Ivins City
Engineering Report to City Council
November 2026

Planning Projects

R&PP Application for 100 acres (public works yard, City park, City cemetery, etc.): BLM recently advised that our R&PP application must undergo an additional federal review under the program's revised requirements. Although most new requirements were waived because of how long our application has been in process, this review is still required. BLM indicated that ours is the first Utah application to undergo the new review process, so BLM staff cannot yet estimate how long the review will take.

Water and Irrigation Master Plan: Staff has been reviewing the initial draft provided by the consultant, we're looking to have the draft reviewed and present the initial draft to council in either January or February of 2027. That should give staff enough time to provide comments and for those comments to be addressed by the consultant before our presentation to council.

Transportation Master Plan: Staff has reviewed the initial draft and provided comments to the consultant. The consultant is now working on addressing those comments and staff is anticipating a presentation to council in December.

Design Projects

Sewer Lift Station and Old Highway 91 Water Line Design: The project is nearing completion of design. Staff and the consultants 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.

Lower Tuacahn Wash Sewer Project 2027: The Lower Tuacahn Wash Sewer Line Replacement Project will address capacity and reliability concerns with the existing sewer trunk line serving Ivins and Santa Clara. This portion of sewer line extends from Pioneer Parkway down to Snow Canyon High School.

The City issued an RFP for engineering design and bidding services and received three proposals. Staff are currently evaluating and scoring the proposals and anticipating bringing a consultant selection recommendation to City Council for approval on Thursday, December 3, 2026.

Tuacahn Tank Recoating: The construction and bidding documents have been prepared, staff anticipates bidding the project out late November, with bids anticipated mid-December.

Construction Projects

Old Hwy 91 Landscape Median Curbing: Staff have conducted a pre-construction meeting with the contractor. They anticipate starting early to mid-December, pending weather permitting on their current job.

Public Works Yard West Parking Addition: Work as begun and the project is anticipated to be completed by the end of November.

Trail Gap Fill – BDR North Village to Docena: This project is anticipated to start early December.

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 held in October. While mass grading was anticipated to begin early November, they are still working on fencing off the sensitive areas that are to remain undisturbed.

Again, 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.

They do not anticipate any construction vehicles leaving the site once they have mobilized in, the vast majority, if not all, the soil will remain on site.

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

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.

11/13/2026

Thomas Jorgensen, P.E. City Engineer — Date