IVINS CITY LAND USE MAP UPDATE

Decision Point 1: Goal and Vision Confirmation

Purpose and Overall Goal

The Ivins City Land Use Map Update will support the 2024 General Plan by establishing a clear, data-driven framework to guide the City's long-term land-use decisions, balance preservation while accommodating for appropriate growth, and protect the natural resources and community characteristics that contribute to Ivins' identity and quality of life with financially and environmentally responsible decisions for current and future generations.

The purpose of this effort is not only to identify where development should occur but establish what should be protected, determine the City's long-term water and infrastructure capabilities, identify appropriate opportunities for conservation and growth, and establish consistent criteria for evaluating future land-use decisions.

The updated Land Use Map should reflect the community's long-term vision while recognizing property rights, environmental conditions, water sustainability, infrastructure capacity, economic opportunities, housing needs, and the importance of maintaining community character.

The Land Use Map update is an ongoing, sequential evaluation. Each decision point will build upon the information and direction established in the preceding steps. Some decisions will be confirmed early in the process, while others will require additional study, public input, technical analysis, and policy direction as the project progresses.

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1. What Makes Ivins Unique, and What Should Be Protected?

The City should identify the natural, environmental, physical, historic, and community features that contribute to Ivins' identity and quality of life.

Protection should be based on identifiable community values, environmental conditions, adopted policies, and physical characteristics rather than a general assumption that all existing conditions should remain unchanged.

Potential protection priorities

- **Scenic views and visual character:** Protect important views of Red Mountain, surrounding desert landscapes, and the regional landscape, including views toward Snow Canyon State Park. Snow Canyon State Park is outside Ivins City limits; however, its surrounding viewshed may be an important consideration in land-use decisions.
- **Desert habitat and open space:** Identify sensitive habitat, native vegetation, wildlife corridors, and areas that contribute to a connected open-space system.

- **Ridgelines, washes, and natural drainage corridors:** Consider topography, drainage patterns, flood hazards, and natural landscape features when determining appropriate development locations.
- **Existing neighborhoods:** Recognize the established pattern of residential development, street layouts, lot sizes, housing types, and neighborhood relationships. Existing neighborhoods should be evaluated for compatibility with future development, not automatically treated as areas where no change is permitted.
- **Community character:** Identify the physical and experiential characteristics that residents value, such as human-scale development, desert-sensitive architecture, neighborhood connectivity, landscaping, public gathering places, arts and cultural amenities, and the relationship between development and the natural environment.
- **Dark skies:** Consider outdoor lighting standards that reduce light pollution and preserve nighttime visibility.
- **Walls and neighborhood connectivity:** Evaluate the existing pattern of perimeter walls, gated development, and other physical barriers. Determine where these features contribute to privacy and neighborhood design and where they restrict pedestrian access, visibility, and community connections.
- **Trails and recreation:** Protect and expand opportunities for an integrated trail and pedestrian network that connects neighborhoods, parks, public spaces, and community destinations.

Evaluation question: Which of these characteristics are essential to Ivins' identity, where are they located, and what land-use or development policies are appropriate to protect them?

The City should distinguish between features that warrant permanent protection, features that can be maintained through development standards, and features that can be enhanced through future improvements.

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2. What Are Appropriate Areas for Future Growth?

The Land Use Map should distinguish between areas where existing conditions should generally be maintained, areas where additional development may be appropriate, and areas where more substantial change may be considered.

These classifications should be supported by consistent evaluation criteria.

A. Areas to Maintain or Preserve

These are areas where substantial changes in land use or development intensity may be inappropriate because of environmental sensitivity, established development patterns, infrastructure limitations, scenic importance, or adopted community priorities.

Potential evaluation criteria:

- Environmental sensitivity or habitat value.
- Important scenic or natural features.
- Existing residential development and neighborhood compatibility.
- Limited infrastructure capacity.
- Publicly identified preservation priorities.
- Adopted open-space or conservation policies.

Maintaining an area does not necessarily mean prohibiting all improvements, infill, or redevelopment. It means that changes should be consistent with the reasons the area has been identified for protection or stability.

B. Areas Appropriate for Infill and Redevelopment

These are locations within or adjacent to existing developed areas where additional development, reinvestment, or a change in land use may be appropriate.

Potential evaluation criteria:

- Availability of existing roads and utilities.
- Compatibility with surrounding land uses.
- Vacant or previously developed parcels.
- Existing zoning and development entitlements.
- Access to services and community destinations.
- Opportunities to improve connectivity or address existing development deficiencies.

