Ivins City Business Survey — Results

Organized by business, for easier reading

This is a working document that will be updated as additional businesses respond to the survey. Responses are shown as provided, with only minor formatting and punctuation adjustments for readability.

Snow Canyon Adventures LLC

Address	Business Type	Home-Based?	Year Started
1098 E Mesa Vista Rd	EBike Rentals	Yes	2021

Why they opened in Ivins: Income; personal passion for Snow Canyon; personal passion for biking; satisfaction of sharing the experience with others.

Has the Ivins location helped their success/growth?: Absolutely.

Additional city support/services desired: Nothing in addition to what is currently being done.

Other businesses they'd like to see in Ivins: That doesn't matter.

Advice for future Ivins business owners: Ivins is a growing community and is becoming more of a vacation destination; I would lean into that any way you can.

Most difficult part of opening: I would say it is the same as opening one anywhere. It was not difficult.

Regulations that made it difficult: Thankfully no.

Advantages Ivins offers their business: Proximity to Snow Canyon. Lots of bike paths and a city that encourages outdoor recreation.

Expansion plans in the next 5–10 years: No.

Big Bens Moving and Storage

Address	Business Type	Home-Based?	Year Started
47 E 800 S, Ivins, UT 84738	Moving and storage	No	2022

Why they opened in Ivins: Living here and a great customer base!

Has the Ivins location helped their success/growth?: In many ways yes because of the demand in the area. There has been a speed bump with the city but other than that great.

Additional city support/services desired: Our biggest thing is U-Haul. The city gave us a new code for an old building, which is a lame excuse to make the citizens of Ivins drive to St. George for this resource and cost an Ivins citizen a job.

Other businesses they'd like to see in Ivins: We would love more businesses. More commercial businesses boost the entire economy.

Advice for future Ivins business owners: The city is tough to work with. Instead of wanting to help with anything reasonable and doing the minimum restrictions, it's closer to the maximum restrictions and only allowing business if they have to.

Most difficult part of opening: Getting told to open U-Haul we had to adhere to new code on an old building where that was unreasonable.

Regulations that made it difficult: Yes.

Advantages Ivins offers their business: There is a population without a very common resource that is in high demand. We still have citizens come by and tell us they miss it and wish they could pick up equipment.

Expansion plans in the next 5–10 years: We would love to should the opportunity present itself.

Evans Construction Company LLC

Address	Business Type	Home-Based?	Year Started
284 E 1175 S, Ivins, UT	Contractor	Yes	2023

Why they opened in Ivins: Home based.

Has the Ivins location helped their success/growth?: Yes.

Additional city support/services desired: None that I can think of.

Other businesses they'd like to see in Ivins: None that I can think of.

Advice for future Ivins business owners: Great place to live and raise a family.

Most difficult part of opening: None that I can think of.

Regulations that made it difficult: None that I can think of.

Advantages Ivins offers their business: Great place to live.

Expansion plans in the next 5–10 years: That would be a great idea.

Foam Encounter

Address	Business Type	Home-Based?	Year Started
75 N 100 E	Party entertainment	Yes	2026

Why they opened in Ivins: Because our home is here and we really love our small community.

Has the Ivins location helped their success/growth?: Yes, it has allowed us to grow and expand into other areas of Washington County.

Additional city support/services desired: Ivins City Chamber of Commerce; business fair.

Other businesses they'd like to see in Ivins: A Rec Center.

Advice for future Ivins business owners: Yes, Ivins City is great to work with. You can actually talk to a live person.

Most difficult part of opening: There were limited city events that we could be part of. When advertising city events that businesses are volunteering for, please promote the business more—i.e., social media, etc.

Regulations that made it difficult: Not so much. The flexibility and support from everyone, especially Parks & Recreation, was huge. Sarah is a rock star.

Advantages Ivins offers their business: Flexibility—not so stuck on rules and regs that it stifled our business.

Expansion plans in the next 5–10 years: Yes, we will continue to grow. We have added some snow machines to our business. If someone wants to have a white wedding in the red desert they can do it.

