

Ivins City Business Survey – Results

Business profile

Business	Address	Type of Business	Home-Based?	Year Started in Ivins
Snow Canyon Adventures LLC	1098 E Mesa Vista Rd	EBike Rentals	Yes	2021
Big Bens Moving and Storage	47 E 800 S, Ivins, UT 84738	Moving and storage	No	2022
Evans Construction Company LLC	284 E 1175 S, Ivins, UT	Contractor	Yes	2023
Foam Encounter	75 N 100 E	Party entertainment	Yes	2026
Ence Electric Inc	362 S 200 E	Electrical	No	1995
Breck Electric Inc.	1130 S 375 E	Electrical contractor	Yes	2013
Hidden Springs	91 W Old Hwy 91	RV Resort	No	2024
Las Palmas Authentic Mexican Food	1215 Snow Canyon Pkwy Ste #401	Restaurant	No	2026
Business Solutions Group		Specialized printing for municipalities, counties and utility companies	Yes	2014
Tuacahn Center for the Arts	1100 Tuacahn Drive	Performing Arts (Broadway musical productions	Yes	1995
Wagner Dental	272 E Center Street #205	General and cosmetic dentistry	No	2020
Desert Darling Plants LLC	Ivins, Utah	Resale of plants	Yes	2026
Foam Encounter Parties	75 N 100 E, Ivins, UT 84738	Entertainment	Yes	1/2026
RE Tech Advisory	766 Shinava Drive	Advisory & Consulting	No	2025
Lightfoot's Inc	555 S 200 E, Ivins, Utah	Chevron Store, Car Wash, Post Office	No	2004
We Do HVAC	280 E 536 S, Ivins	Residential HVAC	Yes	2024
Southern Utah Honey	285 S 160 E	Retail sales of honey	Yes	2019
Denning Construction	262 N 200 W, Ivins	Design Builder	Yes	2013
Desert Wolf Retrofits	53 W 100 S, Ivins, UT	Headlight retrofit manufacturing	Yes	2024

Driving factors for opening in Ivins

Business	Response
Snow Canyon Adventures LLC 1098 E Mesa Vista Rd	Income; personal passion for Snow Canyon; personal passion for biking; satisfaction of sharing the experience with others.
Big Bens Moving and Storage 47 E 800 S, Ivins, UT 84738	Living here and a great customer base!
Evans Construction Company LLC 284 E 1175 S, Ivins, UT	Home based.
Foam Encounter 75 N 100 E	Because our home is here and we really love our small community.
Ence Electric Inc 362 S 200 E	Live in Ivins.
Breck Electric Inc. 1130 S 375 E	I live here.
Hidden Springs 91 W Old Hwy 91	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.
Las Palmas Authentic Mexican Food 1215 Snow Canyon Pkwy Ste #401	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.
Business Solutions Group	We love beautiful Ivins and moved here from St George
Tuacahn Center for the Arts 1100 Tuacahn Drive	Beautiful canyon with natural amphitheater
Wagner Dental 272 E Center Street #205	Opportunity for growth away from city center and saturation of other dental offices.
Desert Darling Plants LLC Ivins, Utah	Live in Ivins
Foam Encounter Parties 75 N 100 E, Ivins, UT 84738	We live here and we love this community
RE Tech Advisory 766 Shinava Drive	I relocated to the City and wanted to base my operations at my home.
Lightfoot's Inc 555 S 200 E, Ivins, Utah	We'll run small community that needed the services we could offer.
We Do HVAC 280 E 536 S, Ivins	Location, population and the size of the property
Southern Utah Honey 285 S 160 E	Need to supplement retirement income
Denning Construction 262 N 200 W, Ivins	I moved here.
Desert Wolf Retrofits 53 W 100 S, Ivins, UT	We originally started the business in our home, using one of our garage bays to manufacture.

Is the Ivins location beneficial to business success/growth?

