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~~IVINS CITY~~

~~GENERAL PLAN~~

~~Revised August 20, 2015~~

GENERAL PLAN
2023

This amendment supersedes any prior versions of the General Plan.

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~~CHAPTER ONE~~

INTRODUCTION

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CHAPTER ONE
INTRODUCTION, PURPOSE, GENERAL PLAN DEFINITION,
and VISION

Introduction

Ivins City is located in southwestern Utah not far from Zion National Park. Situated beneath its iconic Big Red Mountain and adjacent to Snow Canyon State ~~Park it is home to the~~ Park, it is home to several resorts, Rocky Vista University, and the Southern Utah Veterans' Home. Although it is gaining in

popularity as a center for ~~tourism Ivins City is first and foremost a peaceful family and retirement friendly~~ tourism, Ivins City is first and foremost a peaceful family and retirement-friendly bedroom community with pockets of agriculture. It had just over 10,000 residents in 2023 and it is estimated that it will reach a build-out population of approximately 20,000 residents.

Purpose

The purpose of the Ivins City General Plan is to guide development toward a well-conceived future community, preserving the city's magnificent natural assets and desirable lifestyle by avoiding the pitfalls of reckless growth. With nearly two thirds of its area as yet undeveloped Ivins City has the enviable opportunity of becoming precisely what it foresees by taking charge of its own destiny through this General Plan and accompanying surroundings and desirable lifestyle. With nearly half of its area as yet undeveloped, Ivins City has the opportunity to realize its Vision, aligned with this General Plan.

Definition of a General Plan

A General Plan, or Master Plan is a comprehensive guide for making land use decisions regarding growth, the location and uses of land and community appearance and the City's physical development. The General Plan is a reflection of the community's goals and values. The Ivins City General Plan governs the area within its City limits.

The General Plan is intended for use by the ~~City Council, Planning Commission, other boards and committees, City Staff, developers and residents. The purpose of the General Plan is to provide a comprehensive guide for the physical development of the City.~~ Residents, City Council, Planning Commission, boards and committees, City staff, and developers. It is a key tool to guide zoning, budgeting, capital improvements, ~~decisions and policy-making.~~

~~A General Plan is not a regulatory document. It must be implemented through other~~ decisions, and policy-making using Land Use, City and Development Maps, Maps, and Ordinances.

~~Definition of a General Plan~~

~~A General Plan is sometimes referred to as a "Master Plan". It is a guide for making land use decisions regarding growth, the locations of lands, uses and community appearance. Since a General Plan is not a regulatory document, it must be implemented through ordinances and actions. When a community has adopted a General Plan, Utah Code 10-9a-406 requires that all streets, parks, (Utah State Legislative website) states that the General Plan is an advisory guide for land use decisions, the impact of which shall be determined by ordinance. This regulation requires that all streets, parks, ground, place and space, public buildings and utilities (public or private) be constructed in conformity with the General Plan. It is the intent of the Planning Commission and the City Council to create consistency between the General Plan, ordinances and policies.~~

~~How the General Plan is Organized~~

~~Chapter One of the General Plan~~ City Council and the Planning Commission to create consistency between the General Plan, ordinances, and policies.

General Plan Policies:

- 1. Through planning for growth, land use, and development, provide for the distribution of neighborhood densities across Ivins City.
- 2. Preserve a unique community that reflects the serenity of its natural surroundings.
- 3. Create a community that is a living, integrated system.

How the General Plan is Organized

- Chapter One introduces the requirements for the General Plan, how it was developed, and how it is maintained and organized. ~~□ Chapter Two~~ It presents the Ivins Vision.
- Chapter Two includes the elements of the General Plan derived from the ~~information presented in that subsection. These policies are intended to provide direction to guide future decisions that will in turn lead to accomplishing the Goals and objectives of the General Plan. For example, the following policies address the need to keep the General Plan consistent and current.~~

~~General Plan Policies~~

~~All land use decisions including the development of streets, parks and utilities and the provision of public services shall be consistent with the General Plan.~~

~~The Planning Commission will periodically review the General Plan. Recommendations for action will be made to and approved by the City Council.~~

~~CHAPTER TWO~~

~~GROWTH~~

Vision.

- Chapter Three discusses implementation of the plan
- ~~□ Maps throughout support the text by showing storm watercourses, habitat, land use, streets and roadways and bikeways and trails.~~

~~Each section of the Plan concludes with policies that are General Plan.~~
• ~~Appendix A briefly the history of Ivins City, projected growth and build-out~~
examines the history of Ivins City, and the natural and cultural

resources Ivins wishes to protect.

~~2~~

~~□ Chapter Five covers land use policies.~~

~~□ Chapter Six • Appendix B details the vision for the future and the~~ City's statistics, population analysis and financial and staffing

plan.

VISION

Building on past planning and decision-making in Ivins City, its history and natural and cultural environment, population and economic projections, results of the 2022 citywide survey (see City website), with input from Ivins City staff, individual perspectives from many residents, and compliance with Utah state law, below is the Vision for the future of Ivins City.

IVINS VISION

Ivins is a community where everyone should feel safe and secure. We belong here. We respect and protect the magnificent landscape that defines the unique and spiritual sense of place honored by the peoples who have lived here for centuries. We carefully plan for change, always remembering that we have borrowed the land from future generations. Our growth stewardship encourages a spectrum of neighborhoods for all who desire to live and work here. We recognize that any ecosystem, including our community, thrives only with diversity. We have unique neighborhoods emphasizing open spaces where residents recreate, talk, support each other, and work collaboratively for the common good. We have a wide variety of recreational opportunities so that all citizens and guests can be transformed by the grandeur of the place. We draw professional and commercial services that support our citizens and our city's financial needs. We encourage and draw arts and cultural experiences that permeate the community's culture.

This Ivins City Vision is outlined below in its nine vision elements and the General Plan's fifteen supporting goals.

Vision Element A: A community where we feel safe and secure.

Goal 1: Regularly evaluate and establish appropriate Public Safety services so that Ivins City remains a safe and well-protected community.

Goal 2: Ensure that public facilities, services, and utilities meet the needs of present and future residents of Ivins City.

Vision Element B: We belong here and have unique neighborhoods emphasizing open spaces where residents recreate, talk, and support each other to work collaboratively for the common good.

Goal 3: Maintain a strong sense of place.

Goal 4: Establish and maintain friendly, mutually beneficial relationships with the Shivwits Indian Reservation,

~~Washington County and the Cities of Santa Clara and St. George and other Washington County cities and organizations.~~

~~Goal~~ people, Washington County, the cities of Santa Clara and St. George, other Washington County cities, state and federal agencies, and organizations to build community projects and events.

Goal 5: Promote effective government that embraces community involvement.

~~Plan for and manage development so growth does not outpace the capacity of public~~

~~facilities and services.~~

~~Protect the night sky by carefully regulating lighting while also promoting safety for~~

~~residents.~~

~~Promote Ivins City as a resort destination community.~~

~~Support and foster arts and culture, artists, art installations, activities, and education.~~

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~~Goals, Objectives, Policies and Actions~~

~~In any city~~ Goal 6: Protect the quality of life in Ivins City.

Vision Element C: We respect and protect the magnificent landscape that defines the unique and spiritual sense of place honored by the peoples who have lived here for centuries.

Goal 7: Work to preserve the natural beauty and vistas that give Ivins City its unique

identity, including Red Mountain and the other natural hillsides that surround the city, the washes, the lava beds, open spaces, and the night sky.

Goal 8: In conjunction with the Washington County Water Conservancy District, and other applicable entities, provide safe, dependable water to meet the future needs of the residents, businesses, and amenities of Ivins.

Vision Element D: We carefully plan for sustainability and adaptability, always remembering that we have borrowed the land from future generations.

Goal 9: Foster orderly growth compatible with the character of the community and surrounding natural beauty.

~~Growth Supporting Objectives:~~

~~□ Encourage growth in areas and at levels that can be reasonably sustained by City services and facilities and that minimize the financial~~ Goal 10: Provide a holistic system that moves people and goods safely and efficiently through Ivins City and minimizes negative impacts, visual and otherwise, on adjacent property. (See transportation master plan.)

Vision Element E: Our growth stewardship creates homes for all who desire to live and work here.

Goal 11: Encourage functional neighborhoods with a variety of housing types that meet both the financial and aesthetic needs of a broad cross-section of residents.

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Vision Element F: We recognize that any ecosystem, including our community, thrives only with diversity.

Goal 12: Support quality public schools, private schools, charter schools, and higher education.

Vision Element G: We have a wide variety of recreational opportunities so that all citizens and guests can be transformed by the grandeur of this place.

Goal 13: Provide a wide range of recreational facilities and opportunities for all ages.

Vision Element H: We draw professional and commercial services that support our citizens and the City's financial needs.

Goal 14: Attract and sustain businesses that will provide employment opportunities for Ivins City residents and enhance the tax base.

Vision Element I: We encourage and draw arts and cultural experiences that permeate the Community's culture.

Goal 15: Encourage and promote arts and culture, artists, art installations, activities, and education to create a welcoming environment and enrich the lives of residents and visitors. Publicly accessible art is encouraged.

With this vision, Chapter Two focuses on Land Use and City Services that support the vision, it identifies important topics to consider during planning and decision-making and identifies community policies and actions to advance the Ivins Vision.

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CHAPTER TWO

ELEMENTS OF THE GENERAL PLAN - Land Use and City Services

In any city, decisions are made regularly concerning roads, sewers, parks, schools, new subdivisions, commercial developments, etc. Taken ~~separately~~ separately, the decisions may not seem related; however, the cumulative effect of such decisions has a significant impact on the community and the quality of life of its residents. Clearly defined goals and ~~objectives~~ policies provide a means by which a government can focus these individual decisions for the good of the community. When adopted by the City Council, the ~~Goals, Objectives and Policies of the General Plan become a guide as~~ goals, policies, and actions of the General Plan become a guide to how Ivins City intends to direct its energies and resources with respect to the many issues it faces.

~~The community's vision for the future is outlined below in numbered goals and supporting objectives.~~

~~Goal 1. General Plan~~

~~Protect the superior quality of life in Ivins City.~~

~~General Plan Supporting Objectives:~~

~~□ Specify the intent of the City Council regarding the planning and regulation of growth, land use and development and the distribution of densities within Ivins City and surrounding areas.~~

~~□ Encourage the type of development that enhances the qualities that make living in Ivins City desirable.~~

~~Goal 2. Natural Setting~~

~~Preserve the natural beauty and vistas that give Ivins City its unique identity, including the Red Mountain and the other natural hillsides that surround the City, the natural washes, the lava beds, open spaces and the night sky.~~

~~Natural Setting Supporting Objectives:~~

~~□ Assure that main responsibilities of local government generally revolve around the need to provide common services to the residents. Therefore, cities usually provide police, ~~fire protection, emergency medical services and animal control.~~~~

~~□ Ensure the fire, and emergency services. In addition, common utilities such as culinary water, wastewater, stormwater, streets, sidewalks, public lighting, and signage are also provided. Other common services such as electrical power, natural gas, and communication services also fall under the umbrella of local government.~~

~~In addition to providing these general services, the State government has delegated a portion of the regulation of the Land Use regulations of the cities to the local governments.~~

~~The goals indicated after each heading are those vision goals for which the policies under each heading are most relevant.~~

Land Use Elements (Goal 5, 9 and 11)

The Land Use element is the core-coordinating component of the General Plan. It interrelates all of the elements of the General Plan that have implications for the arrangement of uses of the land. The Land Use Plan is a physical expression of the implication of the various policies that make up the General Plan. The Land Use element considers areas within the City. The Land Use element is an important guide for decisions related to development. The Land Use Plan is a visual reference for public or private entities seeking information about the land development objectives of the City.

In addition to the designations on the Land Use Plan, policies are adopted to guide future City decisions on a case-by-case basis.

The Land Use Plan is general. There are areas that do not necessarily follow existing property lines. Property-specific conditions are taken into account when the City Council zones or rezones.

~~General Land Use Policies:~~

~~□ All zoning and other land use decisions shall be consistent with the General Plan.~~

~~□ 11~~

General Land Use Policies:

1. All zoning and other land use decisions shall be consistent with the General Plan.

2. Urban development should be located within, or adjacent to, existing urban areas in

order to avoid sprawl and strip development, maximize the cost-effectiveness of public facilities and services and preserve agricultural and open space land uses.

~~3.~~ Innovative urban planning should be used in all zones to protect, enhance and blend development with the unique natural character of the area.

~~4.~~ Growth should pay its own way, i.e. the costs for the new public infrastructure should be paid by the development entity that generated the need and that will benefit therefrom.

~~Any review of planned development shall include proof that adequate public facilities are available to serve each development.~~

~~Residential~~

~~One purpose of the General Plan is to promote the City's objectives~~ 5. Identify and protect growth areas that are visually, economically or geographically related to Ivins City ~~within which annexation must take place before development occurs.~~

~~Apply design standards that preserve the City's quality of life.~~

~~Encourage infill development to efficiently utilize existing urbanized areas and facilities.~~

~~Assure that development takes place with adequate public facilities and services.~~

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~~Goal 7. Residential~~

~~Allow for a variety of housing types in attractive, functional neighborhoods, to meet the needs of all income~~ where annexation must take place before development could occur.

6. Actively encourage infill development to reasonably utilize existing urbanized areas and facilities.

7. Balance all property rights between the development and neighboring properties.

~~Work closely with the School District to develop joint City/School~~ Residential (Goals 3, 6, 7, 9 and 11)

One purpose of the General Plan is to promote the City's goals with respect to development.

Another purpose is to introduce greater densities than the zoning may indicate in order to achieve open space through the use of density bonuses or other incentives. The objective is to achieve the preservation of key scenic features and important amenities per the General Plan

while maintaining overall average zone density.

Apartment/condominium housing is important to fulfill a variety of housing ~~needs whether it is luxury condominiums for retirees or low-cost housing for young couples just starting careers.~~ needs. The Land

Use Plan designates apartment/condominium housing throughout the community in locations that have adequate street and utility capacity as well as other amenities such as parks, trails, etc.

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~~Residential Policies:~~

~~Areas that contain designated open space, parks~~ Residential Policies:

Encourage functional neighborhoods with a variety of housing types that meet both the financial and aesthetic needs of a broad cross-section of residents.

1. Areas that contain designated open space, parks, or other scenic/natural resources should be developed with ~~elustering~~ clustering/buffering to preserve the desired resource(s) and overall net density shown on the Land Use element.

~~2. Incentivize developers to provide open spaces within neighborhoods to provide outdoor living experiences for the community.~~

3. Medium and apartment/condominium density housing shall be located near collector and arterial roads and as a buffer between ~~low-density housing and other land uses.~~

~~The Historic core area of the City should continue to be developed with medium to high density housing.~~

~~low-density housing and other land uses.~~

4. The Historic core area of the City should continue to be developed with medium-to-high-density housing.

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5. Apartment/condominium housing (townhouses, for example) should be located so as not to block views of the ~~mountains~~ mountains, and the building mass should be stepped and staggered. ~~Publicly accessible art is encouraged.~~

~~Moderate Income Housing~~

~~Ivins City desires to have a variety of housing types including moderate income housing. In all residential Zoning Districts Ivins City encourages the use of Overlay Districts that allow for density bonuses as a way to provide incentives for developers to build and sell more affordable housing.~~ Encourage low-profile housing.