Ence Electric Inc

Address	Business Type	Home-Based?	Year Started
362 S 200 E	Electrical	No	1995

Why they opened in Ivins: Live in Ivins.

Has the Ivins location helped their success/growth?: No.

Additional city support/services desired: I think it's good.

Other businesses they'd like to see in Ivins: New construction.

Advice for future Ivins business owners: Depends on business.

Most difficult part of opening: It wasn't.

Regulations that made it difficult: No.

Advantages Ivins offers their business: None.

Expansion plans in the next 5–10 years: No, we expanded to St. George. More centralized and needed more space.

Breck Electric Inc.

Address	Business Type	Home-Based?	Year Started
1130 S 375 E	Electrical contractor	Yes	2013

Why they opened in Ivins: I live here.

Has the Ivins location helped their success/growth?: Ivins offers my business work from the residences living in and around the city.

Additional city support/services desired: N/A.

Other businesses they'd like to see in Ivins: More convenience stores or food options.

Advice for future Ivins business owners: My advice is to thoroughly understand and prepare for Ivins City's strict environmental ordinances. The city prioritizes its quiet, natural atmosphere and strictly enforces regulations on light pollution, traffic, noise, etc. Due to heavy nighttime restrictions, a new business must be prepared to keep a very low profile and operate with minimal community impact to be successful here.

Most difficult part of opening: Not a problem working out of my home.

Regulations that made it difficult: N/A.

Advantages Ivins offers their business: I'm able to operate from my home.

Expansion plans in the next 5–10 years: I stay small.

Hidden Springs

Address	Business Type	Home-Based?	Year Started
91 W Old Hwy 91	RV Resort	No	2024

Why they opened in Ivins: We already owned the property and wanted to keep the property in our family, to make money, and create a place where locals and visitors can enjoy gathering together in groups.

Has the Ivins location helped their success/growth?: Yes we have many benefits with our location. Hwy 91 is easy access, adjacent to the BLM hiking, biking, horseback riding, views, dark sky nights, Snow Canyon and Tuacahn.

Additional city support/services desired: Grants for start up businesses. Breaks or delays on fees and demands for start up businesses. Consider the source for the financing of the business. Not all business owners have deep pockets and large investors. Consider every business situation. Don't put everyone in the same box.

Other businesses they'd like to see in Ivins: Restaurants, RV Repair, RV Storage.

Advice for future Ivins business owners: Good luck! It is not easy, you have to be determined to let things roll off your back. Some citizens and Ivins City employees do not see what it takes to build and run a business. The general feeling is that businesses are a bother and we are going to make it very difficult for them to come into our town. When the reality is that the businesses are what keeps them employed and keeps services close to home. It is a very frustrating dynamic for a business owner. Also, you need deep pockets to build a business in this town. It is almost impossible for the average entrepreneur to come into Ivins.

Most difficult part of opening: Majority of people we worked with made it difficult to get things done, we were constantly put on the backburner. Promises made by people that were not in writing and then they quit or conveniently forgot what they said, creating huge gaps in our budget because one person said they would help pay for something like a road crossing and then the City did not keep their word, etc. The added demand of requiring frontage landscaping and trails, huge cost with limited benefit to the business owner especially the first year of business.

Regulations that made it difficult: Fees, fees and more fees. Just when we thought we had paid all the fees there was another $1k fee to pay for something else that had never been discussed. The dollar amount on impact fees was always up for negotiation. I never knew where I stood or how much things were actually going to cost until the last minute and then I just had to find the money, to cover the cost before we could move forward. Strict demands on how to build our business, certain materials, landscaping demands, block walls, how many people we could have as guests at different times of the year. Management demands on our business that didn't affect the City but added up to high costs that have strained the success of our business. Ordinance interpretations that changed through the process depending on who was reading them. Different council members having obvious disdain for our business and using verbiage to push things the way they thought it should go. People who voted against our business would be hired into employee positions that gave them power to make it difficult for us to move forward.