C. Areas Appropriate for Strategic Growth

Strategic growth refers to development in locations where it can support the City's long-term objectives without creating unnecessary infrastructure costs or unacceptable environmental and community impacts.

Potential evaluation criteria:

- Demonstrated demand for housing, commercial services, or employment opportunities.

- Availability or feasible extension of infrastructure.
- Adequate water resources and utility capacity.
- Access to transportation networks.
- Compatibility with adjacent development.
- Environmental constraints and mitigation opportunities.
- Consistency with the General Plan and community priorities.

Important: These classifications are evaluation tools, not predetermined development decisions. Specific locations should be identified only after the City completes its baseline analysis and evaluates the available alternatives.

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3. Where Should Ivins Encourage Infill Before Considering Expansion?

Infill should be considered where additional development can reasonably occur within existing developed areas without undermining neighborhood character, environmental resources, or infrastructure capacity.

For this evaluation, the following terms should be used:

- **Vacant parcels:** Legally established parcels without existing buildings. A vacant parcel is not automatically an appropriate development site; environmental, ownership, zoning, access, and infrastructure considerations still apply.
- **Underdeveloped parcels:** Properties where existing development is substantially below what is permitted or anticipated under current land-use regulations. This term should be used cautiously and should not imply that the property owner has an obligation to develop.
- **Redevelopment opportunities:** Previously developed properties where reinvestment, rehabilitation, replacement, or a change in land use may be appropriate. These opportunities may include residential, commercial, or mixed-use properties; they are not limited to commercial development.
- **Infrastructure-supported locations:** Areas where existing roads, water, sewer, utilities, and public services can reasonably accommodate additional development.

Infill evaluation priorities

1. Identify vacant parcels within existing developed areas.

2. Identify properties with existing infrastructure and access that may accommodate additional development.
3. Evaluate previously developed sites where reinvestment could improve land use, appearance, access, or neighborhood connectivity.
4. Identify opportunities to add housing near existing services and community destinations.
5. Determine whether infill can occur without creating unacceptable impacts on established neighborhoods or natural resources.

Infill should be encouraged where appropriate, not treated as an automatic preference over all other land-use considerations.

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4. How Should Water and City Infrastructure Guide Responsible Development?

Responsible development means directing growth toward locations where adequate infrastructure and public services exist or can be provided in a financially and environmentally sustainable manner.

Land-use decisions should be evaluated against:

- **Water availability:** Current and projected water supplies, water rights, conservation objectives, and the City's ability to serve anticipated development.
- **Utility capacity:** Existing and planned water, sewer, electrical, stormwater, and other utility infrastructure.
- **Transportation capacity:** Roadway conditions, traffic impacts, emergency access, pedestrian connections, and anticipated transportation improvements.
- **Public service capacity:** Police, fire, emergency response, parks, and other municipal services.
- **Long-term financial sustainability:** The costs of infrastructure construction, operation, maintenance, and replacement compared with anticipated development benefits and available revenues.
- **Environmental sustainability:** Water conservation, drainage management, protection of natural resources, and opportunities to minimize development impacts.

Working principle

Growth should not be designated solely because land is available or development is proposed. The City should determine whether the necessary resources and infrastructure can support the proposed land use over the long term.

The Land Use Map should also identify areas where additional infrastructure investment would be necessary before development could reasonably occur.

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5. Where and How Should Ivins Strengthen Economic Vitality?

The City should identify locations where commercial development, employment opportunities, neighborhood services, and visitor-serving businesses can contribute to a stronger local economy.

Potential areas for evaluation include:

A. Center Street Corridor

Evaluate opportunities to strengthen Center Street as a community-serving commercial and civic area.

Potential uses and improvements:

- Neighborhood-serving retail and services.
- Restaurants and gathering places.
- Compatible mixed-use development.
- Public spaces and community amenities.
- Pedestrian connections.
- Housing opportunities near services, where appropriate.

The long-term vision should be evaluated through market demand, property conditions, access, existing development patterns, and community input. Center Street should not automatically be assumed to require a traditional town-center development pattern.

B. SR-91 Corridor

Evaluate opportunities for commercial development that serves residents, visitors, and regional travelers.

Potential uses:

- Restaurants and food services.
- Visitor-serving commercial businesses.
- Hospitality and lodging, where appropriate.
- Neighborhood and regional services.
- Employment-generating businesses.

- Appropriate gateway design and landscaping.