6. Encourage development that enhances a sense of neighborhood and community.

7. Encourage the preservation of areas that highlight a rural lifestyle consistent with the local heritage.

8. Encourage residential design that complements the natural beauty and character of the area.

~~☐ Encourage low-profile housing.~~

Goal 8: Transportation (SEE TRANSPORTATION MASTER PLAN)

~~Provide a road system that moves people and goods safely and efficiently to and through Ivins City and minimizes negative impacts, visual and otherwise, on adjacent property.~~

~~Transportation Supporting Objectives:~~

~~☐ Consider transportation impacts in land use decisions and neighborhood developments.~~

~~☐ Preserve the rights-of-way necessary to accommodate future traffic needs.~~

~~☐ Encourage traffic-calming designs through residential~~ 9. Encourage the preservation of open space with native plants in neighborhoods to protect

the land that belongs to future generations.

10. Ensure buffering of commercial development from existing residential development.

11. Through growth, land use, and development, provide for the distribution of

neighborhood densities across Ivins City (PB)

Moderate-Income Housing (Goals 9 and 11)

Ivins City is focused on having a variety of different housing types available within the community. Historically, density onuses in overlay districts have been established to encourage Moderate-income housing. As construction and land costs increase, new solutions are needed. City planning and zoning for higher densities will need to be placed in areas that foster will have the least impact on the flow of a community. Land use planning that develops standards for and established the location of mixed-use projects along transportation corridors is another solution.

The State of Utah has opened avenues for accessory dwelling units (ADUs). Ivins City will look at new ways to reduce the casita/guesthouse requirements to provide new options ~~that cater to tourism.~~

~~☐ Maintain a commitment to the arts and expand art opportunities.~~

~~☐ Encourage businesses and activities that promote health for~~

homeowners to rent out unused space on a long-term basis.

Ivins City will encourage the utilization of state or federal funds or tax incentives to promote the construction of moderate-income housing.

City leadership and staff will engage with State, Washington County Federal, County agencies, surrounding

communities, and school districts to help solve housing problems. and the City will build

alliances and foster inter-local cooperation. Because the Moderate-Income Housing Plan is a

required element of the General Plan as a separate document, but is modified ~~to eliminate or adequately mitigate such adverse impacts.~~

Air Quality

~~The relatively pristine air around Ivins City~~ from time to time. a current copy can be found on the City website, and any and all revisions are referenced in the document therein.

Moderate-Income Housing Policies:

1. Use land-use zoning to provide neighborhood densities that support a broad range of housing prices to facilitate ownership by those who desire to live and work in Ivins.
2. Include subdivisions that provide moderate-income housing that aesthetically aligns with the Ivins' heritage.
3. Actively encourage infill development to reasonably utilize urbanized areas and facilities.

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Commercial/Business (Goals 7, 9 and 14)

Pioneer settlers established the basic layout of Ivins City. They envisioned it as a traditional agricultural community. In recent times it has grown to be a bedroom community with its residents working and shopping in the St. George area. As Ivins City grows toward its projected build-out population of approximately 20,000 people ~~it~~we will need a corresponding growth in commercial development.

Ivins City's commercial areas should develop using state-of-the-art methodologies. Successful commercial developments have their own unique characteristics such as historic charm, an open-air ~~experience~~experience, and a wider mix of uses (offices, government, etc.) that attract ~~customers~~. ~~These advantages can indeed~~customers and produce a vibrant healthy community centerpiece.

~~□~~• Ivins City may have one or more core retail areas. These areas should have the following characteristics:

~~—~~ Landscaping, ~~lighting and signage in compliance with the Ivins City Design Guidelines.~~

~~—~~lighting, and signage in compliance with the Ivins City Design Guidelines.

~~—~~ Low profile, ~~attractive~~ buildings with placement, orientation and design in compliance with the Ivins City Design Guidelines.

~~—~~Pedestrian-friendly developments with organic walkways, benches, planters, plazas, etc.

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-- ~~Parking designed to reduce visual dominance~~ areas designed to blend into the environment with visual compatibility with the surrounding landscape.

The following businesses that are consistent with the above characteristics would be ~~well suited for core retail areas:~~

~~Resorts/Hotels~~
~~well-suited~~
for core retail areas:

- Businesses that support our existing resorts/hotels.
- Shops, restaurants, art galleries and ~~studios~~
- ~~studios.~~
- Grocery stores, drug stores and similar stores that blend in well with other commercial

uses in the area ~~and the small-scale experiences that are part of the community culture.~~

- Professional and business offices for needed community services (doctors, realtors,

lawyers, accountants, insurance, etc.)

~~Business offices~~

~~Facilities for research and development such as in-~~ Facilities for research and development such as medicine, software and other

software, and other

technologies.

- Entertainment, recreational and cultural venues.

Neighborhood Commercial areas provide locations for commercial uses that are in harmony with adjacent residential buildings and are well landscaped and buffered so as not to impact the surrounding neighborhood.

In addition to the growing Coyote Gulch commercial area, the Black Desert Resort/hotel

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/commercial center are being built along Snow Canyon Parkway near the eastern boundary of the City. ~~Commercial~~

Canyon Crossing was constructed at the intersection of Snow Canyon Drive/Center ~~Street, 200 East and on Highway 91. These centers would appeal to the residents of Ivins City as well as those of the neighboring communities and visitors to the area.~~

~~Commercial Policies:~~

~~□ Street.~~

Other neighborhood commercial may be added at 200 East and on Highway 91. These centers would serve the residents and visitors of Ivins City.

Commercial/Business Policies:

1. Attract and sustain businesses that will provide employment opportunities for Ivins City residents and enhance its tax base. Attract businesses that reflect and support our community values and that allow residents to work in Ivins City. Attract compatible retail, hospitality, and professional services.

2. The City supports developing pedestrian-oriented ~~resort/commercial~~ commercial centers on Snow Canyon Parkway. Strip commercial development should be avoided.

~~□ The City also supports creating and maintaining healthy vibrant neighborhood core retail areas that will provide convenient shopping and work locations for residents while minimizing cross-city travel.~~

~~□ All commercial development should have a pleasing appearance with attractive and ample landscaping and be in compliance with Ivins City's Design Guidelines.~~

~~□ Publicly accessible art is encouraged.~~

Business

~~The history of other communities shows that if Ivins City's quality of life is maintained it will also become increasingly attractive for business development. In addition to the advantages of southwest Utah in general, climate, natural setting, redundant fiber optics, proximity to Las Vegas (two hour drive) and air service to major cities, the livability of Ivins City will make it an appealing destination for professionals, businessmen and women, artists, craftsmen, other skilled~~

3. The City supports creating and maintaining healthy vibrant neighborhood, core retail areas that will provide convenient shopping and work locations for residents and promote a walkable community.

4. All commercial development should have an appearance aligned with the City's design guidelines.

5. Participate in local economic development boards and/or tourism councils.

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~~□ Create commercial areas where business~~ 6. Develop a land-use plan for commercial areas where businesses can thrive and residents

can gather.

~~□ Attract businesses that reflect and support our community values and that allow residents~~

~~to work in Ivins City.~~

~~□ 7. Encourage patronage of locally-owned businesses.~~ **Goal 4. Resort Destination**

~~Develop Ivins City as a resort destination community.~~

~~Resort destination supporting objectives:~~

- ~~☐ Attract businesses and development that can service tourism.~~
- ~~☐ Encourage housing~~ Effectively manage revenue sources

to adequately fund City services and infrastructure.

8. Support existing resorts.

Municipal Campus and Public Square

Ivins City owns and/or uses the majority of the city block extending from Center Street to 100 North and from Main Street to 100 West. The southwest corner ~~is owned by The Church of Jesus Christ of Latter-Day~~ of the block owned by The Church of Jesus Christ of Latter-Day Saints (LDS) with a meetinghouse located there.

~~Currently our City~~

~~Hall, Fire Station~~ Currently, the new City Offices, Fire Station, and City Park are located on this block as well.

~~Ultimately the City will build~~

~~a Community Recreation Center and a replacement City Hall. It will also work with Washington County to locate a Public Library in Ivins. Ideally~~ The City may provide a Community Recreation Center.

~~The City will work with Washington~~

County to locate a Public Library in Ivins. Ideally, these facilities would be built on this same block. To accomplish this goal the City ~~will need to eventually acquire the church property and develop a comprehensive plan for a municipal campus and public square.~~

~~Municipal Campus and Public Square Policies:~~

- ~~☐ may need to acquire the church property and develop a comprehensive plan for a municipal campus and public square.~~

Municipal Campus and Public Square Policies:

1. The City will continue to negotiate with the LDS Church for ~~the acquisition of the church owned property.~~

- ~~☐ acquisition of the church-owned property.~~

2. The City will seek to acquire an appropriate piece of property to exchange with the LDS Church for their property.

~~☐~~ 3. The City will systematically develop a comprehensive plan for the municipal campus and public square.

~~☐~~ 15

4. The City will continue to work with Washington County officials to locate a Public Library on the site.

Agriculture

Agricultural land is a non-renewable resource that is recognized as a valuable land use. Agricultural land has two public benefits: preservation of open space and aesthetic values associated with the rural lifestyle that has played an important role in the region's heritage. Library.

Parks and Recreation (Goals 5, 10 and 13)

Parks and recreation are important aspects of a healthy community. Recreation and park facilities help attract people and businesses to a community. The City currently has several parks: Abbey Gale Park, Desert Rose Park, Mojave Estates Park, Rocky Point Park, Fire Lake Park at Ivins Reservoir, Red Rock Canyon Park is approximately 3.7 acres, Ivins City Park is approximately 5 acres and UNITY Park is approximately 12 acres. In addition, there Heritage Park is approximately 5 acres and UNITY Park is approximately 12 acres. There are two smaller parks: Megan Fitness Course and Del Coronado Mini Park. Park planning creates particular challenges for the City. As the community grows, there will be a need for more parkland yet there will be less undeveloped land available and the cost of that land will be higher. It is important for the City to not only meet present needs but to also set aside land that will be needed for a future larger population.

The Ivins City Parks & Trails Master Plan establishes goals and strategies that will provide guidance in the for future development of parks, trails, recreational facilities and open space preservation in Ivins City.

A portion of future parkland needs can be met by encouraging future developments-developers to set aside parkland in proportion to the demand created by that development's residents and be available for use by any resident of the community. to be available for use by all community residents. This is usually practical only for meeting neighborhood park needs. Community parks and special use parks that serve more than one neighborhood are most effectively developed by the City. The costs of these kinds of parks should be provided through impact fees, bonding and/or equity buy-in.

Parks and Recreation Policies:

~~☐ The City shall maintain the current level of service for neighborhood parks. The City shall strive to increase the total developed parkland. The City will also strive to increase the number of recreation programs available to the residents of Ivins City.~~

~~☐ The City will regularly update a separate parks element of the General Plan, using it as a guide for 1. Provide a wide range of recreational facilities and opportunities for all ages. Provide recreation facilities and activities to meet a spectrum of recreational interests for Ivins City residents.~~

~~☐ Assure that future residents will be able to enjoy access to parkland through acquisition and development of additional park-2. The City shall maintain the current level of service for neighborhood parks and strive to increase the number of recreation programs available for residents and strive to increase~~

the total developed parkland and programs available to the residents of Ivins City.

3. The City will regularly update a separate parks element of the General Plan, using it as a guide for site location and prioritizing park development and land acquisition. The Parks & Recreation Master Plan and Impact Fees Facilities Plan will accomplish this.

~~4.~~ New development is encouraged to provide neighborhood park facilities and art-related amenities that are easily accessible and available for all residents.

~~5.~~ The cost of community or other special use parks and their amenities shall be equitably shared by residents.

~~The City shall develop and maintain a trail system to connect neighborhoods to parks, open spaces, recreation~~ 6. The City shall develop and maintain the Fire Lake Reservoir as a water recreation area and nature park sensitive to waterfowl, other wildlife, and neighboring property owners.

7. The City may plan and eventually build a Community Recreation Center.

8. Work closely with schools to develop joint city/school park sites.

~~Assure that development impact fees and/or land dedication requirements accurately reflect the costs to the City of providing parks for new development.~~

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~~Create a spectacular trail system by implementing the Ivins City Parks and Trails Master Plan.~~

~~Develop the Ivins Reservoir as a water recreation area and nature park.~~

~~Plan and eventually build a Community Recreation Center.~~

~~Goal 10. Public Services~~

~~Ensure that public facilities, services, and utilities are adequate to meet the needs of present and future residents of Ivins City.~~

~~Public Services Supporting Objectives:~~

~~Assess impact fees as necessary to assure that new developments are paying the appropriate costs of the utilities and services.~~

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9. Ensure that development impact fees and/or land dedication requirements accurately reflect the costs to the City of providing parks for new development.

Open Space (Goals 6 and 7)

1. Guide development in a manner that enhances the City's appearance.

- ~~☐ Protect scenic vistas and the visual quality of entrances to the City.~~
- ~~☐ Encourage the preservation of farmland and open pastures that recall the agricultural~~

~~heritage of Ivins City.~~

~~☐ 2. Protect scenic vistas and the visual quality of entrances to the City.~~

3. Encourage a variety of neighborhoods.

~~☐ 4. Encourage the agricultural heritage of Ivins City Agricultural land is a non-renewable resource that is recognized as a valuable land use. Agricultural land preserves a sense of neighborhood and high moral values.~~

~~☐ Encourage the preservation of areas for a rural lifestyle consistent with the local heritage.~~

~~☐ open space and provides aesthetic values associated with the important heritage of a rural~~

community. However, the City recognizes the right of private landowners to eventually sell/develop land that may be currently used for agricultural purposes. **Agricultural Policies:**

The City will

support measures for the preservation/conservation of agricultural land.

Such

~~measures might include:~~

~~☐ Large lot zoning~~

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~~☐ Clustering of density~~

~~☐ Conservation easements~~

~~☐ Transfer of Development Rights (TDR's)~~

~~Parks and Recreation~~

~~Parks and recreation are important aspects of a healthy community. Recreation and park facilities help attract people and businesses to a community. The City currently has three larger developed parks: Red Rock 5. Establish logos, slogans, mottos, street signage, street lighting, street furniture, etc. that~~

~~are unique to Ivins City.~~

~~Goal 6. Growth~~

distinctive to Ivins City.

Areas within and around the community that are desirable to be preserved as permanent open space include:

1. Existing and future park sites

2. The Santa Clara River corridor

~~☐ 3. The hillsides and rims of the Red Mountain~~

~~☐ The Desert Tortoise Wildlife Management Area north of Ivins City~~

~~☐ Major washes including Dry Wash and Padre Canyon Wash~~

~~☐ 4. The Desert Tortoise Wildlife Management Area north of Ivins City~~

5. Major washes including Dry Wash and Padre Canyon Wash

6. Other natural formations that give the community its identity and that separate

communities and keep them from growing ~~together~~

~~together.~~

7. Elephant Rock, Humpback, Pyramid and Rock Park (all in Kayenta)

8. Integrate natural open space into developments to protect wildlife habitat ~~area and recreation corridors.~~

~~The larger drainage washes are the~~ and

migration patterns.

Dedicated open space land can also be used for passive recreation and trails connecting significant facilities (parks, schools, commercial areas) and to provide residents with access to natural resources.

~~There are a variety of techniques which may be used to help preserve open space. The following is a brief overview of some of the techniques available:~~

~~Methods that may be used to help preserve open space include:~~

• Acquisition – The most effective way to preserve open space lands is to acquire open space lands or their development rights. Many communities have acquired open ~~space~~ spec through both purchase ~~and~~ and/or gifts.

~~Conservation Easements~~ – A ~~Conservation Easement is a~~ legal restriction on the use of all or a portion of a particular property. It does not change the ownership of the ~~land~~ land, but it places limits on the use of the land such as restricting development. Conservation easements are used for a wide range of public goals such as land/scenic conservation and agricultural preservation. Conservation easements can normally be acquired at a much lower cost than the sales

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price of the land since the owner can still own and use the land in a manner consistent with the easement. Conservation easements may be obtained by either a public agency or by non-profit organization land trusts (~~e.g.~~ e.g., Virgin River Land Preservation Association or Nature Conservancy).