Business	Response
Snow Canyon Adventures LLC 1098 E Mesa Vista Rd	Absolutely.
Big Bens Moving and Storage 47 E 800 S, Ivins, UT 84738	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.
Evans Construction Company LLC 284 E 1175 S, Ivins, UT	Yes.
Foam Encounter 75 N 100 E	Yes, it has allowed us to grow and expand into other areas of Washington County.
Ence Electric Inc 362 S 200 E	No.
Breck Electric Inc. 1130 S 375 E	Ivins offers my business work from the residences living in and around the city.
Hidden Springs 91 W Old Hwy 91	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.
Las Palmas Authentic Mexican Food 1215 Snow Canyon Pkwy Ste #401	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.
Business Solutions Group	Location doesn't really have any bearing on our business.
Tuacahn Center for the Arts 1100 Tuacahn Drive	The unique scenery surrounding the venue is beneficial.
Wagner Dental 272 E Center Street #205	Yes
Desert Darling Plants LLC Ivins, Utah	Not sure yet
Foam Encounter Parties 75 N 100 E, Ivins, UT 84738	Its a home-based business and we travel, so this question isn't relevant to us
RE Tech Advisory 766 Shinava Drive	I find the Ivins location personally beneficial, but it does not affect my business.
Lightfoot's Inc 555 S 200 E, Ivins, Utah	Not as much now as we did a few years ago.
We Do HVAC 280 E 536 S, Ivins	Somewhat
Southern Utah Honey 285 S 160 E	Yes
Denning Construction 262 N 200 W, Ivins	NO
Desert Wolf Retrofits 53 W 100 S, Ivins, UT	Yes, but we eventually outgrew the space and have relocated manufacturing.

What additional support/services would you like to see Ivins City offer our business community?

Business	Response
Snow Canyon Adventures LLC 1098 E Mesa Vista Rd	Nothing in addition to what is currently being done.
Big Bens Moving and Storage 47 E 800 S, Ivins, UT 84738	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.
Evans Construction Company LLC 284 E 1175 S, Ivins, UT	None that I can think of.
Foam Encounter 75 N 100 E	Ivins City Chamber of Commerce; business fair.
Ence Electric Inc 362 S 200 E	I think it's good.
Breck Electric Inc. 1130 S 375 E	N/A.
Hidden Springs 91 W Old Hwy 91	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.
Las Palmas Authentic Mexican Food 1215 Snow Canyon Pkwy Ste #401	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.
Business Solutions Group	
Tuacahn Center for the Arts 1100 Tuacahn Drive	
Wagner Dental 272 E Center Street #205	
Desert Darling Plants LLC Ivins, Utah	Support small businesses with an advertising location
Foam Encounter Parties 75 N 100 E, Ivins, UT 84738	More online promotion for sponsored opportunities.
RE Tech Advisory 766 Shinava Drive	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.
Lightfoot's Inc 555 S 200 E, Ivins, Utah	A wider variety of businesses that would attract more people year round to the area.
We Do HVAC 280 E 536 S, Ivins	Have the opportunity to work with ivins city in city projects
Southern Utah Honey 285 S 160 E	My small business doesn't require much in the way of additional services.
Denning Construction 262 N 200 W, Ivins	Less regulations
Desert Wolf Retrofits 53 W 100 S, Ivins, UT	Nothing that I can think of

Are there other businesses desired in Ivins that might support your business?

Would it be better if they were located near your business?

Business	Response
Snow Canyon Adventures LLC 1098 E Mesa Vista Rd	That doesn't matter.
Big Bens Moving and Storage 47 E 800 S, Ivins, UT 84738	We would love more businesses. More commercial businesses boost the entire economy.
Evans Construction Company LLC 284 E 1175 S, Ivins, UT	None that I can think of.
Foam Encounter 75 N 100 E	A Rec Center.
Ence Electric Inc 362 S 200 E	New construction.
Breck Electric Inc. 1130 S 375 E	More convenience stores or food options.
Hidden Springs 91 W Old Hwy 91	Restaurants, RV Repair, RV Storage.
Las Palmas Authentic Mexican Food 1215 Snow Canyon Pkwy Ste #401	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.
Business Solutions Group	Not really applicable
Tuacahn Center for the Arts 1100 Tuacahn Drive	Resorts and hotels do give our customers more options to stay nearby.
Wagner Dental 272 E Center Street #205	N/A
Desert Darling Plants LLC Ivins, Utah	Not necessarily
Foam Encounter Parties 75 N 100 E, Ivins, UT 84738	It doesn't make a difference to us because we buy everything online
RE Tech Advisory 766 Shinava Drive	We have to drive (although not that far) to get to the otherside of the 15 to use a Fed Ex 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.
Lightfoot's Inc 555 S 200 E, Ivins, Utah	Restaurants, Quick lube service, Car & Truck rental
We Do HVAC 280 E 536 S, Ivins	I like the Ace Hardware that is in st Clara and how it is its fine
Southern Utah Honey 285 S 160 E	Doesn't matter.
Denning Construction 262 N 200 W, Ivins	No
Desert Wolf Retrofits 53 W 100 S, Ivins, UT	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 other potential Ivins business owners