Advantages Ivins offers their business: Public safety, road maintenance.

Expansion plans in the next 5–10 years: Yes, probably not in Ivins.

Las Palmas Authentic Mexican Food

Address	Business Type	Home-Based?	Year Started
1215 Snow Canyon Pkwy Ste #401	Restaurant	No	2026

Why they opened in Ivins: We chose Ivins because of its growing community, the opportunity to serve local families, and the need for more dining options. We wanted to bring authentic Mexican food to Ivins and become part of the local community.

Has the Ivins location helped their success/growth?: Yes. We believe Ivins has great potential for growth. The community is growing and we hope to continue building a strong relationship with local residents and surrounding communities.

Additional city support/services desired: More support promoting local businesses, community events that bring more customers to the area, improved signage opportunities, and programs that encourage residents to shop and eat locally. More communication and collaboration between the City and local business owners would also be very helpful.

Other businesses they'd like to see in Ivins: Yes. I would like to see more retail stores, family entertainment, hotels, coffee shops, and other businesses that attract visitors and create more foot traffic. Having complementary businesses located nearby would be especially helpful because it would create a stronger commercial area and bring more customers to all local businesses.

Advice for future Ivins business owners: I would recommend getting involved with the local community, providing great customer service, and being patient while building a loyal customer base. Ivins is a growing community, but it takes time for a new business to become established.

Most difficult part of opening: The most difficult part was navigating the permits, inspections, and City requirements while trying to open the business on schedule. Building a consistent customer base was also challenging in the beginning.

Regulations that made it difficult: Yes. Some of the permitting, inspections and regulatory requirements were challenging and took more time than expected. A clearer and more streamlined process would make it easier for new businesses to open.

Advantages Ivins offers their business: Ivins has a strong and supportive community, continued growth, and a great location. We appreciate the opportunity to serve local residents and visitors and to be a part of the Ivins community.

Expansion plans in the next 5–10 years: Not answered.

Business Solutions Group

Address	Business Type	Home-Based?	Year Started
Not provided	Specialized printing for municipalities, counties, and utility companies	Yes	2014

Why they opened in Ivins: We love beautiful Ivins and moved here from St George.

Has the Ivins location helped their success/growth?: Location doesn't really have any bearing on our business.

Additional city support/services desired: Not answered.

Other businesses they'd like to see in Ivins: Not really applicable.

Advice for future Ivins business owners: I would encourage them to get to know the community and understand the local market.

Most difficult part of opening: I was already an established business before moving here so I didn't really have any difficulty.

Regulations that made it difficult: No.

Advantages Ivins offers their business: I appreciate the quality of life and the supportive atmosphere that Ivins provides.

Expansion plans in the next 5–10 years: No, at this time I do not anticipate expanding my business. My goal is to maintain a stable business and continue serving my existing customers to the best of my ability.

Tuacahn Center for the Arts

Address	Business Type	Home-Based?	Year Started
1100 Tuacahn Drive	Performing arts (Broadway musical productions)	Yes	1995

Why they opened in Ivins: Beautiful canyon with natural amphitheater.

Has the Ivins location helped their success/growth?: The unique scenery surrounding the venue is beneficial.

Additional city support/services desired: Not answered.

Other businesses they'd like to see in Ivins: Resorts and hotels do give our customers more options to stay nearby.

Advice for future Ivins business owners: The city is willing to work with most new businesses.

Most difficult part of opening: Regulatory demands.

Regulations that made it difficult: Primarily related to new roads and construction.

Advantages Ivins offers their business: Weather and scenery.

Expansion plans in the next 5–10 years: We rely on donor funding for any expansions; we have some on the docket and they will happen in Ivins if we are able to obtain the funding.

Wagner Dental

Address	Business Type	Home-Based?	Year Started
272 E Center Street #205	General and cosmetic dentistry	No	2020

Why they opened in Ivins: Opportunity for growth away from city center and saturation of other dental offices.