Development should consider traffic access, visual character, compatibility with surrounding properties, and the City's desired entrance experience.

C. Black Desert Resort and Surrounding Area

Black Desert Resort should be evaluated based on its actual geographic relationship to Ivins, existing development approvals, transportation connections, economic contributions, and potential effects on surrounding properties.

The term **Black Desert influence area** should not be used as though it represents an established or unlimited development boundary.

Instead, the City should determine whether there are identifiable properties or corridors outside the resort that have a direct functional relationship with the development.

Potential considerations include:

- Transportation and access connections.
- Existing or proposed commercial development near the resort.
- Employment and service opportunities.
- Shared infrastructure or public improvement considerations.
- Potential economic benefits and impacts on Ivins residents.
- Compatibility with adjacent neighborhoods and land uses.

Any proposed influence area should be geographically defined and supported by evidence.

D. Mixed-Use Activity Centers

Mixed-use activity centers are not necessarily separate geographic locations from the corridors identified above.

They describe a potential development pattern that may be appropriate in selected locations.

A mixed-use activity center could include a combination of:

- Commercial services.
- Restaurants and neighborhood retail.
- Residential development.
- Public gathering areas.

- Pedestrian connections.

The City should determine whether these centers are appropriate through market analysis, property availability, infrastructure capacity, and community input.

Economic development evaluation

The commercial strategy should identify:

1. Where additional commercial services are needed.
2. What types of businesses are appropriate.
3. Whether existing commercial properties can accommodate demand.
4. Where new commercial development may be appropriate.
5. Whether additional commercial development would provide meaningful employment, tax-base diversification, and services for residents.

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6. Where and How Should Ivins Expand Housing Opportunities?

The Land Use Map should provide a range of housing opportunities that respond to changing household sizes, age groups, income levels, and community needs.

Housing diversity does not mean that every neighborhood should contain every housing type. It means identifying appropriate locations where a broader range of housing can be accommodated.

Potential housing types include:

- **Single-family housing:** Detached residential development in appropriate locations.
- **Workforce housing:** Housing that is attainable for people working in Ivins and the surrounding region, including employees in service, education, healthcare, hospitality, and other occupations.
- **Senior housing:** Housing options that allow older residents to remain in the community, including independent living and other appropriate residential arrangements.
- **Missing-middle housing:** Smaller-scale housing types between detached single-family homes and larger apartment developments, such as duplexes, triplexes, fourplexes, cottage courts, and appropriately scaled townhomes.
- **Cottage developments:** Smaller homes, often arranged around shared open space.
- **Townhomes:** Attached residential units that can provide additional housing choices at appropriate densities.

- **Mixed-use housing:** Residential development integrated with commercial or community-serving uses in suitable locations.

Preserving established neighborhoods

Preserving established neighborhoods does not mean preventing all change or requiring every neighborhood to remain exactly as it exists today.

It means evaluating future development for compatibility with the characteristics that residents value.

Potential compatibility considerations include:

- Building height and scale.
- Density and lot configuration.
- Setbacks and building placement.
- Traffic and access.
- Architectural design and materials.
- Landscaping and open space.
- Privacy and transitions between different housing types.
- Pedestrian connections and neighborhood amenities.

The City should identify which neighborhoods warrant specific design considerations and what characteristics should be maintained.

Housing opportunities should be evaluated alongside water availability, infrastructure capacity, housing demand, affordability, and the City's long-term community vision.

PLANNING PRINCIPLES FOR FORMULATING LAND-USE RECOMMENDATIONS

All future land-use recommendations should be evaluated using the following principles:

1. Protection Before Expansion

Identify important environmental, scenic, cultural, recreational, and community resources before designating new growth areas.

2. Infill and Redevelopment Where Appropriate

Evaluate opportunities to accommodate additional development within existing developed areas before designating new areas for expansion, while recognizing that infill must also be compatible with its surroundings.

3. Growth Supported by Infrastructure

Direct growth toward locations where roads, water, sewer, utilities, and public services have adequate capacity or can reasonably be provided.

4. Compatible Transitions

Provide appropriate transitions between residential, commercial, civic, and mixed-use areas through building scale, setbacks, landscaping, street design, and other development standards.

5. Community Integration and Connectivity

Encourage connections between neighborhoods, parks, trails, public spaces, schools, and commercial areas. Identify physical barriers and opportunities to improve access.

6. Short-Trip Travel

Encourage appropriate locations for neighborhood services, recreation, and community destinations that reduce unnecessary vehicle trips and support walking and bicycling.