Business	Response
Snow Canyon Adventures LLC 1098 E Mesa Vista Rd	Ivins is a growing community and is becoming more of a vacation destination; I would lean into that any way you can.
Big Bens Moving and Storage 47 E 800 S, Ivins, UT 84738	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.
Evans Construction Company LLC 284 E 1175 S, Ivins, UT	Great place to live and raise a family.
Foam Encounter 75 N 100 E	Yes, Ivins City is great to work with. You can actually talk to a live person.
Ence Electric Inc 362 S 200 E	Depends on business.
Breck Electric Inc. 1130 S 375 E	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.
Hidden Springs 91 W Old Hwy 91	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.
Las Palmas Authentic Mexican Food 1215 Snow Canyon Pkwy Ste #401	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.
Business Solutions Group	I would encourage them to get to know the community and understand the local market.
Tuacahn Center for the Arts 1100 Tuacahn Drive	The city is willing to work with most new businesses.
Wagner Dental 272 E Center Street #205	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.
Desert Darling Plants LLC Ivins, Utah	Purchase an existing an existing building
Foam Encounter Parties 75 N 100 E, Ivins, UT 84738	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.
RE Tech Advisory 766 Shinava Drive	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.
Lightfoot's Inc 555 S 200 E, Ivins, Utah	Great community that is well run.
We Do HVAC 280 E 536 S, Ivins	Depends on the business, I'd most likely recommend ivins as a good starting place

Southern Utah Honey 285 S 160 E	Comply with all city, state and federal regulations and licensing.
Denning Construction 262 N 200 W, Ivins	Go somewhere else.
Desert Wolf Retrofits 53 W 100 S, Ivins, UT	I don't think I have much insight on this one.

What was the most difficult part of opening your business in Ivins?

Business	Response
Snow Canyon Adventures LLC 1098 E Mesa Vista Rd	I would say it is the same as opening one anywhere. It was not difficult.
Big Bens Moving and Storage 47 E 800 S, Ivins, UT 84738	Getting told to open U-Haul we had to adhere to new code on an old building where that was unreasonable.
Evans Construction Company LLC 284 E 1175 S, Ivins, UT	None that I can think of.
Foam Encounter 75 N 100 E	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.
Ence Electric Inc 362 S 200 E	It wasn't.
Breck Electric Inc. 1130 S 375 E	Not a problem working out of my home.
Hidden Springs 91 W Old Hwy 91	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.
Las Palmas Authentic Mexican Food 1215 Snow Canyon Pkwy Ste #401	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.
Business Solutions Group	I was already an established business before moving here so I didn't really have any difficulty.
Tuacahn Center for the Arts 1100 Tuacahn Drive	Regulatory demands.
Wagner Dental 272 E Center Street #205	Covid and getting the word out. Street/sign advertising was limited by City code at the time.
Desert Darling Plants LLC Ivins, Utah	Getting set up
Foam Encounter Parties 75 N 100 E, Ivins, UT 84738	It wasn't difficult at all
RE Tech Advisory 766 Shinava Drive	There were no difficulties
Lightfoot's Inc 555 S 200 E, Ivins, Utah	In 2004 it really wasn't a problem. Today I am not sure.
We Do HVAC 280 E 536 S, Ivins	No many supply stores around
Southern Utah Honey 285 S 160 E	It was not difficult.
Denning Construction 262 N 200 W, Ivins	None
Desert Wolf Retrofits 53 W 100 S, Ivins, UT	Opening a business is always a challenge, but the challenges were not related to Ivins.

Were there regulations that made establishment of your business difficult?

