Ivins City
Engineering Report to City Council
October 2026

Planning Projects

R&PP Application for 100 acres (public works yard, City park, City cemetery, etc.): No major updates from last month. The application was still awaiting BLM Headquarters review, and the City had confirmed its participation in the Section 106 consultation process. Staff reached out to the consultant earlier this week and is awaiting a response. Additional information will be provided at the Council meeting if available.

Water and Irrigation Master Plan: The consultant is continuing work on the master plan and anticipates having a draft completed by the end of October.

Transportation Master Plan: Staff is continuing to review the initial draft received last month and is working toward providing comments to the consultant.

Design Projects

Sewer Lift Station and Old Highway 91 Water Line Design: The project is nearing completion of design. Staff and the consultant are working through the remaining SCADA system details before moving forward with bidding. We anticipate advertising the project for bids once these final items have been resolved.

Construction Projects

AMI: Installation of the new meters and cellular endpoints is essentially complete. Staff has been reviewing the initial data and capabilities of the new system and will provide a brief report to Council at this meeting.

Public Works Yard West Parking Addition: Construction is anticipated to begin this week, with the contractor preparing to mobilize.

Old Highway 91 Curbing: This is a new project, with construction anticipated to begin in November.

Developer Projects under Construction

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

> **Retreat at Snow Canyon (NEW):** A pre-construction meeting was recently held, and mass grading is anticipated to begin within the next one to two weeks. This is a significant development involving approximately 100 acres of previously undisturbed desert landscape. Mass grading is planned throughout the development site, with sensitive areas—including the wash, lava formations, and portions of the existing ridgelines—to be fenced off and protected from construction disturbance. Given the size of the project and the extent of the proposed grading, this will be one of the more noticeable development activities taking place in the City.

Solterra Phase 1 (NEW): A pre-construction meeting was recently held. The developer is anticipating beginning grading operations for Phase 1 in November.

BDR North Village: 100%

BDR Golf Village Phase 1, 2 & 3: 100%

BDR Family Village: 95% complete, working on punch list items.

BDR Pickleball Facilities: 95% complete, working on punch list items.

Hidden Springs RV Resort: 95% complete, working on punch list items.

Arava Phase 2: 90% complete, working on punch list items.

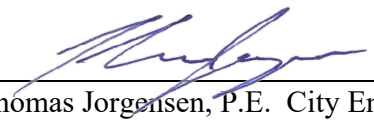
BDR Water Park: 75% complete, working on utilities. (note, this is just for the civil improvements)

Kwavasa Phase 3: 60% complete, working on underground utilities and surface improvements.

Aventura: 40% complete, working on underground utilities.

Chinle Cliffs: 30% complete, working on underground utilities.

Mohave Village: 10% complete, working on mass grading and storm drain improvements.



10/09/2026

Thomas Jorgensen, P.E. City Engineer — Date