Executive Summary: Ivins General Plan Map Land-Use Update Strategy

The proposed General Plan Map Update is a **13-month, Planning Commission-led process** to develop a Land Use Map with the core priorities of the Ivins General Plan such as preserving open space and scenic resources, ensuring water sustainability, protecting community character, and directing growth to appropriate locations. Our goal is to develop this land use map. The Planning Commission proposes the following process to develop a land-use map that aligns with the Ivins General Plan to create an integrated community.

Measure of Success

Create a clear decision-making framework updating a land-use map that is transparent, publicly supported, and directly implements the vision and priorities that align with the Ivins City General Plan.

Create a multi-layered land use map reflecting:

- Open space and habitat preservation
- Scenic resource protection
- Water stewardship and sustainability
- Parks, trails, indigenous open space and recreation connectivity
- Multimodal transportation
- Planned growth areas
- Neighborhood character districts support
- Targeted diverse housing inventory opportunities
- Strategic economic development pockets
- Cultural, natural and civic assets

The major topics to be covered are the following:

Conservation → Water → Infrastructure & Mobility → Growth Areas → Neighborhood Character & Housing → Economic Development → Adoption

This approach ensures the City identifies what to preserve before deciding on future development.

Step One: Public Engagement to gain the voice of the citizens

The process includes **two major public engagement opportunities**:

1. **Public meeting: Goal, Vision & Priorities Workshop (Month 1)** to establish community values and planning principles and hear the citizens' vision for the city.

2. **Draft Map Open House (Month 12)** to report to the citizens the draft Land-Use Map, and review the complete draft Future Land Use Map before formal adoption hearings.

Step Two: Key Decisions

The Planning Commission and City Council will make several critical policy decisions throughout the process:

Decision Point 1: Goal Confirmation (Month 1)

- Confirm project goal, vision, and planning project principles.
- Establish the balance between preservation and growth, as well as other elements.

Decision Point 2: Conservation Framework (Month 3)

- Identify protected lands, scenic corridors, ridgelines, washes, and open-space networks.
- Determine areas where urban development should not occur for future protection.

Decision Point 3: Water Sustainability Framework (Month 4)

- Define growth parameters and opportunities based on long-term (25-50 year) water availability.

Decision Point 4: Mobility & Infrastructure Framework (Month 6)

- Confirm parks, trails, transportation corridors, and public facility investments are necessary to support future growth.

Decision Point 5: Growth Boundary Strategy (Month 8)

- Designate Preservation Areas, Limited Growth Areas, and Strategic Growth Areas.
- Establish and apply appropriate evaluation criteria throughout the process to guide the selection of the preferred growth scenario.

Decision Point 6: Character Districts & Housing Framework (Month 9)

- Identify neighborhood character district locations as a way to increase housing diversity throughout the city. These are geographic areas identified by their existing or desired development patterns, physical characteristics, land use mix, and overall community identity.

Decision Point 7: Economic Development Framework (Month 10)

- Define gateway districts, mixed-use nodes, employment centers, and tourism-supporting areas in alignment with community planning principles on integration, connection, and short-trip travel.

Decision Point 8: Draft Land Use Map Alternatives (Month 11)

- Complete Alternative Land Use Maps and policy frameworks for public review.

Decision Point 9: Planning Commission Recommendation (Month 12)

- Finalize Planning Commission Land-Use map recommendation.
- Conduct a public hearing.
- Recommend approval, modification, or additional revision, and prepare to send the Land-Use map to Council.

Decision Point 10: City Council Adoption (Month 13)

- Review the final map and implementation strategy.
- Conduct a public hearing.
- Adopt, modify, or remand the Land-Use map.

Proposed Schedule

Month	Milestone	Key Decision
1	Project Kickoff & Public Vision Workshop	Confirm General Plan Vision
2-3	Conservation Framework	Conservation Areas Identified
4	Water Sustainability Framework	Water Growth Capacity Identified
5-6	Mobility, Parks & Infrastructure Framework	Infrastructure Framework Identified
7-8	Growth Boundary Analysis	Growth Strategy Identified
9	Character Districts & Housing Framework	Character Districts and Housing Framework identified
10	Economic Development & Cultural Assets	Economic Development Strategy Identified
11	Draft Future Land Use Map	Draft Map Approval for Public Review
12	Public Open House & Planning Commission Hearing	Citizen Input and Planning Commission Recommendation
13	City Council Hearing & Adoption	Council Review Toward Final Adoption