7. Respect for the Natural Environment

Incorporate topography, wildlife habitat, drainage, vegetation, scenic resources, and other environmental considerations into land-use recommendations.

8. Data Before Decisions

Base recommendations on reliable baseline information, public input, infrastructure capacity, environmental conditions, demographic trends, market analysis, and consistency with the General Plan.

9. Community Character as an Asset

Recognize Ivins' natural setting, recreational opportunities, arts and cultural resources, neighborhood relationships, and small-town identity as important elements of its quality of life.

10. Balanced and Financially Responsible Growth

Consider the long-term costs and benefits of development, including infrastructure investment, maintenance, municipal services, tax revenues, and community impacts.

KEY INFORMATION GUIDING LAND-USE MAP DESIGN

1. Existing Conditions and Baseline Analysis

The first step is to establish an accurate picture of what currently exists in Ivins.

Existing conditions should describe the City's present land use, development patterns, natural resources, infrastructure, and community characteristics.

The term **existing land use** refers to the actual current use of property, not simply its zoning designation or whether it has been developed.

Undeveloped land should be recognized as having potential environmental, recreational, scenic, agricultural, cultural, or other community value. It should not be assumed to have value only when developed.

Baseline information to collect

- Existing land uses and zoning designations.
- Developed and undeveloped properties.
- Existing open space and protected lands.
- Natural features, sensitive habitat, ridgelines, washes, and drainage corridors.
- Wildland-Urban Interface (WUI) areas and associated fire-risk considerations.
- Scenic corridors and important viewsheds.
- Existing residential and commercial acreage.
- Existing building square footage and development intensity, where available.
- Vacant parcels.
- Previously developed properties.
- Existing housing types, densities, and general housing characteristics.
- Commercial property inventory and existing business uses.
- Traffic counts and roadway conditions.
- Water availability and utility capacity.
- Existing transportation networks and pedestrian connections.
- Parks, recreation facilities, and trail systems.
- Public facilities and municipal services.
- Existing neighborhood patterns, including lot sizes, building scale, walls, and connectivity.
- Known physical barriers and areas with limited access to community destinations.

Clarification of housing characteristics

Housing characteristics should describe the existing housing supply, including:

- Single-family homes and attached housing.
- Multifamily housing, where present.
- Typical lot sizes.
- Residential densities.
- Home sizes and building scale, where data is available.
- Age and condition of the housing stock, where data is available.
- Ownership and rental patterns, where data is available.

This information will help determine whether the City's housing supply provides a reasonable range of choices for different household types.

2. Additional Planning and Opportunity Analysis

The baseline analysis describes existing conditions. The following analysis interprets that information to identify issues, opportunities, and potential future directions.

This is a separate step because knowing what exists does not automatically tell the City what should happen next.

Additional analysis should include:

A. Neighborhood Change and Transition Analysis

Identify areas experiencing or likely to experience changes in land use or development patterns.

Potential indicators include:

- Changes in zoning or development entitlements.
- Vacant or previously developed properties.
- New development adjacent to existing neighborhoods.
- Changes in traffic or access patterns.
- Infrastructure improvements or limitations.
- Market demand and property redevelopment activity.

A transitioning neighborhood should not be identified simply because it is older or contains undeveloped property. There should be identifiable evidence of actual or anticipated change.

B. Infill and Redevelopment Analysis

Identify parcels and locations where additional development or reinvestment may be feasible and compatible.

C. Commercial Service Gap Analysis

Identify services that may be missing or insufficiently available to residents, considering existing businesses, population distribution, travel patterns, and market demand.

D. Market Analysis

Evaluate demand for commercial space, housing types, employment opportunities, and other development uses.

E. Future Growth Suitability Analysis

Identify locations that may be appropriate for additional residential, commercial, mixed-use, or other development based on environmental, infrastructure, access, and compatibility criteria.

F. Demographic and Housing Trends

Evaluate population changes, household sizes, age distribution, housing demand, housing costs, and other available demographic indicators.

G. Connectivity Analysis

Identify areas where roads, trails, sidewalks, or other connections could improve access between neighborhoods and community destinations.

INTEGRATION OF PROTECTION, ENHANCEMENT, AND GROWTH

The Land Use Map should use three complementary planning categories: Protect, Enhance, and Transform/Grow.

These categories provide a framework for evaluating the City's future. They do not represent predetermined zoning changes.

1. PROTECT

Identify areas and resources where conservation, preservation, or careful development standards should take priority.