Has the Ivins location helped their success/growth?: Yes.

Additional city support/services desired: Not answered.

Other businesses they'd like to see in Ivins: N/A.

Advice for future Ivins business owners: Make sure the business can sustain itself from Ivins population only. Very few people will drive "across town" i.e. from St. George to access a business out here.

Most difficult part of opening: Covid and getting the word out. Street/sign advertising was limited by City code at the time.

Regulations that made it difficult: Street/sign advertising was limited by City code at the time.

Advantages Ivins offers their business: Geographic isolation. I rely on word of mouth from the small town environment; because of that I don't need to rely on advertising campaigns.

Expansion plans in the next 5–10 years: No.

Desert Darling Plants LLC

Address	Business Type	Home-Based?	Year Started
Ivins, Utah	Resale of plants	Yes	2026

Why they opened in Ivins: Live in Ivins.

Has the Ivins location helped their success/growth?: Not sure yet.

Additional city support/services desired: Support small businesses with an advertising location.

Other businesses they'd like to see in Ivins: Not necessarily.

Advice for future Ivins business owners: Purchase an existing building.

Most difficult part of opening: Getting set up.

Regulations that made it difficult: Somewhat.

Advantages Ivins offers their business: I do not know.

Expansion plans in the next 5–10 years: Unsure.

Foam Encounter Parties

Address	Business Type	Home-Based?	Year Started
75 N 100 E, Ivins, UT 84738	Entertainment	Yes	Jan. 2026

Why they opened in Ivins: We live here and we love this community.

Has the Ivins location helped their success/growth?: It's a home-based business and we travel, so this question isn't relevant to us.

Additional city support/services desired: More online promotion for sponsored opportunities.

Other businesses they'd like to see in Ivins: It doesn't make a difference to us because we buy everything online.

Advice for future Ivins business owners: I would tell them that the City has been very good to us. Sarah with Parks and Recreation has been awesome to work with and she is always very prompt with answering questions. She has also invited us to participate in City events, which has been amazing for our company. We have had great exposure because of that and we really appreciate it.

Most difficult part of opening: It wasn't difficult at all.

Regulations that made it difficult: No.

Advantages Ivins offers their business: Friendly, small town, community pages on Facebook. We have the opportunity to connect to our community because it is a small area.

Expansion plans in the next 5–10 years: Yes, we plan on expanding. If we do end up renting storage or a warehouse of some kind, we would definitely look for space in Ivins before we would look outside of Ivins. We are mobile, so this may not apply to us.

RE Tech Advisory

Address	Business Type	Home-Based?	Year Started
766 Shinava Drive	Advisory & consulting	No	2025

Why they opened in Ivins: I relocated to the City and wanted to base my operations at my home.

Has the Ivins location helped their success/growth?: I find the Ivins location personally beneficial, but it does not affect my business.

Additional city support/services desired: I'm not sure – it would be unlikely that I would generate new business by attending a Mixer at the City to meet other business owners – but you never know, and I do like those things.

Other businesses they'd like to see in Ivins: We have to drive (although not that far) to get to the other side of the 15 to use a FedEx Kinko's print shop. Ivins doesn't even have a drop off point for any overnight delivery services. It would be helpful if, at a minimum, there were drop boxes located here.

Advice for future Ivins business owners: That's a tough one. As an advisor to very large companies not located here, the business being here is all about my quality of life. I would advise people to clearly think through their marketing plans if they are offering a B to C product or service, as a lot of greater STG people think Ivins is a long way away from downtown. That is, you need to create a reason, if you are selling directly, to be based here.

Most difficult part of opening: There were no difficulties.

Regulations that made it difficult: No.

Advantages Ivins offers their business: The quality of my personal life.

Expansion plans in the next 5–10 years: I don't. I'm more likely to close my business (given my age) in the cited time period.

Lightfoot's Inc

Address	Business Type	Home-Based?	Year Started
555 S 200 E, Ivins, Utah	Chevron Store, Car Wash, Post Office	No	2004

Why they opened in Ivins: Well-run small community that needed the services we could offer.