~~Cluster Development~~ – ~~Clustering is a~~ A method used to shift or relocate development ~~from a less desirable to a more desirable location.~~ to optimize open space protection. from For example, on a parcel that is zoned for four 1-acre lots, in order to preserve open space for a particular purpose the developer could be encouraged to create four ½-acre lots in a cluster that leaves the remaining two acres free from development and preserve open space. Through the use of clustering the City may be able to preserve critical open space area without the necessity of purchasing it or depriving property owners of their development rights.

Open Space Policies:

~~□ The City shall attempt~~ 1. The City shall strive to preserve land designated as Open Space (on the Land Use element) permanently free from development and left in a natural state.

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~~□ 2.~~ The City shall actively pursue the preservation of such significant open space through conservation easements, acquisition, Transfer of Development Rights (TDR's), clustering and by enlisting the aid of organizations such as the land Trusts and other land preservation techniques. ~~Public Lands~~

Work to preserve views of the City's natural setting in development patterns and building ~~scales reasonably preserve views of the City's natural setting.~~

- ~~□ Provide incentives for preserving open space and the lava beds.~~
- ~~□ Discourage development that would mar the hillsides surrounding Ivins City.~~
- ~~□ Place existing and future power lines underground and remove existing poles.~~
- ~~□ Encourage designs.~~

3. Encourage the preservation of open space, lava beds, historic agricultural land, and native plants in neighborhoods to protect the land that belongs to future generations.

4. Work to preserve the natural beauty and vistas that give Ivins City its unique identity, including the Red Mountain and other natural hillsides that surround the City, the washes, the lava beds, open spaces and the night sky.

5. Encourage, where possible, architecture, lighting, ~~landscaping and the use of colors that blend with the natural surroundings.~~

~~□ Preserve the night sky.~~

~~Goal 3. Economic Development~~

~~Attract and sustain businesses that will provide employment opportunities for Ivins City residents and enhance its tax base.~~

~~Economic Development Supporting Objectives:~~

~~□ landscaping, lighting, etc.~~

~~□ Allow~~ and the use of colors that blend with the natural surroundings.

6. Work to preserve the night sky while maintaining neighborhood safety.

Public Lands (Goals 4 and 7)

There is much public land surrounding Ivins City that is managed by either the State Institutional Trust Lands Administration (SITLA) or the Bureau of Land Management (BLM). It is ~~entirely~~ possible that several of the large BLM tracts in the vicinity of Ivins City would become private land through land exchanges and thus be subject to future development. SITLA holdings are also candidates for future development. SITLA lands were expressly granted to the state for the purpose of supporting public education. It is likely that SITLA will be subject to increasing development pressure. If development occurs in these areas, it is the City's ~~preference~~-goal that it be developed in harmony with the current zoning requirements. It will be important that the City monitor land trades and potential development of SITLA properties to assure optimal land use in terms of protection of existing property values, traffic, economics, utilities, ~~visual/aesthetics~~ visual/aesthetics, and zoning ordinances.

~~Public Lands Policies:~~

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Public Lands Policies:

1. Lands within the City under the jurisdiction of SITLA and/or the U.S. Bureau of Land Management should be carefully reviewed by the City for development impacts when an exchange or sale of such land is considered.

~~2.~~ Public lands within the City that are suitable for schools, parks or open space should be designated in advance by the City and sought by the City when disposal or exchange is considered.

~~3.~~ In order to communicate essential concerns for future development, the City will include public lands in the General Plan Land Use element and ~~on~~-in the Annexation Growth Plan.

~~4.~~ The City may when requested rezone public lands within its jurisdiction consistent with the Land Use element of the General Plan.

~~Transportation~~

Red Cliffs Desert Reserve

The Red Cliffs Desert Reserve is a special area adjacent to Ivins City.

Red Cliffs Desert Reserve and Related Endangered Species Policies:

1. The City will support and assist in the implementation of the Habitat Conservation Plan for the Desert Tortoise as well as other ~~legitimate~~-designated threatened or endangered species in

the local area.

~~□ Land use proposals that could have adverse impacts on critical wildlife or plant habitats shall be~~ 2. Adequately modify land use proposals that could have adverse effects on critical wildlife or plant habitats.

Transportation (Goals 5 and 10)

The Transportation element of the General Plan addresses decision-making related to roads for the safe transportation of people, ~~goods~~ goods, and services in the Ivins City region.

The Ivins City roadway system consists of a hierarchy of street types: major and minor arterials, major and minor ~~collectors~~ collectors, and residential streets. Residential streets are the predominant street type found in every neighborhood. Very few unpaved streets and roads remain in Ivins City.

Ivins City ~~was a participant~~ participated in the St. George Master Traffic Study which addressed regional traffic needs. Ivins City is at the western end of the regional road system. The Shivwits Reservation and public land effectively preclude urban development west and north of Ivins City. Previously the only access to Ivins City was from the south via Highway 91 ~~that~~ which passes through Santa Clara. A second arterial, Snow Canyon Parkway, now provides additional access to Ivins City. Another access in the northeastern area extends through Snow Canyon State Park.

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~~In west Ivins City~~ In West Ivins City, the right of way is typically 49.5 feet. The Ivins City Transportation Master Plan identifies 200 East and 400 West as major collectors for Ivins City. 400 East is classified as

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a minor collector and is seen as an alternate through-route providing a relief valve for in-city traffic.

As a matter of ~~policy~~ policy, the City does not build new roads. Developers are expected to construct the roads that serve their own projects. Roads may also be funded through Special Assessment Areas that assess property owners. The City levies street impact fees on new development based on the most current Impact Fee Facilities Plan and Impact Fee Analysis. One challenge the City faces is securing adequate funding to pave and maintain existing ~~roads~~.

roads as they reach the end of their life cycle.

The City's current design standards require that curb and gutter be installed in all new developments. The installation of curb, ~~gutter and~~ gutter, and ~~sidewalks~~.

~~□ Assure that development impact fees and/or land dedication requirements accurately~~

~~reflect the City's cost to address the transportation needs for new development.~~

~~□ Promote the idea of mini traffic circles at intersections to slow traffic and as a means of visually enhancing the grid character of the streets.~~

~~Goal 9. Recreation (SEE PARKS AND TRAILS MASTER PLAN)~~

~~Provide a wide range of recreational facilities and opportunities for all ages.~~

~~Recreation Supporting Objectives:~~

~~□ Provide recreation facilities and activities to meet a diverse~~ sidewalk also acts as a safety barrier separating pedestrians and traffic. Although curb and gutter is the standard requirement for new developments, viable engineered drainage alternatives will be reviewed and considered on a ~~case~~ by case case-by-case basis.

The Transportation element of the General Plan illustrates existing and proposed locations and types of roads that the City anticipates will be required in the future. The Transportation element has been adopted by the City Council in conformance with ~~state statute.~~

the state statute.

In addition to guiding its own capital improvements planning the City can use the Transportation element to guide private ~~development. For instance the City can:~~

~~□ Deny development by:~~

• Denying development that is not consistent with the Transportation element (and other elements) of the General Plan.

~~□ Require developers to locate internal~~ • Requiring developers to locate all development streets so they are consistent with and tie into existing road locations.

~~□ Require~~ • Requiring developers to construct new roads or make improvements to existing roads if justified by the anticipated traffic impacts of the proposed development.

The Transportation element is coordinated with and reinforces other elements of the General Plan in order to provide necessary traffic capacity throughout the community. Since road rights-of-way also serve as essential utility corridors the Transportation element is closely coordinated with the Utilities ~~element.~~

~~Transportation Policies:~~

~~□ The construction of new roads and widening of existing roads should be paid for by those who generate the need and who will benefit from such improvements. In most cases~~ elements

Transportation Policies:

1. The construction of new roads and widening of existing roads should be paid for by

those who generate the need and who will benefit from such improvements. In most cases, a developer or group of developers will need to pay for new roads or road widening to serve their project(s). Where a proposed road will also clearly benefit existing ~~development~~ development, a combination of developer(s) and existing residents may jointly fund road improvements through Assessment Areas.

~~2.~~ 2. Curb and gutter is the standard requirement for new developments.

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~~20~~

3. If requested prior to development approval, impacts to the roadway system caused by development shall be based upon a traffic study in accordance with accepted traffic engineering principles.

~~4.~~ 4. Developments that will increase traffic volume on collector and arterial road intersections will be required to improve such intersections (no more than 40 seconds average wait at an intersection during peak hours).

~~As street lighting is installed low profile full cut off~~ 5. As street lighting is installed, low profile full cut-off lights that do not negatively impact residential areas will be used.

~~6.~~ 6. Private roads are permitted but not encouraged.

~~Art installations are encouraged along roadways at appropriate focal points.~~

Roundabouts

7. Art installations are encouraged along roadways at appropriate focal points.

Roundabouts (Goal 10)

Roundabouts are proven to be the ~~safest and most efficient~~ safest, most efficient, cost-effective, and lower maintenance

way to move both vehicular and pedestrian traffic through a busy intersection. Ivins City currently has ~~four significant~~

several roundabouts. They function ~~extremely~~ well and enhance the artistic flavor of the City.

Roundabouts are required in Ivins City for any intersection determined to need more than ~~four~~

four-

way stop signs. They are presently shown in ~~our Transportation Master Plan~~ the Transportation Master Plan to be placed at all

major intersections. A traffic signal will be allowed ~~only as a last resort~~ when no other solution is possible.

~~Roundabouts are safer, more efficient and more attractive than traffic signals. They are comparable in cost and require less maintenance. Pedestrian lighting is all that is needed in a~~

~~roundabout and unlike traffic signals they will not impact our cherished night sky.~~

~~Roundabout Policies:~~

~~☐ Pedestrian lighting is all that is needed in a roundabout. They will not impact the night sky.~~

Roundabout Policies:

1. The City will require roundabouts to be built in lieu of traffic signals at all major intersections.

~~☐ 2. The City will plan for, acquire and preserve ~~right of way for roundabouts to be built at all major intersections.~~~~

~~☐ the right-of-way for roundabouts to be built at all major intersections.~~

3. The City will continue to use roundabouts to showcase public art and artistic landscaping consistent with the Ivins City Arts Master Plan.

~~☐ The City will continue to educate residents and visitors concerning the safe use of roundabouts.~~

~~Public Transportation~~

4. The City will continue to educate residents and visitors concerning the safe use of roundabouts.

Bikeways and Trails (Goals 10 and 13)

Bicycle riding is both recreation and transportation. Bike trail planning should consider the needs of all residents. As Ivins City grows, a well-planned and functional bikeway system will be an important part of the community development plan.

Working with the local cycling community in an effort to improve the safe interaction of cyclists and ~~motorists~~ motorists, Ivins City received a Level 1 “Road Respect Community” designation from the Utah Department of Transportation in 2014.

~~Bikeway and Trails Policies:~~

~~☐ Bikeways and Trails Policies:~~

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1. The City encourages the development of a bikeway system that is integrated and

interconnected with pedestrian paths and on-street bike lanes that will connect major destinations (shopping, schools) with parks and open space corridors.

~~2.~~ The City will encourage bike/pedestrian paths in all new developments and will encourage such paths to be designed and located to tie into a citywide system.

~~3.~~ Bike/recreation paths should take advantage of street and utility rights-of-way when available.

~~4.~~ The City will work with other land agencies such as irrigation companies, utility providers and the County and State to obtain access ~~for trails.~~

~~to trails.~~

5. The City will continue to work with the local cycling community to improve bicycle/vehicle safety.

~~Art installations are encouraged along bikeways and trails at appropriate focal points.~~

Utilities

Water

6. Art installations are encouraged along bikeways and trails at appropriate focal points.

7. The City shall develop and maintain a trail system to connect neighborhoods to parks,

open spaces, recreation, and other community facilities. A major feature of the trail network will be to preserve native landscapes, wildlife ~~habitats and natural beauty.~~ ~~The Parks & Trails Master Plan and Impact Fees Facilities Plan shall serve as a guide for trails.~~

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~~The City shall develop and maintain the Ivins Reservoir as a water recreation area and nature park sensitive to water fowl, other wildlife and neighboring property owners.~~

~~The City will plan and eventually build a Community Recreation Center.~~

Open Space

~~Areas within and around the community that are desirable to be preserved as permanent open space include:~~

~~Existing and future park sites~~

~~habitats, and natural beauty.~~ The

Parks & Trails Master Plan and Impact Fees Facilities Plan shall serve as a guide for trails.

Hillside and Geologic Hazard Areas (Goals 2, 7 and 9)

Hillsides and geologic features and vegetation gives Ivins City are important components of the physiography of Ivins City.

Hillside and Geologic Hazard Policies:

1. Where hillsides are in private ownership and development rights exist, the City will ~~discourage development on hillsides through measures such as zoning, density transfer~~ discourage development on hillsides through measures such as zoning, density transfer, and acquisition/dedication. Where hillside excavation cannot be avoided, cuts are to be ~~fully full,~~ fully full, reclaimed to a natural appearance through landscaping or screened from general view.

~~Public health~~ 2. Public lands and safety must be preserved by assuring that stability is properly ~~maintained main-~~ tained on any development of hillsides and/or slopes.

~~3.~~ In all development, problem soils must be properly identified and mitigated.

~~4.~~ All proposals for building sites must include a geologic/soils report addressing specific conditions of the site.

Storm ~~Watercourses~~

~~A large system of dams was constructed at the base of Red Mountain beginning in the late 1970's to convey floodwaters around Ivins City to Dry Wash and Padre Canyon Wash and Water Courses (Goals 2, 7 and 9)~~

Storm water courses are a significant feature of Ivins City and they are critical in ensuring that flooding is minimized and that excess runoff reaches the Santa Clara River.

Storm Water Course Policies:

1. The City discourages any development within known 100-year storm watercourses or flood prone areas. The exception is for development that is compatible with periodic flooding such as trail systems, golf courses and other public ~~or~~ and private uses that will permit the free passage of ~~floodwaters~~ flood waters and do not involve habitable buildings nor result

~~in significant property damage.~~

~~22~~

in significant property damage.

2. The City will continue to enforce and refine when necessary, its current ~~storm watercourse protection~~ watercourse pro-

tection regulations.

~~3.~~ The City seeks to minimize flooding risk by:

~~3.~~ Preparing and updating city-wide storm water plans for the conveyance and

management of storm water.

- Preparing a plan for regional detention structures to prevent increased peak storm flows arising from property development.
- Increasing detention in storm water systems to decrease peak flow.
- Protecting and expanding natural floodable areas and locating appropriate uses,

such as parks in these areas.

□ 4. The City discourages the channelization of streams and encourages the preservation of natural watercourses.

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□ ~~To accomplish the above, the~~ 5. The City will prevent the development of habitable structures within a storm watercourse.

□ ~~To recognize the storm water runoff as a resource and as a potential source for other uses.~~

□ ~~The City proposes the following drainage policy:~~

-6. The City recognizes storm water runoff as a resource and a potential source of water for

other uses.

7. The City has the following drainage policies:

■ Minimize the increase in the rate of flow from developing properties unless downstream facilities exist to accommodate the increased flow rates.

~~-Maintain the flow of storm runoff within its natural~~ ■ Maintain the flow of storm runoff within its usual drainage basin and path as much as possible.

- Discourage the use of retention basins by providing adequate detention areas.
- Encourage the design of drainage facilities that adequately handle storm runoff.
- Minimize flooding nuisance in 10-year flood events with the goal of keeping all

roads open and ~~drivable.~~

~~-Design all city underground conveyance systems for the~~ deliverable.

