Outlook

Fw: Land Use Map review UPDATE

From Sharon Allen <SAllen@ivinsutah.gov>
Date Mon 9/14/2026 10:40 AM
To Mike Scott <mscott@ivinsutah.gov>
Cc Rob Dalley <rdalley@ivinsutah.gov>

5 attachments (33 MB)
Memo - Existing Conditions Data for Land Use Map Review.pdf; Land Use Map Update Framework and Public Process.pdf; Landuse Layout - Undeveloped.pdf; Existing Volumes - Transportation.pdf; 2021 Figure 12 Functional Classifications Map.pdf;

Mike,

I just received this list so I am working on it as quickly as I can. Mid-August meeting I had completed a portion of existing land use inventory so I thought I would pass that on to you. These numbers are approximate of course.

Resort Commercial is about 564.20 acres.
Commercial is about 60.89 acres.
Neighborhood Commercial is about 5.68 acres.
R-2-6 is about 1.39 acres.
R-2-10 is about .86 acres.

This was my rough calculation thus far. Our Public Works is trying to use their GIS system to get you more of these numbers, as well as the primary and secondary home values and numbers. They are also working on estimated infrastructure costs for you. Here is their projected traffic volumes.
Projected Volumes - Transportation 1.pdf

I did not receive your preliminary Excel sheet you did last summer for commercial analysis. Could you send that to me please?

Our Planning Commission won't have much new information this meeting, but our meeting the end of September I should have quite a large amount of this info for them. Rob and Sharon are working on visuals.

We have an updated open space map. 42x42Layout Open Space3.pdf

I know Sharon G was looking for infill info. We have updated that undeveloped map, Landuse Layout - Undeveloped 1.pdf and here is the list of infill development areas. I would say the infill housing projects currently in various stages of development are: Ember Mesa, Serene Hideaway, Solterra, Pueblo Bonito, McKenna and the LDS Church. Descriptions of each are as follows:

Ember Mesa is at Prelim with 11 proposed lots on 4.78 acres in the R-1-7.5 zone, located at approximately Hamblin Parkway and Red Mountain Blvd.

Serene Hideaway is at Prelim with 2 proposed lots on 1.73 acres in the RE-12.5 zone, located at 285 West 450 North.

Solterra is at Final Plat and close to recording with 25 lots on 5.30 acres in the R-1-5 zone, located at 290 South 100 West.

Pueblo Bonito is at a pre-concept with 19 lots on 5 acres, located at approximately 200 South and 400 East.

McKenna Subdivision is at Prelim with 3 lots on .88 acres on R-1-10 zone, located at approximately 165 West 300 North.

The LDS Church is in an in-fill location at 300 East and 200 South on 4.61 acres. They are currently working on some road dedications and their final plat.

Some developments that have been presented, but are in limbo or on hold:

Pre-application for Red Pinnacle at 130 South 200 West.

Red Sunset Estates at Prelim located at 65 East 200 South 3 lots on 1.34 acres zoned RE 12-5.

Final Plat for Red Mountain Terrace Phase 2-B, 6 lots on 1.13 acres zoned R-1-7.5, located at 1040 South Terrace Lane.

She had also asked for areas going through transition, which would currently be Circle Cliffs.

Dillon Hurt and Sharon B have been working on asking commercial properties their list of questions. I will find a better format for their responses before next meeting. He has only sent in half a dozen or so responses at this time. I also received a list of Ivins business license owners currently on record from Brenda. I haven't shared the list just for privacy but we have access to that.

Thank you,
Sharon Allen

From: Mike Scott <mscott@ivinsutah.gov>
Sent: Thursday, September 10, 2026 6:07 AM
To: Rob Dalley <rdalley@ivinsutah.gov>
Cc: Perry Brown <pbrown@ivinsutah.gov>; Chuck Gillette <CGillette@ivinsutah.gov>; Matt Loo <matt@ascendut.com>; Sharon Gillespie <sgillespie@ivinsutah.gov>
Subject: Land Use Map review

Hi Rob,

Thanks for checking in on this, Rob. I appreciate you keeping the Land Use Map process moving and asking whether we should schedule another joint Planning Commission/Council work meeting for next week.

At our last joint meeting (Step #1 in the plan), we talked about continuing joint meetings to keep us all "on the same page," but I think we need to complete Steps #2 and #3 first, so I wouldn't schedule one for next week. But if Chuck, Sharon, and Matt think differently, please let me know.