Potential considerations:

- Sensitive environmental lands and habitat.
- Scenic corridors and important viewsheds.
- Ridgelines, washes, and natural drainage systems.

- Existing open-space systems.
- Publicly identified scenic and recreational resources.
- Established neighborhoods with identifiable characteristics worth maintaining.
- Historic and cultural resources.
- Lands identified through appropriate consultation with Tribal governments as having cultural or historic significance.

Undeveloped land should not automatically be classified as vacant development land. Its existing and potential community value must be evaluated.

2. ENHANCE

Identify existing developed areas where improvements can strengthen neighborhood quality, connectivity, services, recreation, or economic vitality without necessarily changing the underlying land use.

Potential opportunities:

- Sidewalk and trail connections.
- Neighborhood access improvements.
- Parks and public gathering spaces.
- Streetscape and landscaping improvements.
- Commercial property improvements.
- Improved pedestrian connections across existing barriers.
- Appropriate public infrastructure improvements.
- Neighborhood-serving services.

Enhancement is distinct from growth. An area may benefit from enhancement while maintaining its existing land-use pattern.

3. TRANSFORM AND GROW

Identify areas where a meaningful change in land use, development pattern, or intensity may be appropriate.

Transformation is a form of potential change and can include redevelopment, reinvestment, or a new development pattern. Growth is one possible outcome of transformation, but the two terms are not interchangeable.

A. Housing and Residential Opportunities

Potential locations for evaluation:

- Vacant parcels within existing neighborhoods.
- Appropriate infill locations.
- Existing residential areas where additional housing types may be compatible.
- Neighborhood-commercial areas where mixed-use development may be appropriate.
- Locations supported by infrastructure and public services.

Old Township neighborhoods

Old Township should be evaluated because of its historic development pattern and relationship to Ivins' original community center, not simply because it may have fewer walls or a different development pattern.

The City should determine which characteristics residents value and whether improvements or compatible infill can strengthen the area.

Potential considerations:

- Existing lot patterns and development scale.
- Historic and cultural resources.
- Walkability and street connectivity.
- Neighborhood-serving businesses.
- Compatibility of additional housing types.
- Public improvements and infrastructure needs.

The goal should be to maintain and enhance the area's identity while allowing appropriate reinvestment and housing opportunities.

B. Commercial Opportunities

Center Street Corridor

Evaluate its potential to become a stronger community-serving commercial and civic area through:

- Neighborhood retail and services.
- Restaurants and gathering places.
- Compatible mixed-use development.
- Public spaces.

- Walkable design.
- Housing near services, where appropriate.

SR-91 Gateway Corridor

Evaluate its potential for:

- Visitor-serving commercial uses.
- Restaurants and hospitality.
- Employment opportunities.
- Neighborhood and regional services.
- Appropriate gateway design standards.
- Compatible commercial development.

Black Desert Resort and Related Development Areas

Evaluate only those locations with a demonstrated geographic, transportation, economic, or service relationship to Black Desert Resort.

Potential considerations:

- Resort-related employment and services.
- Transportation and access.
- Existing commercial development.
- Economic impacts on Ivins.
- Compatibility with surrounding development.

The City should first establish whether any meaningful area outside the resort warrants a separate planning designation. No additional influence area should be presumed.

Strategic Redevelopment Sites

Identify specific properties or areas where redevelopment may provide a community benefit.

Potential criteria include:

- Existing development conditions.
- Property location and accessibility.
- Infrastructure availability.
- Compatibility with surrounding uses.

- Market feasibility.
- Opportunities to improve connectivity or public spaces.

The City should not identify a property as a redevelopment priority solely because it is underdeveloped or has a different use than might be preferred.

NEXT STEPS

Major Decision Points

1. Confirm Existing Conditions and Baseline Data

Determine whether the City has sufficient and accurate information about existing land uses, infrastructure, environmental resources, housing, commercial development, and community characteristics.

2. Confirm the Protect-Enhance-Transform/Grow Framework

Establish definitions and evaluation criteria for each category.

3. Establish Potential Growth and Conservation Areas

Use the baseline information and adopted criteria to identify areas that may be appropriate for protection, enhancement, infill, redevelopment, or future growth.

4. Identify Character Areas and Transition Zones

Determine whether distinct areas of the City warrant specific land-use or development considerations.

Establish criteria for identifying transition areas and consider whether changes should occur immediately, over the next five years, within five to ten years, or beyond ten years.

These timeframes are planning horizons for analysis, not guarantees that development will occur within a particular period.