■ Design all city underground conveyance systems for a 25-year flood event.

~~-Protect life and property in the~~ ■ Protect life and property in a 100-year flood event by conveying storm water ~~using us-~~

ing the combination of pipelines, channels and ~~roadways~~ roadways, and planning regional detention facilities to ensure that these facilities are not overwhelmed.

-■ Control peak flow discharges from the Ivins City boundary into other ~~jurisdictions~~ so other jurisdictions are not negatively impacted from the development of Ivins City.

Dry Washes

~~Throughout the Ivins City area dry washes provide a natural storm drainage system carrying~~

~~storm water to the Santa Clara River. This natural drainage system is also important as visual open space, jurisdic-~~
tions so other jurisdictions are not negatively affected from development in Ivins.

Dry Washes (Goals 2,7 and 9)

Dry washes provide natural storm drainage to the Santa Clara River.

Dry Wash Policies:

1. Dry Wash and Padre Canyon Wash should be preserved in a natural condition except for flood prevention, ~~detention or water conservation.~~

~~☐ detention, or water conservation.~~

2. Wherever feasible, smaller washes shall be preserved in their natural state.

~~☐ 23~~

3. Tamarisks (salt cedars) should be removed from dry washes and native plants ~~reintroduced.~~

~~Red Cliffs Desert Reserve~~

~~Ivins is the only city in Washington County that co-signed the Habitat Conservation Plan as a rein-
troduced.~~

Cultural, Religious and Historic Resources (Goals 3 and 4)

Cultural, Religious, and Historic resources are important in the identity and sense of place of Ivins City.

Cultural, Religious, and Historic Policies:

1. Interface with ~~necessary federal agencies and the Shivwits Band to plan for protection of the petroglyphs and Native American culture.~~

~~☐ Support and fund the Santa Clara River Reserve trails and protection.~~

~~☐ Promote the cultural arts.~~

~~☐ federal agencies and the Shivwits people to provide continuing protection of petroglyphs and Native American culture.~~

2. Support the Santa Clara River Reserve trails and protection.

3. Promote the cultural arts.

4. Honor the City's pioneer heritage.

CITY SERVICES

City Services Policies:

1. Assess impact fees regularly to ensure that new developments are paying their proportionate share of costs for new infrastructure.

~~2. Analyze current levels of service for City services and set targets to be maintained as future development occurs.~~

- ~~☐ Assess user fees as necessary to provide funding for established levels of service.~~
- ~~☐ Promote energy and water conservation in existing and new developments.~~
- ~~☐ Through Special Assessment Areas or other means, bring older neighborhoods within the~~

~~City up to standard in terms of public services.~~

- ~~☐ Continue to support and promote public transportation.~~

~~Goal 11: Education~~

~~Support quality public schools, private schools, charter schools and higher education.~~

~~Education Supporting Objectives:~~

- ~~☐ and budget for future City service levels.~~

~~Residential Supporting Objectives:~~

- ~~☐ Encourage development that~~ 3. Assess rates to cover costs of services pursuant to current rate studies.

4. Promote solar energy improvement in existing and new developments.

Utilities (Goals 2 and 7)

Ensure that public facilities, services, and utilities meet the needs of present and future residents of Ivins City. With third-party permission encourage developers to place future power lines underground and remove existing poles where possible.

Water (Goals 2 and 8)

Like most ~~western~~ Western cities, Ivins City's future growth is closely tied to the availability of water. The low precipitation climate makes water one of Ivins City's most critical natural resources. A central question in Ivins City's desert setting will always be, "Is there enough water?"

Ivins City's water supply comes from the following sources:

- ~~☐ Snow Canyon wells developed jointly with St. George and Santa Clara.~~
- ~~☐ Gunlock groundwater wells developed jointly with St. George.~~
- ~~☐ • Snow Canyon wells developed jointly with St. George and Santa Clara.~~
- Gunlock groundwater wells developed jointly with St. George.
- Regional Water treated and delivered by Washington County Water Conservancy District

(WCWCD).

Additional sources of water are currently available when needed from:

• Ence groundwater wells operated by WCWCD located near the Santa Clara River southwest of Ivins City.

Water Conservation

Policies:

1. The City shall prepare and periodically update city-wide culinary water and secondary water system master plans to ensure that the system can provide the aforementioned level of service for the existing community and enable the City to prepare for new development and sustainability.

2. The City continues to promote desert landscaping and other water conservation measures in an effort to reduce water supply needs.

3. Users of large amounts of water for landscaping and other exterior purposes shall be encouraged to use secondary and irrigation water rather than culinary water.

~~The City should evaluate and consider combining the Kayenta private water system with the City's culinary water system.~~

4. The City should evaluate and consider combining the Kayenta private water system with the City's culinary water system.

Water Conservation and Development

In conjunction with Washington County Water Conservancy District, St George City, and other applicable entities, Ivins City will provide safe, dependable water to meet the future needs of the residents, businesses, and amenities of Ivins City. Work with Washington County Water Conservancy District to develop and promote a fair and equitable comprehensive water conservation program for existing and new customers and to accommodate the City's projected buildout.

Water conservation is an essential aspect to all cities that foresee growth with a limited water supply. WCWCD has projected that the Washington County region will need aggressive

conservation to ensure water supplies even with large-scale regional water ~~development such as the development.~~

Conservation measures can most effectively be applied to outdoor irrigation. High-water-use landscaping on a lot as small as 10,000 square foot (1/4 acre) can result in outdoor water use exceeding indoor water use. Low-water-use desert landscaping can significantly reduce outdoor water use. Ivins City encourages desert landscaping (Xeriscaping) along with other conservation measures to reduce water use.

~~Other water conservation measures appropriate for Ivins City include:~~

~~☐ Develop in conjunction with the Washington County Water Conservancy District a fair and equitable comprehensive water conservation program.~~

~~☐ Water Conservation and Development Policies:~~

~~1. Encourage conservation through efficient use of desert landscaping and other applicable technologies ☐ Entertainment and cultural venues~~

~~Neighborhood Commercial areas provide locations for commercial uses that are in harmony with adjacent residential buildings and are well landscaped and fenced so as not to detract from the surrounding neighborhood.~~

~~In addition to the growing Coyote Gulch commercial area, major resort/hotel/commercial centers are envisioned on including recycled water management.~~

~~2. Promote the development of new water resources.~~

~~3. Require new development to show a guarantee of water availability.~~

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~~4. Study, evaluate and develop a reliable secondary water system.~~

~~5. In conjunction with the Washington County Water Conservancy District, develop a fair and equitable comprehensive water conservation program.~~

~~6. Install water-efficient fixtures in all new construction.~~

~~☐ 7. Encourage replacing non-efficient fixtures with water-efficient fixtures in existing structures.~~

~~☐ 8. Encourage new development to adopt water conservation policies and water-efficient landscaping.~~

~~☐ 9. Respond rapidly, taking corrective action and instituting recurrence control on all water system leaks.~~

~~☐ 10. Periodically publish the status of City water consumption with comments and~~

recommendations for conservation.

~~☐ Continue to use water rate structures that reward~~ 11. Continue to use water rate structures that reinforce low water usage.

~~☐ 12. Water Development~~

~~Provide safe, dependable water in sufficient amounts to meet the future needs of the residents, businesses and amenities of Ivins City.~~

~~Water Development Supporting Objectives:~~

~~☐ Develop in conjunction with Washington County Water Conservancy District a fair and equitable comprehensive water conservation program.~~

~~☐ Encourage conservation through efficient use of water and application of developing technologies.~~

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~~☐ Promote economical development of water resources.~~

~~☐ Develop a reliable secondary water system.~~

~~☐ Secure additional water to provide for projected buildout population.~~

~~☐ Preserve and protect water rights.~~

~~☐ Assess user fees as necessary to provide funding for established levels of service.~~

~~☐ Assess impact fees as necessary to assure that new developments are paying the~~

~~appropriate costs of water development, purchase, storage and delivery.~~

~~Goal~~ Continue the enforcement of Ivins City Code sections that define misuse and appropriate punishment for water waste.

~~☐ Promote the use of new conservation technologies.~~

~~☐ Develop a secondary water system for irrigation purposes.~~

Secondary Irrigation System and Water Reuse

13. Neighboring Communities

~~Establish and maintain friendly, neighborly~~ Promote the use of new conservation technologies.

14. Emergency Services

~~Continue to evaluate and establish appropriate Public Safety service so that Ivins City becomes and remains a truly safe and well-protected community.~~

~~Emergency Services Supporting Objectives:~~

~~☐ Establish and maintain appropriate levels of service for~~ The City should consider water-conserving measures for its own facilities including:

~~–Desert landscape design.~~

- ~~–~~ Desert landscape design.
- Reduction in turf grass areas requiring irrigation.
- ~~–~~ Installation of water-saving irrigation-Installation of water-saving

plumbing fixtures.

- ~~–~~ Use of secondary water for major irrigated areas.
- Use of secondary water for major irrigated areas.
- Use of irrigation control systems responsive to weather conditions to reduce water

runoff.

- Continued maintenance of delivery systems for efficient use and application.

Wastewater

Secondary Irrigation System and Water Reuse (Goal 8)

Ivins City envisions a secondary water system for irrigation purposes in the City. New developments are required to install dry pipelines for this future irrigation system. The main advantage of a secondary irrigation system is the ability to use water that does not meet the water quality requirements for culinary water. This water is obtained at a lower cost since treatment is generally not required.

Another reason to consider installing a secondary irrigation system is that water reuse is beginning to be developed in the region by the City of St. George. St. George has expanded its wastewater treatment plant to generate water suitable for reuse and has constructed a pipeline

~~from the wastewater treatment plant to Ivins City Reservoir for the purpose of providing~~ from the wastewater treatment plant to Ivins City Reservoir to provide this water to the Shivwits Indian Reservation. This new pipeline may be an opportunity for Ivins City to complete the irrigation system.

~~To operate a functional city-wide irrigation system the City will consider the following:~~

~~–~~ 26

Secondary Irrigation System and Water Reuse Policies:

1. To operate a functional city-wide irrigation system, the City will study and evaluate a reliable secondary system.

2. Work with Ivins Irrigation Company to determine if there are any opportunities to

combine the City's secondary water delivery system with the existing irrigation system. Also discuss combining water storage.

~~–~~ 3. Consider the development of infrastructure to convey re-use water as a source for the

irrigation system.

- ☐ ~~4.~~ Identify a phased capital facilities program to incrementally install the secondary system.
- ☐ ~~5.~~ Identify whether the Ence Wells could be used as a source of water ~~to the system.~~

~~Water Policies:~~

- ☐ ~~The City shall prepare and periodically update city-wide culinary water and secondary water system master plans to ensure that the system can provide the aforementioned level of service for the existing community and enable the City to prepare for new development and sustainability.~~
- ☐ ~~The City continues to promote desert landscaping and other water conservation measures in an effort to reduce water supply needs.~~
- ☐ ~~for the system.~~

Wastewater (Goal 8)

Ivins City owns, ~~operates~~ operates, and maintains the sewer collection system within the City. This collection system transmits the wastewater into St. George sewer trunk lines. St. George then treats this water at its wastewater treatment plant near the Virgin River. As discussed previously, St. George has expanded the treatment processes to generate suitable reuse water that may become available to Ivins City.

Wastewater Policies:

- ☐ ~~1.~~ The minimum level of service is to maintain a collection and treatment system capable of meeting the daily and peak flows of the City in compliance with State and Federal standards.
- 2. The City shall prepare and periodically update the city-wide wastewater system master plan to ensure that the system can provide the aforementioned level of service for the existing community and to enable the City to prepare for new development.
- 3. The permitted capacity of the treatment facility shall not be exceeded.
- ☐ ~~4.~~ The City shall enforce State laws and local ~~Ordinance~~ Ordinances requiring sewer connection.

Natural Gas (Goal 2)

Natural gas is provided to Ivins City and surrounding communities by ~~Questar (Questar)~~ Dominion Gas. ~~Questar~~ Dominion plans to service all areas of Ivins City and will extend service lines to an area when an adequate customer base exists.

Electric Power (Goal 2)

Electric service to Ivins City is provided by Rocky Mountain Power and arrives via a 35KV line.

The main power line that serves Ivins City is a 69KV overhead line and has a major visual impact on the community. Ivins City has been requiring new developments to install all

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underground power systems and also to underground any existing overhead lines adjacent to the development.

Nevertheless, the City's main distribution system is via overhead lines. Main (trunk) lines are installed entirely at Rocky Mountain Power's expense. It is not their current policy to ~~underground existing trunk lines or even new ones.~~ install underground existing trunk lines or even new lines. To do so would require a policy change by Rocky Mountain Power and/or a commitment by the City to pay the differential cost. This additional cost (construction surcharge) for the underground installation of trunk lines could be funded in a variety of ways:

~~Assessment to~~ Assessment of the properties adjacent to the portion to be undergrounded whose appearance and property values would benefit significantly from the visual improvements.

~~General one-time~~ General one-time City-wide assessment under the assumption that the entire community will benefit from the visual improvement due to removing overhead power lines.

~~A~~ A dedicated tax that could be used to retire bonds for the construction surcharge.

Gas/Electric Policies:

~~1.~~ 1. The City encourages the conservation of energy resources in anticipation of future costs and shortages.

~~2.~~ 2. The City shall evaluate and adopt guidelines for energy conservation including building insulation requirements and planting trees to reduce solar gain.

~~3.~~ 3. The City will continue to require the undergrounding of present and future power lines throughout Ivins City.

Renewable Energy (Goal 2)

Ivins City generates approximately forty percent of its annual municipal power needs with solar photovoltaic panel arrays on its Public Works maintenance facility, its Center Street Fire Station,

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the parking shade structure at City Hall and the recreation building at UNITY Park. These solar generating systems came at very little cost to the City having been provided by grants from

Rocky Mountain Power through its “Blue Sky” program and by the State of Utah through its renewable energy program. The City currently saves roughly a thousand dollars per month in electric utility costs and contributes to a cleaner environment through the use of renewable energy.

Renewable Energy Policies:

- ~~1.~~ The City will strive to remain a Rocky Mountain Power “Blue Sky Community”.
- ~~2.~~ The City will continue to apply for grants to provide additional solar generating capacity

on municipal facilities.

- ~~3.~~ The City will design future municipal facilities to incorporate solar energy production.
- ~~The City will promote the use of solar and other renewable energy sources by its~~

~~residents.~~

~~Telephone and Fiber Optics~~

~~4. The City will promote the use of solar and other renewable energy sources by its~~

~~residents.~~

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Telephone and Fiber Optics (Goal 2)

Telephone service is provided by various service providers. Some fiber optics have been installed in the City. In addition, Century Link, TDS (formerly Baja) and Interlinx Communications have also installed fiber optic cable and/or conduits throughout the City as part of Southern Utah fiber optic loop network. This fiber optic backbone may provide an incentive for companies that need large bandwidth communications to consider relocating to Ivins City. Fiber connections were provided to City Hall and the Fire Station for future communication needs. These connections may become important as the City needs to upgrade communications. It is the long-term objective of the City to provide 1 GB/second internet service to its residents.

Telephone Policies:

~~1.~~ The City will work with telephone service providers to address interim phone needs until the fiber optic system is operable.

~~They 2. The~~ City and telephone service providers will confer regularly to plan future phone system components.