Business	Response
Snow Canyon Adventures LLC 1098 E Mesa Vista Rd	Thankfully no.
Big Bens Moving and Storage 47 E 800 S, Ivins, UT 84738	Yes.
Evans Construction Company LLC 284 E 1175 S, Ivins, UT	None that I can think of.
Foam Encounter 75 N 100 E	Not so much. The flexibility and support from everyone, especially Parks & Recreation, was huge. Sarah is a rock star.
Ence Electric Inc 362 S 200 E	No.
Breck Electric Inc. 1130 S 375 E	N/A.
Hidden Springs 91 W Old Hwy 91	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.
Las Palmas Authentic Mexican Food 1215 Snow Canyon Pkwy Ste #401	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.
Business Solutions Group	No
Tuacahn Center for the Arts 1100 Tuacahn Drive	Primarily related to new roads and construction.
Wagner Dental 272 E Center Street #205	Street/sign advertising was limited by City code at the time.
Desert Darling Plants LLC Ivins, Utah	Some what
Foam Encounter Parties 75 N 100 E, Ivins, UT 84738	No
RE Tech Advisory 766 Shinava Drive	No
Lightfoot's Inc 555 S 200 E, Ivins, Utah	No more than any other city this size.
We Do HVAC 280 E 536 S, Ivins	No
Southern Utah Honey 285 S 160 E	No
Denning Construction 262 N 200 W, Ivins	My business was easy to set up. However I do not like to build in Ivins.

Desert Wolf Retrofits
53 W 100 S, Ivins, UT

No

What advantages does Ivins offers your business?

Business	Full-Sentence Response
Snow Canyon Adventures LLC 1098 E Mesa Vista Rd	Proximity to Snow Canyon. Lots of bike paths and a city that encourages outdoor recreation.
Big Bens Moving and Storage 47 E 800 S, Ivins, UT 84738	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.
Evans Construction Company LLC 284 E 1175 S, Ivins, UT	Great place to live.
Foam Encounter 75 N 100 E	Flexibility—not so stuck on rules and regs that it stifled our business.
Ence Electric Inc 362 S 200 E	None.
Breck Electric Inc. 1130 S 375 E	I'm able to operate from my home.
Hidden Springs 91 W Old Hwy 91	Public safety, road maintenance.
Las Palmas Authentic Mexican Food 1215 Snow Canyon Pkwy Ste #401	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.
Business Solutions Group	I appreciate the quality of life and the supportive atmosphere that Ivins provides.
Tuacahn Center for the Arts 1100 Tuacahn Drive	Weather and scenery.
Wagner Dental 272 E Center Street #205	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.
Desert Darling Plants LLC Ivins, Utah	I do not know
Foam Encounter Parties 75 N 100 E, Ivins, UT 84738	Friendly, small town, community pages on Facebook. We have the opportunity to connect to our community because it is a small area.
RE Tech Advisory 766 Shinava Drive	The quality of my personal life.
Lightfoot's Inc 555 S 200 E, Ivins, Utah	Easy access to city hall, and great public safety department.
We Do HVAC 280 E 536 S, Ivins	The community is great
Southern Utah Honey 285 S 160 E	Friendly and personal city officials.
Denning Construction 262 N 200 W, Ivins	NONE, lots of disadvantages.
Desert Wolf Retrofits 53 W 100 S, Ivins, UT	None that come to mind

Do you have plans to expand your business within the next 5–10 years?

Will that expansion happen in Ivins?

Business	Response
Snow Canyon Adventures LLC 1098 E Mesa Vista Rd	No.
Big Bens Moving and Storage 47 E 800 S, Ivins, UT 84738	We would love to should the opportunity present itself.
Evans Construction Company LLC 284 E 1175 S, Ivins, UT	That would be a great idea.
Foam Encounter 75 N 100 E	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 362 S 200 E	No, we expanded to St. George. More centralized and needed more space.
Breck Electric Inc. 1130 S 375 E	I stay small.
Hidden Springs 91 W Old Hwy 91	Yes probably not in Ivins
Las Palmas Authentic Mexican Food 1215 Snow Canyon Pkwy Ste #401	
Business Solutions Group	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 1100 Tuacahn Drive	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 272 E Center Street #205	No
Desert Darling Plants LLC Ivins, Utah	Unsure
Foam Encounter Parties 75 N 100 E, Ivins, UT 84738	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 766 Shinava Drive	I don't. I'm more likely to close my business (given my age) in the cited time period.
Lightfoot's Inc 555 S 200 E, Ivins, Utah	Yes, and we have not settled on the location.
We Do HVAC 280 E 536 S, Ivins	Yes most likely would be in St. George or ivins
Southern Utah Honey 285 S 160 E	I don't plan on expansion.
Denning Construction 262 N 200 W, Ivins	NO
Desert Wolf Retrofits 53 W 100 S, Ivins, UT	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.

Working Document Notes

This document is intended to be updated as additional businesses respond. New responses will be added as additional rows under the appropriate question.

The wording of individual responses has been retained as provided in the survey, with only minor formatting/punctuation adjustments for readability.