better serves the families who will live there while preserving the SITLA property for development consistent with the City's long-term vision, Ivins can become a model for thoughtful growth, responsible land use, and collaborative problem solving.

Thank you for your time, your service to our community, and your thoughtful consideration of this proposal. I appreciate the difficult decisions before you and respectfully ask that you evaluate this alternative as an opportunity to benefit future residents, existing neighborhoods, SITLA, Utah's school trust beneficiaries, and the City of Ivins as a whole.

To assist the Council in evaluating this proposal, I have attached the following supporting documents:

1. **A copy of the independent appraisal dated April 5, 2025**, reflecting an appraised value of approximately **$1.6 million** for the SITLA property.
2. **A conceptual site plan for the proposed alternative attainable housing development**, illustrating the approximately **373-unit** development concept, including **213 detached single-family homes** and **160 Resort Commercial units** where owners may either reside in their units or participate in a rental pool for nightly rentals, subject to City approval.

Respectfully,

Lance Anderson