~~All new installations will be underground.~~

~~3. All new installations will be underground.~~

~~4. New subdivisions will install the equipment for subsequent installation of fiber optics.~~

~~The City will encourage fiber optics and new technologies.~~

~~Solid Waste Disposal~~

5. The City will encourage fiber optics and new technologies.

Solid Waste Disposal (Goal 2)

The City contracts with Allied Waste for the collection of all solid waste. Allied Waste delivers garbage to the landfill managed by Washington County Solid Waste. The City also provides a monthly dumping location at 450 North 100 West for green waste and overfill of non-construction debris for standard size waste cans. This excludes appliances and home furnishings. Special pick-ups can be arranged by contacting Allied Waste directly.

Solid Waste Disposal Policies:

~~1.~~ 1. The City supports the District's objective of reducing by up to 25% the amount of solid waste disposed in the County landfill.

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~~2.~~ 2. The City in cooperation with the Washington County Solid Waste District will maintain a mandatory curbside recycling program with a hardship provision that exempts households falling below a specified annual income from participating.

Public Safety

Safety/Law Enforcement (Goals 1 and 5)

Ivins City established a Public Safety Department in 2001 to provide Law ~~Enforcement, Fire, EMS, Animal Services. The Law Enforcement Division currently consists of 13 police officers and 1 court bailiff.~~ Enforcement. As the City grows, there will be a need to expand the number of Public Safety personnel. In 2011 Ivins City combined law enforcement services with Santa Clara.

~~Animal Services~~

~~In 2014 29~~

Public Safety/Law Enforcement Policies:

1. Establish and maintain appropriate levels of Police service throughout the City so that Ivins City remains a safe and well-protected community.

2. Ensure training and equipment to industry standards for all personnel.

Animal Services (Goals 1 and 5)

In 2014, Ivins City combined Animal Services with Santa Clara. The Ivins City Animal Shelter provides ~~Animal Control Services~~ animal control services including impoundment and adoption. The policy of the City is to work with volunteer groups to achieve the goal of finding homes for all adoptable ~~animals.~~

~~Animal Policies:~~

~~☐ animals and remain a no-kill shelter.~~

Animal Services Policies:

1. The City will add animal shelter/animal control staff as needed.
- ~~☐ 2. The City will maintain clean, comfortable and updated facilities for animals.~~
☐ comfortable, and updated facilities for animals.
3. The City discourages any type of research that involves live animal experimentation (vivisection).

~~Fire Protection/Emergency Medical Services (EMS)~~

~~The Fire and Emergency Medical Services (EMS) Divisions of Public Safety currently consists of 20 volunteer Firefighters and 24 Advanced~~ 4. Promote efficient processes and programs to care for and find their way homes for the animals in our no-kill shelter.

Fire Protection/Emergency Medical Services (EMS) (Goals 1 and 5)

The Fire and Emergency Medical Services (EMS) Divisions of Public Safety currently consists of firefighters, EMT's and/or Paramedics, eight of whom also serve as additional volunteer Firefighters, with two fire stations seven fire ~~vehicles-vehicles,~~ and three ambulances. The Fire/EMS Divisions of Public Safety are overseen by the City of Santa Clara and have provided the City will excellent firefighting and EMS services. As the City grows, more personnel and ~~manned-staffed~~ stations will be needed. The goal is to maintain the current ratio of ~~firefighters to residents.~~ firefighters to residents. Specific future sites should be negotiated in conjunction with future development.

~~On December 15, 2007 Ivins City began providing~~ Ivins City provides ambulance transport service of Ivins City residents to the ~~hospital after being licensed by the State of Utah. Ivins has now been licensed to~~ provide Paramedic services as well and recently had its hospital. The City is licensed by the State of Utah. Ivins is licensed to provide paramedic services. The City's coverage area has been expanded by the State to provide ambulance services to Santa Clara, Snow Canyon State Park, the Shivwits Band, Highway 91, ~~Gunlock-Gunlock,~~ and even as far as Motoqua.

Fire Protection/Emergency Medical Policies:

~~☐ The City's goal is to maintain a minimum of two fire and/or EMS stations within the City.~~

~~☐ 1. The City will maintain a minimum of two fire and/or EMS stations within the City.~~
2. The City will accept offers of land and buildings from developers in order to meet

the aforementioned standard.

~~☐ The City's goal is to 30~~

3. The City will provide a maximum five-minute response time for all Fire and EMS calls for service in the City.

4. Enlist the aid of Ivins City ~~residents~~ Residents in establishing and maintaining a safe community through programs such as Neighborhood Watch and CERT (Community Emergency Response Teams).

~~Goal 15. Arts and culture~~

~~Encourage and promote arts and culture, artists, art installations, activities and education to create a welcoming environment and enrich the lives of residents and visitors.~~

~~Arts and Culture Supporting Objectives:~~

~~☐ 5. Ensure training and equipment to industry standards for all personnel.~~

Public Transportation (Goal 2)

Ivins City was the first in Washington County to extend SunTran bus service beyond the City of St. George proper. Throughout the ~~day-day~~ busses carry a growing number of passengers through the central part of the ~~City with additional stops at our charter schools~~ City, with additional stops at the charter school and Tuacahn. With the route beginning and ending at a major ~~hub-hub~~ riders can continue on to ~~Dixie State University, Dixie Regional Medical Center and professional & retail centers in St. George or Utah Tech University, St George Regional Medical Center, and professional and retail centers in St. George,~~ and from work each day. This service is intended to provide a convenient and economical alternative to car ~~travel thus~~ travel, thus reducing traffic congestion and improving air quality.

Public Transportation Policies:

~~☐ The City will budget for this service to continue into the future.~~

~~1. The City will budget for this service to continue.~~

2. The City will work with SunTran to expand service throughout the City as demand increases.

~~3. The City will develop bus stops with benches and shade structures in areas of highest use.~~

~~The City will promote the use of public transportation as part of its comprehensive transportation plan.~~

Bikeways

4. The City will promote the use of public transportation as part of its comprehensive transportation plan.

5. Provide a holistic transportation system that moves people and goods safely and efficiently through Ivins City and minimizes negative impacts, visual and otherwise, on adjacent property.

6. Consider transportation impacts in land-use decisions and neighborhood developments.

7. Preserve the rights-of-way necessary to accommodate future traffic needs.

8. Incorporate reasonable traffic-calming designs through residential neighborhoods and major intersections.

9. Require road connections between subdivisions where practical.

~~Require roundabouts at major intersections (those requiring more than four way stop signs).~~

~~10. Provide walking paths and bike paths/lanes in an interconnected system that links major destinations.~~

~~Upgrade existing roads, curbs,~~ 11. Encourage mass transit along transit corridors where economically feasible.

Schools and Education (Goal 12)

Support quality public schools, private schools, charter schools and higher education.

Schools and Education Policies:

1. Search for and utilize joint-use facilities to minimize costs to the City and the ~~School District.~~

~~□ Assure schools.~~

2. Ensure that land resources are reserved for future school needs through cooperative ~~long range planning.~~

~~□ Encourage state charter schools.~~

~~□ Encourage the utilization of qualified retirees to enrich public education.~~

~~□ Support plans for elementary schools, a long-~~

range planning.

3. Support plans for elementary, middle ~~school, high school, a library and even~~

~~facilities for higher education in Ivins.~~

~~Goal~~ and high schools, libraries, and other facilities for

higher education in Ivins.

4. The City will communicate regularly with the school district to encourage future school

development and work with the school district to identify potential school sites to support population growth.

5. As schools are developed, the City will seek to reduce the costs of both schools and parks through joint development so long as the accessibility to the joint facility will meet the community's needs.

~~□ 6. The City will encourage specialized schools and/or institutions of higher education to locate in Ivins.~~

Library Services (Goal 12)

Library services are administered on a countywide basis by the Washington County library system. The County maintains five library outlets, the closest ~~one being to Ivins is~~ on Lava Flow Drive in St. George.

Library ~~Policies:~~

~~Support and encourage the County to establish a library in Ivins City.~~

~~Community Appearance~~

Services Policies:

1. Support and encourage the County to establish a library in Ivins City.

Arts and Culture (Goal 15)

Encourage and promote arts and culture, artists, art installations, activities, and education to create a welcoming environment and enrich the lives of residents and visitors. Publicly accessible art is encouraged.

Arts and Culture Policies:

1. Encourage, support and promote public, private and public/private ~~arts-art~~ installations in roundabouts, transportation corridors, ~~parks-parks,~~ and other locations accessible to the public.

~~☐ Encourage support and promote private art installations and activities in and around commercial and residential developments.~~

~~☐ Support arts and cultural education.~~

~~☐ Support and encourage the expansion of performing arts.~~

~~☐ Encourage, promote, and develop arts and cultural activities.~~

~~☐ Recognize, support, and promote the artists living and/or working in Ivins City.~~

☐ 2. Encourage, support and promote private art installations and activities in and around commercial and residential developments.

3. Encourage and promote a culture of education, performing arts and the development of cultural activity.

4. Seek public and private funding for the Arts.

~~☐ Develop a comprehensive Arts Master Plan.~~

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~~☐~~ ~~CHAPTER FOUR~~

~~NATURAL AND CULTURAL RESOURCES~~

~~In order to develop policies and strategies that bring about the goals and objectives outlined in the vision for Ivins City it is important to understand the physical characteristics of the City, both natural and man-made, that provide opportunities for arts.~~

5. Develop a comprehensive Arts Master Plan.

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Community Appearance (Goals 3 and 7)

The physical appearance of a community conveys an impression ~~about of~~ its values and pride. Are the streets landscaped appropriately? Are the parks orderly and ~~well maintained?~~ well-maintained? Are the streets in good repair? Does the City have a character and identity of its own? Are buildings and signage in harmony with the area? Are street and directional signs easy to follow?

~~In pioneer times,~~ The visual cohesiveness and character ~~came easily to a community of Ivins came easily when the community was initially founded~~ because there were few building materials available in the region and they were used by a relatively small number of artisans. Signs, ~~lights-lights,~~ and architecture tended to be consistent within each community. Today community development and appearance ~~is-are~~ guided by specific Design Guidelines set forth in the City's Zoning Ordinance.

Ivins City's appearance should reflect a small, ~~friendly-friendly,~~ and well-maintained community nestled harmoniously in a unique, ~~beautiful and natural setting.~~

Community Appearance Policies:

~~To assure that community appearance efforts are working in harmony the following guidelines will be used to bring about an overall consistency~~ beautiful, and natural setting.

Community Appearance Policies:

To protect the quality of life in Ivins City and ensure that community appearance efforts are working in harmony, the following guidelines will be used to encourage an overall theme in the City's character and appearance:

☐ 1. Encourage fewer, more modest signs which are easily read but do not compete with each other in size or design.

☐ ~~Upgrade the city entrances and high-traffic~~ 2. Upgrade the City entrances and high-traffic routes with landscaping and ~~well-maintained~~ well-maintained roads to give a pleasant first impression of the community.

☐ 3. Encourage basic design standards to assure that new buildings are "good neighbors" to existing development and to ensure that they do not detract from the natural beauty of the ~~38~~

~~area. This can be achieved through low building heights, stepped building massing, reasonable protection of vistas,~~ area. These are defined in the City's Design Guidelines.

4. Support individuality and creativity in architecture but encourage ~~it to be done using the use of~~ regional building materials and natural colors in order to maintain a relaxed, quiet and natural feel for the City.

☐ 5. The areas in the City that have no overhead lines are the strongest evidence of the improved appearance that can result. ~~New utilities should be underground.~~

☐ With third-party permission, encourage

developers to place existing and future power lines underground and remove existing poles where possible.

6. Streetscaping helps to establish the character of the community and its use is encouraged. Care must be taken not to dramatically change the natural character of the area. In our desert climate, rocks, ~~boulders and native vegetation are encouraged.~~

~~☐~~ boulders, and native vegetation are encouraged.

7. When needed, walls ~~must~~ much be innovatively designed so as not to leave streets looking monotonous and sterile. Natural colors and materials should be used and a landscaped buffer area should be placed between walls and streets.

~~☐~~ 33

8. Lighting is to be subdued and night-sky friendly. Traffic signals are to be avoided and street lighting minimized using full ~~cut-off~~ cut-off street lights while still providing for safe pedestrian travel by using subdued trail lighting.

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CHAPTER SIX

~~IMPLEMENTATION AND ACTION~~ Dark Sky (Goals 6 and 7)

Some parts of Ivins have exceptional Dark Sky characteristics. Dark Sky is becoming recognized world-wide as a valuable natural resource and Ivins has opportunities to maintain conditions in selected areas of the City to benefit from this resource.

Dark Sky policies:

1. Preserve a unique community that reflects the serenity of its natural surroundings.
2. Work to preserve the Dark Sky while maintaining neighborhood safety.

Air Quality (Goals 3, 7 and 9)

Air quality is an important component of quality of life, sense of place, and natural beauty. Fortunately, Ivins City is blessed with relatively pristine air and it has the opportunity to affect the quality of air in the City in the future.

Air Quality Policies:

1. The City will control human-induced dust by requiring strict dust suppression (such as watering during construction) and that land disturbance associated with ~~development~~ development be graded and revegetated within a reasonable time period.

- ~~☐ Encourage bike and pedestrian travel.~~
- ~~☐ 2. Encourage bike and pedestrian travel.~~
- 3. Promote the general use of less-polluting alternative fuel vehicles.
- ~~☐ 4. Strive to utilize fuel efficient and/or alternative fuel vehicles in the City fleet to the~~

extent feasible.

- ~~☐ Continue to support and promote public transportation.~~
- ~~☐ 5. Continue to support and promote public transportation.~~
- 6. Encourage non-polluting businesses as part of the economic development of the City.
- ~~☐ Support efforts to reduce emissions on a regional basis.~~
- ~~☐ Continue to develop renewable energy resources within the City.~~

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CHAPTER FIVE

ELEMENTS OF THE GENERAL PLAN

Land-Use

- 7. Support efforts to reduce emissions on a regional basis.
- 8. Continue to develop renewable energy resources within the City.

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- ~~☐ The City shall prepare and periodically update the city-wide wastewater system master plan to ensure that the system can provide the aforementioned level of service for the existing community and to enable the City to prepare for new development.~~

CHAPTER THREE-IMPLEMENTATION OF THE GENERAL PLAN

In order for the General Plan to be valuable it must result in action. The process of carrying out

the policies and proposals included in the plan requires a long-term commitment by the community and particularly its elected and appointed officials. A plan that results in a benefit to the community does not happen by the mere adoption of a plan. The plan must be implemented.

A Variety of Implementation Tools

The General Plan represents a common vision for the community. It represents the end objective desired by the community. There are a variety of tools available to the City to achieve the vision of the General Plan. These include:

Zoning Ordinance

Zoning consists of a Land Use Plan and associated ordinances consistent with the Land Use Plan element of the General Plan that define appropriate locations, allowed uses and restrictions for each zoning category. Where the General Plan illustrates an overall general desire, zoning has the force of law.

The uses identified in the General Plan are implemented through zoning. However, the zoning boundaries may not exactly match the General Plan areas. For example, the General Plan may indicate that a hillside should be preserved undeveloped and that an adjacent flat area should be developed at low density. The General Plan objectives can be met by clustering the homes on a smaller portion of the property at a higher net density but still adhere to the overall density for the parcel. Zoning must be carefully applied in order to fully accomplish the General Plan.

In addition to the typical aspects of zoning there are other aspects of the zoning approval process that give greater flexibility to the City and to the landowner. These include:

☞ Conditional Use Provisions – uses allowed with conditions imposed to mitigate adverse consequences after specific review and approval by the City. Usually there are guidelines by which the design and appropriateness of the use is evaluated.

☞ Overlay Districts – with their accompanying requirements when applied to an area may place development standards on a zoning district beyond the base-zoning district requirements.

