Date: August 28, 2026

To: Planning Commission, City Council

From: Mike Scott

Re: General Plan Policies & Action Steps to Consider for the Land Use Map Update

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As we begin reviewing the Land Use Map, I think it is important that we start with the planning work the City and its residents have already done rather than approach the map as a blank sheet.

Below are the policies and action steps in the General Plan that I believe relate most directly to the Land Use Map update. I have quoted them verbatim to avoid adding my own interpretation or subjectivity.

You will find other information in the Plan that you will consider valuable in reviewing potential Land Use Map changes. This is intended as a starting point, to begin a focused checklist of the direction already established in the General Plan as we consider whether, where, and why the current Land Use Map should be changed.

But these policies and action steps are only part of that guidance. I strongly encourage everyone to read the three attached documents: the General Plan, the General Plan Resident Survey Report, and the accompanying Survey Participant Comments.

Together, they provide the City's adopted vision and direction, the results of an extensive resident survey, and the residents' own words explaining their concerns and priorities. There is considerably more in these documents than can be captured in this memo, and all three provide valuable context for the decisions we will be making.

It should take about four to five hours to read all three documents, which sounds better than saying they total 355 pages. You can take the Sam Goldwyn approach. He was the founder of MGM Studios and once said of a script, “I read part of it all the way through.” But Yogi Berra may offer better advice: “You can observe a lot by just watching.” Or, in this case, and you can quote me, you can learn a lot from reading, especially the parts you read.

They tell us a great deal about what Ivins is, what our residents value, and what they collectively said they want Ivins to become. That seems like the right place to start before we decide what our future Land Use Map should look like.

1. Chapter 7, Land Use, p. 10: “Ivins encourages commercial development that meets the needs of both residents and visitors while ensuring residential areas maintain peace and privacy.”

2. Chapter 7, Land Use, p. 10: “Key natural features, including Red Mountain, the surrounding hillsides, washes, lava beds, open spaces, and the night sky, must be protected.”

3. Chapter 7, Land Use, p. 10: “Growth should be compatible with the community's character and surrounding natural beauty. The preservation of open spaces is vital, especially in washes such as Dry Wash and Padre Canyon Wash.”

4. Chapter 7, Land Use, p. 10: “Housing should be designed to face existing streets, except on major and minor collector roads, to reduce the creation of walled-in neighborhoods that diminish the overall sense of community.”

5. Chapter 7, Land Use, p. 10: “The City should ensure the distribution of densities across Ivins to foster balanced growth and promote a system of open spaces within neighborhoods, helping to connect residents with each other and the natural environment.”

6. Chapter 7, Land Use, p. 10: “Hillside development in Ivins is discouraged through zoning measures, density transfer, and the acquisition or dedication of land.”

7. Chapter 7, Land Use, p. 11: “Land use regulations must be revised to limit transient lodging to only those parcels that currently allow such use.”

8. Chapter 7, Land Use, p. 11: “A plan must be developed to identify parcels of land that are important for preservation….”

9. Chapter 7, Land Use, p. 11: “In areas that contain designated open space, parks, or other scenic and natural resources, clustering and buffering should be implemented to preserve the resources while maintaining the overall net density shown in the Land Use Element.”

10. Chapter 7, Land Use, p. 11: “To foster a greater sense of community, developers should be incentivized to provide open spaces within neighborhoods, offering outdoor living experiences for residents.”

11. Chapter 7, Land Use, p. 11: “Traditional neighborhood developments that vary lot and home sizes should be encouraged to accommodate a cross-section of economic and family situations, reducing the exclusivity of certain developments and enhancing community inclusivity.”

12. Chapter 7, Land Use, Land Use, p. 11: “Additionally, creating pedestrian-oriented developments that include paths and open space systems that connect to community trails should be prioritized to promote social interaction among residents.”

13. Chapter 7, Land Use, Land Use, p. 11: “Buffers between commercial and residential developments must also be ensured to maintain community quality.”