Has the Ivins location helped their success/growth?: Not as much now as we did a few years ago.

Additional city support/services desired: A wider variety of businesses that would attract more people year-round to the area.

Other businesses they'd like to see in Ivins: Restaurants, quick lube service, car & truck rental.

Advice for future Ivins business owners: Great community that is well run.

Most difficult part of opening: In 2004 it really wasn't a problem. Today I am not sure.

Regulations that made it difficult: No more than any other city this size.

Advantages Ivins offers their business: Easy access to city hall, and great public safety department.

Expansion plans in the next 5–10 years: Yes, and we have not settled on the location.

We Do HVAC

Address	Business Type	Home-Based?	Year Started
280 E 536 S, Ivins	Residential HVAC	Yes	2024

Why they opened in Ivins: Location, population, and the size of the property.

Has the Ivins location helped their success/growth?: Somewhat.

Additional city support/services desired: Have the opportunity to work with Ivins City on city projects.

Other businesses they'd like to see in Ivins: I like the Ace Hardware that is in Santa Clara and how it is – that's fine.

Advice for future Ivins business owners: Depends on the business; I'd most likely recommend Ivins as a good starting place.

Most difficult part of opening: Not many supply stores around.

Regulations that made it difficult: No.

Advantages Ivins offers their business: The community is great.

Expansion plans in the next 5–10 years: Yes, most likely would be in St. George or Ivins.

Southern Utah Honey

Address	Business Type	Home-Based?	Year Started
285 S 160 E	Retail sales of honey	Yes	2019

Why they opened in Ivins: Need to supplement retirement income.

Has the Ivins location helped their success/growth?: Yes.

Additional city support/services desired: My small business doesn't require much in the way of additional services.

Other businesses they'd like to see in Ivins: Doesn't matter.

Advice for future Ivins business owners: Comply with all city, state, and federal regulations and licensing.

Most difficult part of opening: It was not difficult.

Regulations that made it difficult: No.

Advantages Ivins offers their business: Friendly and personal city officials.

Expansion plans in the next 5–10 years: I don't plan on expansion.

Denning Construction

Address	Business Type	Home-Based?	Year Started
262 N 200 W, Ivins	Design builder	Yes	2013

Why they opened in Ivins: I moved here.

Has the Ivins location helped their success/growth?: No.

Additional city support/services desired: Less regulations.

Other businesses they'd like to see in Ivins: No.

Advice for future Ivins business owners: Go somewhere else.

Most difficult part of opening: None.

Regulations that made it difficult: My business was easy to set up. However, I do not like to build in Ivins.

Advantages Ivins offers their business: None – lots of disadvantages.

Expansion plans in the next 5–10 years: No.

Desert Wolf Retrofits

Address	Business Type	Home-Based?	Year Started
53 W 100 S, Ivins, UT	Headlight retrofit manufacturing	Yes	2024

Why they opened in Ivins: We originally started the business in our home, using one of our garage bays to manufacture.

Has the Ivins location helped their success/growth?: Yes, but we eventually outgrew the space and have relocated manufacturing.

Additional city support/services desired: Nothing that I can think of.

Other businesses they'd like to see in Ivins: It would have been convenient if we had a UPS store closer to us, but there is one in Santa Clara that we used frequently. Now that we have moved, this is not as much of a need.

Advice for future Ivins business owners: I don't think I have much insight on this one.

Most difficult part of opening: Opening a business is always a challenge, but the challenges were not related to Ivins.

Regulations that made it difficult: No.

Advantages Ivins offers their business: None that come to mind.

Expansion plans in the next 5–10 years: Yes, but unless we are able to locate manufacturing space in Ivins, our expansion will likely happen elsewhere. My son (who works full-time in the business) lives in Washington City, so as long as he stays in that location we will probably look to expand nearer to there. He would like to move to Ivins, and if he does, we will be more intent on finding space here.