☞ Planned Development and Subdivision Enhancements Overlay Districts – provide flexibility in the development requirements of the underlying zoning district allowing for cluster development. They require creative and efficient subdivision designs, provide areas of open space and other desirable design features.

☞ Sensitive Lands Regulations – special regulations to protect sensitive lands such as steep slopes, hillsides, lava fields, wetlands and storm water courses.

Subdivision Ordinance

The Subdivision Ordinance specifies the process by which a parcel of land is subdivided into smaller parcels. Subdivision ordinances often contain standards for certain aspects of development that are not contained in the Zoning Ordinance. These might include design standards for roads, sidewalks, drainage, utilities, lighting and even dedication requirements such as for parks. The Subdivision Ordinance may also include site design criteria to be used by the Planning Commission and City Council in determining whether the location and plan proposed for the buildings, roads, utilities, etc. are appropriate and safe. Some of the objectives and policies of the General Plan can be implemented through the Subdivision Ordinance.

Another implementation tool available to the City is its Impact Fee Facilities Plan that specifies improvements necessary for all utilities and services including water, sewer, storm drain, parks and recreation, public safety and transportation.

Implementing the General Plan

There are several general actions to implement the plan:

- ☒ • A formal commitment by the City Council that zoning and other land use/development decisions will be guided by the General Plan (a consistency policy). This includes a commitment that major deviations from the General Plan should be preceded by a review and amendment of the plan through a public hearing process.
- ☒ • Formal General Plan review will occur periodically to assure that its elements are still consistent with community goals.
- ☒ • Zoning and subdivision ordinances should be revised as needed to provide a control mechanism whereby the Planning Commission and City Council can manage new development in a desired manner.
- ☒ • Upon adoption of the revised General Plan, the zoning map should be revised to reflect the goals of the General Plan.
- ☒ • Major public utility line extensions (water, sewer, gas, electricity) and new roads should be planned and installed in a manner that is consistent with the General Plan and in consonance with the Capital Facilities Plan.
- ~~☒ • In order to involve and educate the general public, the General Plan should be made available for wide distribution throughout the community.~~
- ☒ • In order to involve and educate the general public, the General Plan should be made available for wide distribution throughout the community.
- Capital Facilities Plans will be reviewed and revised periodically.

Conclusion

The high quality of life currently enjoyed in Ivins City, coupled with the potential magnitude and pace of growth, demands the attention of all its residents. The City Council, Planning Commission, appointed boards and committees, City Staff, developers and residents will do their

greatest work in defining and promoting Ivins City as an ideal place for old and young alike to live and to visit. This will not occur without consistent efforts to protect our scenic vistas,

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preserve our unique character, provide for the health, safety and welfare of our residents and maintain the quality of life that has made Ivins City great.

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Schools

School Policies:

~~□ The City will communicate regularly with the School District to encourage future school development. The City will work in conjunction with the School District by identifying potential school sites to meet population growth.~~

~~□ As schools are developed the City will seek to reduce the costs of both schools and parks through joint development so long as~~ APPENDIX

APPENDIX A-HISTORY AND NATURAL AND CULTURAL RESOURCES

Projected Growth for Washington County and Ivins City

Washington County and Ivins City have experienced steady growth for more than 20 years and it is anticipated that growth will continue. Some of the trends and attributes that attract growth to Washington County and Ivins City include:

- ~~□~~ • Local and national trends toward increasing leisure time and tourism.
- ~~□~~ • Transportation and communications advances that will continue to reduce the importance

of location relative to businesses.

• Migration created by a desire to leave large urban areas.

• Innovative and well-planned development in Ivins City.

• Access to a wide range of cultural and recreational opportunities.

~~□~~ • Location in majestic scenery.

~~□~~ • Superior quality of life.

~~□~~ • Migration to the warmer climates of the desert southwest.

~~□~~ • The desirability of Washington County as a place to retire or have a second home.

The Economic Future for Ivins City

Ivins City was settled by thirteen hardy farming families who moved to the arid Santa Clara bench between 1922 and 1926. Each had helped to carve an irrigation canal originating three miles upstream on the Santa Clara River in exchange for an acre of ground in the new town site. They built their homes, planted gardens, dug ditches, built roads and eked out a meager existence raising a variety of crops many of which did not grow well here. The original Ivins town site now known as the historic township remained a small farming community for decades. It was granted a post office in 1924 located in a one room shanty. The residents built a small church in 1926 and brought electricity to the town in 1930 providing the poles and labor. In ~~1933-1933~~, the Civilian Conservation Corps completed the Windsor Diversion Dam at the head of the Ivins irrigation canal to control flooding and ice damage. In ~~1935-1935~~, Ivins was incorporated and the Town of Ivins named after Anthony W. Ivins, a prominent early civic and ecclesiastical leader in the area, was created. By ~~1950-1950~~, the residents had together constructed a pipeline across the lava beds from the Johnson's Arch spring bringing culinary water to Ivins and had oiled the gravel road connecting the town to Highway 91. The completion of Snow Canyon Parkway in 1998 provided a critical second convenient access to Ivins leading to significant new development on its east side. Ivins achieved "city" status in 1998, became a Class 5 City (from 1,000 to 10,000 residents) in ~~2003 and is now the fourth largest city in Washington County.~~

2003.

Ivins grew very slowly until the early 1980s when Kayenta, a unique desert community focused on preserving the natural landscape with large lots and ~~low-profile-low-profile~~ southwestern style homes was created and retirement communities began to be developed bringing a new image and interest to Ivins. Today Ivins is a scenic, safe and serene city offering a diverse mix of residential developments that make it a destination for people of varied backgrounds ~~in all life situations to locate here.~~

4

to locate here.

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Most Ivins children attend Red Mountain Elementary, an ~~award-winning~~ award-winning science, technology, engineering, arts and math (STEAM) school from grades K-5 and move on to nearby Lava Ridge Intermediate School and Snow Canyon High School. ~~Tuacahn High School for the Performing Arts and Vista School focused on the arts and technology are both~~ Vista School focuses on the arts and technology and is an acclaimed State charter ~~schools that bring~~ school that brings students into Ivins City from across the County.

~~The National~~ Ivins is known nationally and internationally for excellent art and fitness ~~including spas and recreational opportunities.~~

~~□ Develop, maintain, and enhance walking/bike trails.~~
~~□ Maintain facilities. These include~~
~~Red Mountain Resort and Spa, Tuacahn Center for the Arts, Red Mountain Resort and Spa, Coyote Gulch Art Village, the Crescent Moon Inn and most recently the Movara Fitness Resort, Crescent Moon Inn, Sentierre, and Black Desert Resort. The world-class caliber of these resorts has attracted related businesses, restaurants, galleries and shops to~~ ~~locate here.~~

~~enrich the~~
~~experience of those who live and visit Ivins City.~~

The vision and work ethic of our early settlers combined with the careful planning of new generations of residents has established a beautiful and thriving city

~~with a wonderful heritage~~
~~and a bright future.~~

~~Population Projections for Existing and Future Land Uses~~

Natural and Cultural Resources

Understanding the natural and cultural resources of Ivins City and its surroundings is important to the development of the City's General Plan goals, objectives, policies and ~~actions associated with the achievement of the City's vision.~~

~~□ Chapter Four includes the natural and cultural resources the City~~ actions. These resources offer opportunities and constraints ~~to development.~~

~~Climate~~

~~Ivins City~~ for development and change.

Climate

Ivins is located within the northern extension of the Mojave Desert. Its southwestern setting and ~~low modest~~ elevation ~~provide Ivins City with~~ above sea level give Ivins a desert climate characterized by low ~~humidity (rapid evaporation),~~ humidity, generally clear skies, relatively mild ~~winters~~ winters, and hot summers. The average annual temperature is ~~approximately 77 degrees.~~

77 degrees
Fahrenheit.

Average precipitation is approximately eight inches per year. The ~~dry climate has attracted many~~ City's dry climate attracts many people who experience physical discomfort due to humidity. At the same ~~time this arid condition places a high importance on the availability of water. Because of its~~ time, this arid condition places high importance on the availability of water. Because of the relative scarcity of water in the western United States and the cost of its delivery, water has been and will continue to be a key factor in the City's ~~growth.~~

~~Scenic National and Regional Resources~~

~~Ivins City is located in a region that~~ future.

Scenic National and Regional Resources

Ivins region includes the largest concentration of natural ~~recreation areas~~ in the recreational and scenic areas in the 48 contiguous ~~48~~ states. ~~The area includes four national parks, four~~ Within the ~~Historic Township area of the City specifically infill development will be encouraged through density bonuses and flexibility in the subdivision of land, lot design and home placement.~~

~~Ivins City also encourages the utilization of state or federal funds or tax incentives to promote the construction of moderate income housing. Utilization of programs offered by the Utah Housing Corporation (UHC) and the Department of Community and Culture (DCC) are also encouraged.~~

~~Commercial~~

region are five national parks, five national monuments, two national recreation areas, five state parks, ~~three four~~ national forests and four ~~wilderness areas.~~ Ivins City is located in close proximity to Ivins Reservoir and designated wildernesses. Snow Canyon, Gunlock, Sand ~~Hollow~~ Hallow, and Quail Creek State ~~Parks.~~ Parks are very close to Ivins. The following national parks and national recreation areas are a relatively short driving time from Zion National Park, distance from Ivins: Zion, Bryce Canyon National Park, Lake Powell, Lake Mead, the north rim of the Canyon, Capitol Reef, North Rim of Grand Canyon-Canyon, and Great Basin National Park.

~~The visually national parks and Lake Powell pipeline.~~

and Lake Mead

national recreation areas. The Beaver Dam and Red Cliffs National Conservation areas and extensive

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other Bureau of Land Management administered lands of scenic and recreational value are adjacent to or close to Ivins.

Visually striking red sandstone cliffs, ~~plateaus plateaus~~, and mountains provide a scenic backdrop to the community. The natural beauty of the geological features and vegetation give Ivins a unique character.

~~Scenic National and Regional Policies:~~

~~Capitalize on the uniqueness of the environment; protect that environment and harmonize development and design with it.~~

~~Cultural, Religious and Historic Resources~~

~~Ivins City is dedicated to supporting a broad public~~ Cultural, Religious and Historic Resources

Ivins is dedicated to supporting a broad understanding of and appreciation for the cultural arts and recognizes the positive impact the arts play in enriching cultural, ~~economic economic, social,~~ and intellectual life in

~~our community and schools. Home to a diverse and growing cultural arts community, Ivins City~~ the community and local schools. Home to a diverse and growing cultural arts community, Ivins recognizes, ~~encourages~~ encourages, and supports the growth of artistic diversity. Additionally, art and cultural events and businesses contribute to the wellbeing of the tourism ~~18~~

~~industry~~ industry, making them an invaluable partner.
~~Currently Ivins City is home to a number of~~
Currently, Ivins is home to several festivals and celebrations.

Of all people living in Washington County, no others have been here as long as the Shivwits Band of Paiutes. Their ancestors likely entered Utah about 1100 AD. There were larger groups that settled along the ~~Larger groups settled along~~ rivers and smaller groups ~~that stayed near the~~ settled near springs. The ~~Paiute were mainly foragers hunting rabbits, deer, and mountain sheep, and gathering seeds, roots, tubers, berries, and nuts. They also had some early~~ Paiutes were primarily hunters and gatherers, but some also irrigated fields along the banks of the Virgin, Santa Clara, Santa Clara, Virgin and Muddy Rivers. They raised corn, squash, melons, gourds, sunflowers and later, winter wheat.

~~The first Reservation for the~~ rivers.

The first Paiute reservation was established in 1891 on 100 acres of land ~~near the Santa Clara River at Shivwits, about 10 miles west of St. George, along the Santa Clara River at Shivwits.~~ In the 1950's the Utah Paiutes' tribal status was ~~terminated by Congress. This caused many problems for the people for nearly 20 years. In the 1970's award money was given to the people to pay for land that was taken many years before (27 terminated, causing many problems for the people. During the 1970's payment, at 27 cents per acre).~~ acre, was made to the people for land that was taken away from them years earlier. On April 3, ~~1980-1980,~~ President Carter signed legislation that restored federal recognition ~~for the Paiute. This has made it possible for the people to once~~ to the Paiutes. This made it possible for the people to again have a tribal council and to receive ~~the help available through~~ assistance through federal social programs.

The Shivwits settlement has changed over the ~~years. Most of the early homes are gone and newer homes have been built east of the old site. The years and most of the early homes are gone, and new homes have been built on the east side of the old site. The historical~~ cemetery is still in use. The people of the Shivwits Band and the other Southern Paiute remain a close-knit group. As always their culture is very important in making them a unique and proud people.

~~On the south side of the City there is a significant collection of Native American petroglyphs that Shivwits Band and the other southern Paiute remain close-knit, and their culture is important in their being a unique people.~~

On the south side of Ivins is a significant collection of Native American petroglyphs that likely date ~~back to~~ from

~~about 800 A.D. The petroglyphs and archeological sites are~~ AD. These petroglyphs and archeologic sites have been preserved by the establishment of the Santa Clara River Reserve, an interlocal agreement between the U.S. Bureau of Land Management, Santa Clara City, and Ivins City.

~~Cultural, Religious and Historic Policies:~~

~~☐ Mormon pioneers settlers~~ originally settled the ~~area, so historically the LDS Church has been the predominant religion. Growth has brought residents of many faiths~~ area in the mid-1800's, and thus The Church of Jesus Christ of Latter-Day Saints has been the area's predominant religious organization. The area's growth, however, has brought residents of many beliefs and philosophies, creating a blended culture fostering cooperation and united community support.

~~Of all those now living in Washington County none have been here as long as the Shivwits Band of Paiutes. The Southern Paiute probably~~ Hillsides and Geologic Hazard Areas

Many of the hillsides that frame the north and south ~~side of Ivins City contain steep slopes greater than 8% which present a number of particularly difficult problems when subject to development:~~ sides of Ivins contain steep slopes which present several particularly difficult problems when subject to disturbance: rock fall, scarring, scaring, slope failure, erosion, storm water ~~control and traffic control, and vehicular~~ access. 49

~~Geologic conditions that exist in the Ivins City area which are~~ Geological conditions of the greatest significance ~~include:~~

~~☐ Potentially unstable~~ include the following:

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• Unstable slopes on steep hillsides.

~~☐~~ • Moderate earthquake hazard.

~~☐ High ground water conditions~~ • High groundwater in low-lying areas ~~that may result~~ resulting in instability and ~~affects~~

~~the city aesthetics from the~~ possible alkali staining.

~~☐~~ • Collapsible and expansive soils that may pose a hazard to building structures.

~~Hillside and Geologic Hazard Policies:~~

~~☐~~ Storm Watercourses

A system of dams was constructed at the base of Red Mountain beginning in the late 1970's to convey

floodwaters around Ivins to Dry Wash and Padre Canyon Wash, with floodwater ultimately the Santa Clara River. Storm watercourse areas subject to the 100-year flood (flood with a one entering the Santa Clara River.

As Ivins developed in the late 1990's and 2000's, city scale storm drainage pipeline systems have been installed to provide better drainage. In 2010, curbs and gutters were installed in the historic town center area that eliminated some of the storm problems the City was experiencing.

In 2012 Ivins City constructed a major detention and debris basin in the Padre Canyon (Tuacahn) Wash to reduce flooding problems in this wash. Then in 2016 two major detention and debris basins were installed in the Kayenta area and the original dams around the Red Mountain went under major rehabilitation to improve outlets and spillways.

Major storm watercourse areas subject to a 100-year flood (statistically one such flood every 100 years or in other words a 1 percent chance of occurring in any given such flood every year) are mapped by FEMA (Federal Emergency Management Agency).