5. Evaluate Commercial Development Strategies

Compare potential commercial development locations and uses based on market demand, service needs, property conditions, infrastructure, and community priorities.

6. Evaluate and Select a Preferred Growth Scenario

Compare reasonable alternatives for future land use, considering housing, commercial opportunities, conservation, infrastructure, financial impacts, and community character.

7. Complete General Plan and Development Code Consistency Analysis

Evaluate the relationship between the proposed Land Use Map and the adopted 2024 General Plan.

The analysis should identify:

- General Plan goals and policies supported by the proposed map.
- Policies that may conflict with proposed land-use changes.
- Areas where the General Plan may need clarification or additional policy direction.
- Existing zoning and development standards that may not support the desired future land-use pattern.
- Potential zoning map amendments or development code revisions.
- Infrastructure and capital improvements needed to implement adopted policies.

The purpose is to ensure that the Land Use Map, General Plan, zoning regulations, and implementation priorities work together.

8. Adopt the Final Future Land Use Map and Implementation Strategy

Complete the recommended map, supporting documentation, public review, and implementation recommendations for City consideration and adoption.

NARRATIVE AND SUPPORTING DOCUMENTATION TO ACCOMPANY THE LAND USE MAP

The final Land Use Map update should be supported by documentation explaining the decisions, information, and public input used to develop it.

Recommended Supporting Documents

1. Updated Future Land Use Map

The proposed future land-use designations and their geographic boundaries.

2. Existing Conditions Report

A summary of existing land uses, environmental resources, housing, commercial development, infrastructure, transportation, and community characteristics.

3. Infill and Redevelopment Opportunity Analysis

An evaluation of potential infill and redevelopment locations, including the criteria used to identify them and the limitations associated with each location.

4. Transition Area Analysis

An evaluation of areas where changes in land use or development patterns may occur.

Include potential transition timeframes, such as:

- Near-term: 0–5 years.
- Mid-term: 5–10 years.
- Long-term: 10+ years.

These timeframes should be based on infrastructure readiness, market conditions, existing entitlements, and other relevant factors.

5. Commercial Market Assessment

An evaluation of existing commercial inventory, unmet service needs, market demand, potential commercial locations, and economic development opportunities.

6. Public Engagement Summary

A summary of public input related to:

- Community character and preservation priorities.
- Housing needs and preferences.
- Commercial development and economic vitality.
- Open space and environmental protection.
- Transportation and connectivity.
- Growth priorities and concerns.
- Alternative land-use scenarios.

The summary should distinguish between public preferences, technical findings, and final policy decisions.

7. General Plan and Development Code Consistency Analysis

An explanation of how the proposed map supports the 2024 General Plan and whether amendments to existing zoning or development regulations may be necessary.

8. Recommended Zoning Amendments

Identification of potential zoning changes needed to implement the adopted Future Land Use Map.

9. Capital Improvement Recommendations

Identify infrastructure and public improvements necessary to support the proposed land-use pattern.

Recommendations should be evaluated against:

- Existing infrastructure capacity.
- Projected development demand.
- Public safety and service requirements.
- Adopted City priorities.
- Available funding.
- Long-term operation and maintenance costs.

The recommendations should distinguish between improvements needed to address existing deficiencies and improvements needed to accommodate future growth.

10. Five-Year Implementation Strategy

Establish a practical sequence of actions, including:

- Priority zoning and development code amendments.
- Infrastructure and capital improvement planning.
- Conservation and open-space priorities.
- Transportation and connectivity improvements.
- Housing and commercial development initiatives.
- Additional studies and policy decisions.

The strategy should identify responsible parties, potential funding sources, and measurable implementation milestones where feasible.

IMPORTANT NOTE: ONGOING EVALUATION

The Land Use Map update is intended to be a collaborative planning process. The questions identified throughout this document are not all expected to have immediate answers.

Some decisions will become clearer through the review of existing conditions, mapping, infrastructure information, market analysis, and public input.

The Planning Commission should use the following distinction when reviewing the document:

1. **Established information:** Facts and conditions that can be documented today.

2. **Planning criteria:** Standards and considerations that should guide the evaluation of potential land uses.
3. **Policy decisions:** Choices that require Planning Commission and City Council direction.
4. **Items requiring further study:** Questions that cannot be answered without additional information or analysis.

The ultimate objective is to create a Future Land Use Map that reflects the community's long-term vision, protects the qualities that make Ivins distinctive, accommodates appropriate future needs, and provides a clear and financially responsible framework for City decision-making.