14. Chapter 8, Open Space, p. 15: “To promote open spaces within new developments, clustering should be incentivized along with other strategies that encourage the preservation of open space.”

15. Chapter 8, Open Space, p. 15: “Public lands must be included in both the General Plan Land Use Element and the Annexation Growth Plan. Special attention should be given to preserving lands within known 100-year storm watercourses and flood-prone areas.”

16. Chapter 8, Open Space, p. 15: “The City will also identify public lands within its annexation area that are suitable for schools, parks, or open space and will consider their acquisition for public use.”

17. Chapter 9, Future Growth, p. 21: “Urban development should be concentrated within or adjacent to existing urban areas to avoid sprawl and strip development. This strategy will maximize the cost-effectiveness of public facilities and services while preserving agricultural and open space land uses. In areas where annexation is necessary before development, the city should identify and protect growth areas that are visually, economically, or geographically related to Ivins.”

18. Chapter 9, Future Growth, p. 21: “Infill development should be actively encouraged to efficiently utilize existing urbanized areas and public facilities.”

19. Chapter 9, Future Growth, p. 21: “A system of open spaces should be created and distributed within and throughout neighborhoods to foster a sense of connection among residents and with the natural environment. This approach will encourage social interaction and enhance the overall quality of life within the community.”

20. Chapter 11, Housing, p. 34: “The character of existing residential neighborhoods should be considered in assessing potential impacts of commercial development and increasing density. Land use decisions should carefully consider all potential effects of commercial development on housing needs to ensure residential areas remain harmonious and well-balanced with surrounding commercial growth.”

21. Chapter 11, Housing, p. 34: “Single-family, multifamily, and higher-density housing should be located near collector and arterial roads to ensure convenient access to services and transportation. New developments must be designed with sensitivity to the views from existing developments, incorporating stepped and staggered layouts to minimize visual impact. Emphasis will be placed on residential design that complements the area's natural beauty and character, with a particular focus on encouraging low-profile housing that blends seamlessly with the environment.”

22. Chapter 11, Housing, p. 34: “Infill development will be encouraged to make efficient use of existing urban areas. A variety of housing types and price levels will be promoted to attract

residents of diverse ages and life stages, ensuring that the City provides opportunities for a wide range of people. Mixed-use and mixed-income developments will be encouraged to create vibrant, inclusive communities."

23. Chapter 11, Housing, p. 34: "Actions will be taken to achieve the three strategies outlined in the Moderate-Income Housing Plan. These actions include revising zoning ordinances to accommodate innovative, Ivins-appropriate housing types, such as entry-level and downsized housing, to address the needs of different income levels and life stages within the community."

24. Chapter 12, Economic Development, p. 38: "The City encourages the development of pedestrian-oriented commercial centers and vibrant core retail areas that offer convenient shopping options and promote a walkable community."

25. Chapter 12, Economic Development, p. 38: "Businesses that generate significant noise, light, or air pollution, or that are not water-efficient, will be discouraged."

26. Chapter 12, Economic Development, p. 38: "The City will review its ordinances to ensure that commercial development aligns with Ivins' small-town character. In most cases, these ordinances will require modest-scale buildings."

27. Chapter 15, City Facilities, p. 49: "Plans will be made for the expansion of both the public works yard and the cemetery to accommodate future growth."

28. Chapter 15, City Facilities, p. 49: "The City will also carefully plan, systematically budget for, and develop the regional park property acquired through the BLM's R&PP Grant process, ensuring that the park becomes a valuable community resource."

29. Chapter 15, City Facilities, p. 50: "The City will encourage Washington County to locate a public library in Ivins, as well as support the establishment of specialized schools or institutions of higher education within the city."

30. Chapter 15, City Facilities, p. 50: "The feasibility of providing a community recreation center will also be analyzed, and opportunities for joint use of facilities with other communities, schools, and organizations will be explored to minimize costs for all users."