Storm Watercourse Policies:

the Federal Emergency Management Agency. The Habitat Conservation plan A flood prevention ordinance has also been passed that manages the policy of development in the floodplain.

Dry Washes

Throughout Ivins, dry washes provide a natural storm drainage system carrying storm water to the Santa Clara River. This system is also important as visual open spaces, wildlife habitats, and recreation corridors. The largest drainage washes are Dry Wash and Padre Canyon Wash. Other smaller washes should also be maintained in a natural state wherever feasible.

When the natural conditions of a dry wash are disturbed they are often All washes should be maintained in a natural state whenever possible.

When natural conditions of a dry wash are disturbed, the wash often is invaded by Tamarisk which Tamarisk, a plant that chokes out other vegetation and impedes drainage flows even to the point of flows, at times worsening any flooding. A Tamarisk (salt cedar) management effort Tamarisk management is necessary to restore dry washes to a healthy state.

Dry Wash Policies:

It should also be noted that dry washes left in a natural state will migrate its position over time as different sizes of floods will create new drainage patterns. When development is adjacent to a natural dry wash, consideration of this fact needs to be addressed with channel armoring.

Red Cliffs Desert Reserve

Ivins is the only city in Washington County that co-signed, as a management agency, the Habitat Conservation Plan (HCP) was developed by the US for the Red Cliffs Desert Reserve. The Habitat Conservation Plan was developed by the U.S. Fish and Wildlife Service, Utah the State of Utah, Washington County and Ivins City

~~1950 1960 1970 1980 1990 2000 2010~~

~~State of~~ County, and the municipalities ~~impacted~~ affected by the Endangered Species Act of 1973. The HCP created a Desert Tortoise Preserve of 61,000

~~acre Desert Tortoise preserve~~

24

41

~~acres, including the northern edge of Ivins City. The Red Cliffs Desert Reserve provides~~ Ivins. The Red Cliffs Desert Reserve offers many opportunities for recreation and enjoyment of the diverse and fragile environment of Washington County.

~~Endangered Species Policies:~~

~~☐~~ Air Quality

~~The relatively pristine air of Ivins is another of the community's great natural resources and attractions. Local air quality attractiveness. Local air quality usually~~ is excellent. The principal source of air pollution in ~~the Ivins~~

~~City area is wind-blown dust. It is anticipated that automobile emissions will become an increasing problem in the future.~~

~~Air Quality Policies:~~

~~☐~~ The City will control man-induced Ivins is air blown dust, common to many desert environments, but exacerbated by active land disturbance. In the future, emissions will become an increasing problem.

Dark Sky

Due to natural desert conditions, topographic barriers, and Ivins's efforts to manage light pollution, some parts of Ivins have exceptional dark sky characteristics. Dark Sky is becoming recognized world-wide as a valuable natural resource and Ivins has opportunities to maintain conditions in selected areas of the City to benefit from this resource.

APPENDIX B-STATISTICS, POPULATION ANALYSIS, AND FINANCIAL AND STAFFING PLAN

Population and Land Use Analysis

This section reviews historical population, existing land use, future land ~~use and estimate of buildout population~~ use, an estimate of buildout population, and a population projection to determine the approximate year of buildout.

Historical Population

Ivins City has rapidly grown over the past ~~three-four~~ decades from a sparsely populated rural city to a significant suburban city being the fourth largest city in Washington County. Table 1 and Figure 1 below show the historical growth of Ivins ~~City since 1950 based U.S. Census data.~~

~~Table 1. Historical Population~~ since 1950 based on U.S. Census data.

TABLE 1. HISTORICAL POPULATION OF UTAH, WASHINGTON COUNTY AND IVINS CITY

	1950	1960	1970	1980	1990	2000	2010	2020
State of Utah	1,059,273	1,461,037	1,722,850	2,246,553	2,763,885	3,271,613	3,703,566	4,180,000
Washington County	9,836	10,271	13,669	26,065	48,560	90,354	138,115	180,279
Ivins City	95	77	137	600	1,630	4,450	6,753	8,978
% Growth	-18.9%	77.9%	338.0%	171.7%	173.0%	51.8%	32.9%	51.8%

~~Figure 1. Graph of Ivins City Historical Population~~

32.9%

FIGURE 1. GRAPH OF IVINS CITY HISTORICAL US CENSUS POPULATION

10,000

8,000

6,000
 4,000
 2,000
 0
 1950 1960 1970 1980 1990 2000 2010 ~~Year~~

~~In previous decades, Ivins City had been growing at a rate well above the County rate. In the last 2020~~

Year

In earlier decades, Ivins had been growing at a rate well above the County rate. In the last two decades, the growth rate shows to have slowed to be nearly the same as the County. A review of Ivins City garbage account data, which is a good indicator of the number of homes in Ivins City, The growth still outpaces the average growth of the State of Utah.

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Census Population

TABLE 2. US CENSUS POPULATION OF IVINS 2000 TO 2020

<u>2010 to 2020</u>			
<u>Year 2000</u>	<u>Year 2010</u>	<u>Year 2020</u>	<u>% Growth</u>
<u>US Census</u>			
<u>Population</u>	<u>4450</u>	<u>6753</u>	<u>8978 32.6%</u>
<u>US Census</u>			
<u>Households</u>	<u>1435</u>	<u>2427</u>	<u>3389 39.6%</u>
<u>US Census</u>			
<u>Housing Units</u>	<u>1598</u>	<u>2880</u>	<u>80.2%</u>
<u>US Census Persons</u>			
<u>per Household</u>	<u>3.10</u>	<u>2.78</u>	<u>3992 38.6%</u>
<u>US Census</u>			
<u>Persons per</u>	<u>Household</u>	<u>3.10</u>	<u>2.78 2.65 -4.6%</u>
<u>Vacant Housing</u>			
<u>Units including</u>			
<u>second homes</u>	<u>163 (10.2%)</u>	<u>453 (15.7%)</u>	<u>178%</u>
<u>Second Homes</u>			
<u>(Seasonal,</u>			
<u>Recreational, or</u>			

~~Occasional Use) 91 (5.7%) 289 (10%) 217%~~

~~Even though population has only increased 603 (15.1%) 33.1%~~

~~Housing units have increased uniformly since 2010 with vacant housing (which includes second homes) now accounts for nearly 16 percent of Ivins City residences and second homes remaining relatively steady at 15.1% compared to 10 percent in the previous census.~~

15.7% in 2010. Ivins City continues to be an attractive place for people who want to own a second home. Size of household continues to decrease matching state and national trends as the household size decreased from 2.78 to 2.65. This decrease in household size in some areas makes it more difficult to meet water conservation goals that are based on a per capita statistic since the same amount of water must be used for landscaping regardless of the number of occupants of a residence. Current population estimate for 2023 is 10,484. This estimate is based on the US Census data plus estimating the housing that has been constructed since then from the City's building permit data.

Age Demographics

Ivins City has transformed in the last two decades from an affordable family suburb in 2000 to an upscale retirement community in 2020. The following tables and charts demonstrate this transformation.

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TABLE 3. IVINS CITY AGE DEMOGRAPHICS 2000-2020

2000 Census 2010 Census 2020 Census 2000 to 2010 to 2010 Census 2020

Total Total Change Change

<u>Persons under 5 years</u>	<u>481</u>	<u>505</u>	<u>233</u>	<u>24</u>	<u>-272</u>
<u>Persons 5 and over and under 18 years</u>	<u>1,001</u>	<u>1,372</u>	<u>1,607</u>	<u>371</u>	<u>235</u>
<u>Persons 18 and over and less than 65</u>	<u>2,443</u>	<u>3,539</u>	<u>4,256</u>	<u>1,096</u>	<u>717</u>
<u>Persons 65 years and over</u>	<u>525</u>	<u>1,337</u>	<u>2,882</u>	<u>812</u>	<u>1,545</u>
<u>Total Population</u>	<u>4,450</u>	<u>6,753</u>	<u>8,978</u>	<u>2,303</u>	<u>2,225</u>

FIGURE 2. AGE DEMOGRAPHIC PERCENTAGES FOR IVINS CITY, WASHINGTON COUNTY, STATE OF UTAH, AND NATIONWIDE FROM 2000 TO 2020.

Ivins City 2000

2010

2020

Washington Co 2000

2010

2020

State of Utah 2000

2010

2020

National 2000

2010

2020

0.0% 10.0% 20.0% 30.0% 40.0% 50.0% 60.0% 70.0% 80.0% 90.0% 100.0%

Persons under 5 years, percent Persons 5 and over and under 18 years, percent

Persons 18 and over and less than 65, percent Persons 65 years and over, percent

Table 3 and Figure 2 illustrate that the under 5 years of age category has decreased significantly. It has been cut by more than half from 5.7% of the population to 2.6%. Similarly, the percentage of persons per household has significantly decreased to 2.78 from 3.10. This may be indicative of the attractiveness of Ivins City as a retirement community as our population 65 and older has increased from 10.2 percent

6

Census Population

to 19.8 percent. There may also be a trend in local population demographics towards smaller sized families. Lastly, the attractiveness of Ivins City for second homes has increased.

As shown in Table 2 above the number of second homes has more than doubled and between 5 and 18 years of age has decreased by 4.6% from 22.5% of the population to 17.9%. This seems to indicate that families are either moving out of Ivins City or they are not moving in as fast as those over the age of 65.

The over-65 community has a much different story with much higher growth rates than the other age categories. This category has grown from a population of 525 in year 2000 to 2,882 in year 2020. That is a growth of 449% growth over that 20-year period when the city itself only grew

102%. In the 10-year period between 2010 and 2020, the over-65 demographic represents 69.4% of all of the growth of the city during that period. The above Figure 2 shows that even though state and national trends show some community aging, Ivins City has outpaced that trend significantly.

Existing Land Use

Land use analysis is basic to City planning. It is necessary to understand the existing land use and compare it to the future land use as determined by the adopted Land Use Plan ~~which is Figure 1 of the General Plan. The City (identified as Figure 1 of the General Plan).~~ The city area was analyzed to determine the number of existing residences, irrigated acres, and extent of commercial land uses.

Table ~~3-4~~ below shows a summary of the existing land use analyzed by area in acres. Of the more than 6,000 acres of the Ivins City ~~Boundary, 2,242 acres or 36% is~~ boundary, 3,037 acres, or 49.4% are developed. Another ~~14.5% is considered to be permanent open space.~~

~~Table 3. Summary of Existing Development~~

16.1% is considered to be permanent open space.
TABLE 4. SUMMARY OF EXISTING DEVELOPMENT (JANUARY 2023)

Total
%

(acres)
~~Developed Residential 2,079 33.7%~~
~~Developed Commercial/Civic/School/Church 163 2.6%~~
2,565 41.7%
Developed Institutional (Civic, School,
122 2.0%
Church)
Developed Commercial 350 5.7%
~~Undeveloped 3,028 49.1%~~
~~Open Space 892 14.5%~~
~~Total 6,162~~

~~As shown, 49% of the city still or Rural 2,121 34.5%~~
Parks and Open Space 990 16.1%

Total 6,148

As shown, 35% of the city remains to be developed and is currently either naturally vegetated, ~~cultivated~~ cultivated, or fallow. A portion of this area may be undevelopable due to slopes, flood ~~plains~~ plains.

and other natural geographical features. This does not include the 400 acres of potentially developable land in the ~~Anasazi~~ Anazazi Valley annexation zone. The existing land use was further evaluated to determine a more exact number of residences. These results are given in Table ~~4~~ below.

~~Table 4. Existing Land Use in Ivins City as of May 2014~~
~~5 below.~~

TABLE 5. EXISTING LAND USE IN IVINS CITY AS OF JANUARY 2023

All Ivins
City

Single Family Houses ~~3,124~~
~~Multi-Family Units 69~~
Total Housing Units ~~3,190~~
Total Households (85% of housing) ~~4,194~~
Multi-Family Units 405
Total Housing Units 4,599
Total Households (84.89% of housing
units)
2,712
Estimated Population (~~2.78~~ (2.64 x # of 10,484
households)
~~7,539~~

~~7~~

Hotel/Spa Units ~~140~~
~~Single Family Vacant Lots 629~~

~~As shown, with a total of 3,190 residential units and estimating that 85 percent of these units are permanent households, the current population can be estimated at 7,539.~~

~~The following Figure 2 shows the existing developed areas of Ivins City.~~

~~Figure 2. Existing Land Use Development~~

~~Future Land Use & Projected Buildout~~

~~The Figure 3 below shows the current Land Use Plan as of May 2014. The build-out population is based on a detailed analysis of the Land Use Plan 285~~
Single Family Vacant Lots 493

As shown, with a total of 4,599 residential units and estimating that 84.89 percent of these units are permanent households, the current population can be estimated at 10,484.

The following Figure 3 shows the existing developed areas of Ivins.

FIGURE 3. EXISTING LAND USE DEVELOPMENT

Future Land Use & Projected Buildout

The following Figure 4 shows the current land use plan as of 2020. The buildout population is based on a detailed analysis of the land use plan and existing plans that have been submitted to Ivins City at various stages. 8

~~Figure 3. Ivins City Land Use Plan (May 2014)~~

~~Table 5. Land Use Data for Future Buildout Calculations~~

~~Ivins City
Existing Buildout
Single Family Housing Units 3,121 7,332
Multi Family Housing Units 69 475
Total Housing Units 3,190 7,807
Vacant Lots for Single Family Housing 629 0~~

~~9~~

This detailed analysis was completed using GIS technology and the resulting work map is provided in Appendix A of the Ivins City Water Master Plan. The

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analysis identified areas for infill development as well as the development of the undeveloped areas. Table 5 as follows the land use plan figure shows the results of this analysis.

☐ FIGURE 4. IVINS CITY LAND USE PLAN (JANUARY 2023)

TABLE 6. LANDUSE DATA FOR FUTURE BUILDOUT CALCULATIONSIvins CityExistingPopulation (Jan Buildout2023) UnitsSingle-Family HousingUnits 3,763 7,500~~residents in 2014 and it is estimated that it will attain a build-out~~ Multi-Family HousingUnits 290 1,200Total Housing Units 4,053 8,700Vacant Lots for Single-Family Housing 437 0Anasazi Valley SFResidences 0 500Transient Units ~~140 582~~Jobs ~~547 3,996~~

~~The buildout number of residences is 7,807 plus 500 residences added for the annexation of Anasazi Valley for a total of 8,307~~ 285 2,000

Employees 700 3,000

~~The buildout number of residences is 8,700 plus 500 residences added for the annexation of Anasazi Valley for a total of 9,300 residences. Assuming that 15% 15.1% of the residences are second homes or unoccupied in accordance with current conditions as calculated in the discussion of Historical Population, 7,061 would be considered resident households and using a household size~~

~~of 2.7 results in a buildout population of approximately 19,100.~~

~~This buildout population estimate will change with any changes to the Land Use Plan. 7,811 would be considered resident households, and using a~~

~~household size of 2.49 (see population projections in Table 7) indicates that construction growth was more than the population growth as Ivins City grew from~~

~~a buildout population~~

~~of 19,500.~~

~~This buildout population estimate will change with any changes to the land use plan. Lately the trend has been towards allowing more dense development with each modification of the Land Use Plan, land~~

~~use plan, so there is a possibility that the estimated buildout population will increase as time~~

~~moves forward. In prior capital facilities plans an effort was made to estimate this larger~~

~~population in anticipation of the Land Use Plan plans, an effort was made to estimate this larger~~

~~population in anticipation of the land use plan being modified, however, this has been deemed unnecessary as these plans are updated every four to six years and should simply be adapted as~~

~~the Land Use Plan land use plan changes over time.~~

Population Projections

The population projections identify the timing of community growth and provide information to determine how soon capital facilities need to be placed into service. This growth projection is based on analysis of previous years of growth and an understanding of the local demographics. The ~~State of Utah Governor's Office of Management and Budget (GOMB) is a source for population projections as well as other studies that are looking at the regional growth.~~

~~Figure 4 below shows the GOMB population projections for Ivins City. Ivins City is using this projection as it appears to be reasonable and appropriate based on observed trends. The resulting population projection shows a buildout population of approximately 20,000 people.~~

10

Figure 4. Population Projections

~~35000~~

~~US Census~~

~~30000 2012 GOMB~~ Kem C. Gardner Policy Institute of Fitness, later renamed Red Mountain Resort and Spa, was built near the mouth of Snow Canyon in 1978, followed by the Tuacahn Center for the Arts located in Padre Canyon in 1995 and Coyote Gulch Art Village in Kayenta. These attractions along with Fitness Ridge now Movara Fitness Resort and the Crescent Moon Inn in Kayenta that came later have over time brought national and international recognition to our at the University of Utah (KCG) provides the entire State with population growth models that are provided at the county level but not the city level. The latest county estimate is illustrated in the following figure.

