Ivins City
Engineering Report to City Council
August 20th, 2026

Planning Projects

R&PP Application for 100 acres (public works yard, City park, City cemetery, etc.):
Although there's no real changes, I have been notified that they appear to be still on track with the previously mentioned timelines. Here's the update from May. We had a coordination meeting with the BLM and it sounds like the efforts from Rep. Maloy's office were very fruitful, they are now giving our project high prioritization. The BLM and our consultant have indicated that the project is nearing completion of the NEPA and realty review steps. The Notice of Realty Action (NORA) package is going through BLM's final review process. The Environmental Assessment (EA) is expected to be finalized next week. BLM has indicated that the public review/comment periods for the EA and the NORA will be coordinated so that comments received on both items can be reviewed and addressed together where appropriate.

The NORA package is estimated to reach final review by the end of June, and the EA will already be ready for publication, which could allow public notice/comment to begin by mid-summer. My understanding is that the NORA comment period will be 45 days and the EA comment period will be 15 days, so a total of 45 days of public comment since they will coincide.

After comments are reviewed and addressed, BLM would then be in the position to issue the appropriate NEPA decision document, likely a Decision Record and FONSI and complete the R&PP realty decision/classification process. If the NORA is structured to cover both actions, it may also support the decision to issue the R&PP lease.

Water and Irrigation Master Plan: No major updates for the master plan.

Transportation Master Plan: No major updates for the master plan.

Design Projects

Sewer Lift Station Design: Consultant working through the final round of comments, bidding documents should be provided here within the next month.

AMI: The installation of all the new meters is 99% complete, the contractor has completed their obligations, we're finishing out using our crew the last remaining 40 meters that needed some additional work. Staff is also working on plans to help disseminate more information regarding the web-based and app based eyeonwater, to get the community to sign up and take advantage of the newer capabilities.

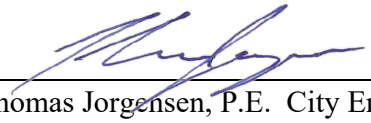
Construction Projects

No active construction projects

Developer Projects under Construction

Engineering is managing and supervising the construction of the following developer projects:

BDR North Village: 99%, currently working on landscaping and punch list items.
BDR Golf Village Phase 1, 2 & 3: 99%, final walk through has been conducted, the wall along Snow Canyon Parkway is the last item remaining to be completed.
BDR Family Village: 95%, working on punch list items.
BDR Water Park: 60%, they are currently working on mass grading and utilities.
BDR Pickleball Facilities: 95%, they are currently working on surface improvements.
Hidden Springs RV Resort: 95%, currently working on punch list items.
Arava Phase 2: 75% complete, working on surface improvements.
Aventura: 35%, working on underground utilities.
Blake Subdivision: 100% complete.
Mohave Village: 10%, working on mass grading and storm drain improvements.
Chinle Cliffs: 30%, working on underground utilities.
Kwavasa Phase 3: 50%, working on mass grading and underground utilities.



8/14/2026

Thomas Jorgensen, P.E. City Engineer — Date