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FIGURE 5. WASHINGTON COUNTY POPULATION PROJECT BY KEM C. GARDNER POLICY INSTITUTE FOR 2015 TO 2065

County Population Total Households Average Household Size

600,000 2.90

500,000 2.80

400,000 2.70

300,000 2.60

200,000 2.50

100,000 2.40

0 2.30

2010 2020 2030 2040 2050 2060 2070

Year

This figure illustrates that even though the population is projected to increase at a significant rate, the average household size is trending down at a significant rate from 2.75 ~~2030 13700 23% 5520 44% 5030 2.73~~
2040 18200 33% 7140 34% 6730 2.7
2050 23100 27% 9150 27% 8560 2.7

in 2015 down to 2.45 in 2065.

FIGURE 6. POPULATION PROJECTIONS

25000

US Census

20000

2022 Ivins City Projection

Buildout Population: ~~19,100~~

19,500

(Linear Growth Rate)

15000 2022 Ivins City Projection

(Geometric Growth Rate)

2022 Ivins City Projection

10000 (Decelerating Growth Rate)

5000

0

1970 1980 1990 2000 2010 2020 2030 2040 2050 ~~Year~~

~~Table 6. Ivins Population Projection Data~~

~~Total Total~~

~~Population Housing Residences 2060 2070~~

Year

Presenting in Figure 6 are three different population projections, which are all plausible scenarios of the future growth of the city. ~~Currently under construction are the~~ The three scenarios are labeled "Geometric Growth", "Linear Growth", and "Decelerating Growth".

The "Linear Growth" model takes the average growth from the 2010-2020 period (160 new residential units per year) and projects that forward. This model shows that the city will reach

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Population County Population

Avg Household Size

build-out in the year 2043. The data behind the chart in Figure 6 is also shown in Table 7 for this scenario.

The "Geometric Growth" model takes the percent growth of the 2010-2020 period (40 percent per decade) and projects that forward. This model shows that the city will reach build-out in the year 2052.

The "Decelerating Growth" considers that as a city gets closer to buildout, development potentially slows as property gets harder and harder to develop. This assumes that in the 2020-2030 decade the city will experience 30% growth, which is 10% less than the previous decade. Then the growth will continue to decrease by 5% each subsequent decade. This model shows that the city will reach build-out in the year 2064.

TABLE 7. IVINS POPULATION PROJECTION DATA (LINEAR MODEL)

Populatio Total

n Total Residence Resident

~~Household~~

~~Year Population % Growth Units % Growth Households* Size~~

~~1970 137~~

~~1980 Year Population % Growth Units % Growth Households Household~~

~~Size~~

~~197~~

~~0 137~~

~~198~~

~~0 600 338%~~

~~1990 1630 199~~

~~0 1,630 172%~~

~~2000 4450 200~~

~~0 4,450 173% 1690 1435 3.10~~

~~2010 6753 1,690 garbage accounts to 2,841 accounts indicating a 68.1% growth rate. This is shown in Table~~

~~2 below.~~

~~Table 2. US Census Population 2000 vs. 2010~~

~~Year 2000 Year 2010 % Growth~~

~~US Census~~

~~Population 4450 6753 51.8%~~

~~US Census~~

~~Households 1435 2427 69.1%~~

~~1,435 3.10~~

~~201~~

~~0 6,753 52% 2880 2,880 70% 2427 2.78~~
~~□ GOMB 2012 Projected Data □~~
~~2020 9600 42% 4240 43% 3500 2,427 2.78~~
202
0 8,636 28% 4,053 39% 3,389 2.65

□ Ivins City (Linear Model) Projected Data □
203
0 12,155 35% 5,592 39% 4,748 2.56
204
0 15,448 27% 7,192 29% 6,106 2.53
205
0 18,585 20% 8,792 22% 7,464 2.49
206
0 21,705 17% 10,392 18% 8,823 2.46
207
0 24,842 14% 11,992 15% 10,181 2.44

~~*Resident households are considered to be 85% of the total housing units accounting for 15% of homes considered to be second homes or otherwise unoccupied as currently exists per the 2010 US Census.~~

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Population

CHAPTER THREE

VISIONS AND GOALS

~~The Community's Vision for the Future~~

~~As Ivins City grows~~ Households is based on a percentage of total housing units that are considered

Employment Projections

For the purpose of transportation analysis and computer modeling performed by the Dixie Metropolitan Organization using the CUBE model, it is also necessary to track employment centers and the number of employees. As a residential suburb of St. George, currently, Ivins

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City does not have many employment centers, as most workers travel outside of Ivins for their employments, therefore, it is easy to list these centers of employment in Table 7.

The table shows the potential for future employment as well as the estimate for current employment. This does not include the employment of home-based workers, which is very common for many residents in Ivins. There is the greatest potential for future employment in the several planned resorts such as Sentierre, Black Desert, and the SITLA 120 developments as they will provide commercial retail centers as well as restaurants and other hospitality and professional services.

- ~~☐ Supporting and fostering cultural and performing arts.~~
- ~~☐ A feeling of safety and comfort.~~
- ~~☐ A sense of belonging to the community.~~
- ~~☐ Careful planning and preparation for the future.~~

~~The Policies outlined in this General Plan are intended to provide a vision for the future of Ivins City and address the following:~~

~~☐ Preserve and enhance the natural beauty of the landscape and spiritual quality of the environment.~~

- ~~☐ Protect the spectacular vistas for all to enjoy.~~
- ~~☐ Preserve a unique community that reflects the serenity of its natural surroundings.~~
- ~~☐ Create an uncrowded feel with ample open space.~~
- ~~☐ Maintain a safe and well-protected community.~~
- ~~☐ Encourage housing types diverse in price range, size and architecture that blend with the~~

~~natural environment.~~

~~☐ Plan civic/commercial centers where residents and visitors can gather, shop, dine and be~~

~~entertained.~~

~~☐ Encourage festivals and events that promote community spirit, build traditions, celebrate~~

~~heritage and attract tourism.~~

~~☐ Encourage activities and recreational opportunities that will serve the needs of the~~

~~community, attract tourism and promote economic development.~~

~~☐ Efficiently manage revenue sources to adequately fund services and infrastructure.~~

~~☐ offerings.~~

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~~percent over the 10 years between censuses, the housing units have increased 80 percent. The large gap between population growth and housing growth can be~~ TABLE 8. IVINS CITY EMPLOYMENT CENTERS

Employees

Maximu

2020 m

Employment Centers are also envisioned Estimate Potential

Ivins City 58 87

Rocky Vista University 50 75

Center Street Commercial Zone 0 300
Family Dollar 5 5
Southern Utah Veterans Home 30 30
Snow Canyon Medical Clinic 15 30
Snow Canyon Roundabout Area 15 300
Red Mountain Resort 30 100
Sagestone Spa and Salon 10 20
Movara Fitness Resort 30 60
~~Encanto resort complex in east Ivins and the Kayenta Center for the Arts due to be completed in 2016. Sentierra, a world class luxury resort located next to Tuacahn, is in the final planning stages with construction scheduled to begin in the spring of 2016. Steady residential growth, expanded recreational, cultural and educational opportunities and a growing number of resort developments have attracted and will likely continue to lure additional businesses, professional~~
Resort 2 5
200 East Commercial Center 24 35
Mountain Shadows Commercial Center 33 40
Red Mountain Elementary 50 50
Vista School 50 60
Tuacahn High School 40 40
Tuacahn Center For the Arts 150 450
Sentierra Resort 10 350
Miscellaneous Commercial Neighborhood 0 100
Black Desert 100 1000
Old Highway 91 Commercial 0 300
SITLA 120 0 300
Kayenta Art Village 60 300
Crescent Moon Village 7 100
Rider's Mountain View Tire 5 10
Troy's Custom Body & Paint 7 15
Red Mountain Storage 1 2
Amidan Storage 1 2
Construction (Scattered Throughout) 250 750
Total: 1003 4953

Table 9 below shows the estimates of employment used for their current regional transportation model. The study shows much higher estimates than this study estimated. They started with base numbers gathered from the State of Utah Department of Workforce Services database. It is possible that some home-based businesses, especially construction companies, where the actual worksite of these employees and resort visitors.

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~~It is an important goal of the City to attract businesses and professions that provide employment opportunities to the Ivins City area.~~

Business Policies:

~~☐ The City will encourage and help attract business development including resort and professional complexes, medical office buildings, entertainment venues, recreation facilities and art related businesses that will provide higher than prevailing wage rates and are environmentally sensitive.~~

~~□ The City will encourage employment centers and other large traffic generators to locate near major collector or arterial roads.~~

~~□ The City will encourage architectural designs that blend with the natural environments and are in compliance with Ivins City's Design Guidelines.~~

is elsewhere. We have submitted our estimates for consideration in

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revising the model, however, in some cases, it may be necessary for them to keep their base numbers the same since they need to keep their input data methods consistent across the county.

TABLE 9. 2018 MPO STUDY ESTIMATE OF EMPLOYMENT FOR IVINS

Year Ivins City Employees

2010 1861

2020 3537

2030 4322

2040 4840

2050 5582

2060 6288

IVINS CITY FIVE-YEAR PLAN
2024-2028

FINANCIAL SUMMARY

For Ivins City, with limited growth and limited revenue streams, a plan to address future programs and services in an affordable manner is critical to effective financial planning. The elements of the City's five-year fiscal forecast include: Operational and Program Planning; Capital Project Planning; and Revenue Forecasting.

The City Manager and Department Directors developed departmental strategic plans, cost estimates, and staffing requirements to meet the needs of a growing population. Revenues based upon trend analyses, known upcoming commercial projects and residential growth projections were estimated for the five-year period. The City's Capital Improvement Program for the five-year period was prepared based upon consultation with the Public Works Director / City Engineer on infrastructure expansion as well as the various Master Plans and Impact Fee Facility Plans.

PURPOSE

The Five-Year Fiscal Plan takes a forward look at the City's major operating funds. The General Fund is a governmental fund used for typical governmental tax-supported services such as public safety and streets. The Water Fund and Wastewater Fund are proprietary enterprise funds that operate more similarly to private business.

- ~~☐ Migration created by a desire to leave large urban areas.~~
- ~~☐ Innovative and well-planned development in Ivins City.~~
- ☐ The purpose of the plan is to identify financial trends, shortfalls, and issues so the City can proactively address them. It does so by projecting out into the future the fiscal results of continuing the City's current service levels and policies, as well as a proposal for future programs and costs to manage the growth. The plan is intended to be used to set the stage for each year's budget process, but it is subject to change based upon available resources, changes in the economy and environment and Council's direction. The Five-Year Fiscal Forecast facilitates staff, the City Manager, and Council in establishing priorities and allocating resources appropriately.

FISCAL FORECAST

General Economic Outlook

Although Ivins is gaining popularity as a center for tourism, Ivins City is first and foremost a peaceful family and retirement friendly community. It has roughly 10,000 residents and estimated to buildout to a population of approximately 20,000.

~~The purpose of the Ivins City General Plan is to steer~~ Washington County and Ivins City have experienced steady growth for more than 20 years and it is anticipated that growth will slow down in comparison to recent years.

The assessed valuation has grown substantially from \$863 million in 2017 to over \$2.33 billion in 2023. Property tax growth has been steady over the past five years, with an average annual change of 7.73%. Based on economic factors, this rate will slow down and is projected to increase annually by 2% over the next five years due to residential growth with an additional 10%+ increase upon the completion of Black Desert Resort.

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Sales tax has steadily grown over the past five years, most of which is attributed to ~~the following factors. First, the number~~ growth in the state and county and increased spending habits. In the coming years, sales and use tax could surpass property tax as the main source of general fund revenue. Sales and Use tax revenue has increased by 65% since 2018 and projected to increase another 9.8% by FY23 year end.

General Fund

With continued growth in the property tax base, as well as expansion of the retail sales and transient room tax base, the General Fund revenues are expected to grow over 20% over the next five years. Property tax and sales tax are the primary ~~objective of the General Plan is to protect and enhance the quality of life for residents and visitors alike. The elements that define Ivins City's quality of life are:~~

- ~~The spiritual quality of the land.~~
- ~~Magnificent landscapes.~~
- ~~Open space.~~
- ~~A clean and serene environment.~~
- ~~Variety and charm in the mix of housing.~~
- ~~Diverse recreational opportunities.~~
- ~~Compatible~~ revenue sources for the General Fund, representing 22% and 24% respectively of the total General Fund revenues at the end of the five-year horizon. A potential economic recession could alter the amount of sales tax to be distributed to the City. See table 1.

General Fund Revenues by Major Categories Table 1

\$14,000,000

\$12,000,000

\$10,000,000

\$8,000,000

\$6,000,000

\$4,000,000

\$2,000,000

\$0

FY 18 FY 19 FY 20 FY 21 FY 23 FY 24 FY 25 FY 26 FY 27 FY 28

Budget

Taxes Licenses and permits Intergovernmental revenue

Charges for services Fines and forfeitures Interest

Miscellaneous revenue

The cost of providing services is expected to outpace revenue projections over the next few years as revenue increases slow and the cost of labor, materials and supplies continue to grow due to inflation and regulatory pressures. Resort commercial development that brings various sales tax, and property tax will be added to alleviate the burden ~~on residents.~~

☐ towards the end of the 5 years. The highest growing categories of expenditures are public safety and public works, where staffing levels are planned to increase to manage calls for service and growth of the City. See table 2.

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General Fund Expenditures by Purpose/Department Table 2

\$14,000,000

\$12,000,000

\$10,000,000

\$8,000,000

\$6,000,000

\$4,000,000

\$2,000,000

\$0

FY 18 FY 19 FY 20 FY 21 FY 23 FY 24 FY 25 FY 26 FY 27 FY 28

Budget

General Government Public Safety Highways & Public Improvements Parks & Rec

The General Fund Balance is used primarily to maintain funds for emergencies. Excess net position is used to build up the General Fund Balance or used as transfers to the capital projects fund to finance capital projects. Costs are expected to outpace revenues and will contribute to the decline of change in net position over the next two years until commercial projects are completed and operational. See table 3. Increased public safety and public works costs along with a reduction in building permit revenue and interest earnings are the main drivers for this trend. The City had roughly \$3 million as a general fund reserve at the end of FY22 and an estimated \$3.5 million at the end of FY23. The State requires a minimum fund balance of 5% of general fund revenues. See table 4.

General Fund Balance Table 3

\$4,500,000

\$4,000,000

\$3,500,000

\$3,000,000

\$2,500,000

\$2,000,000

\$1,500,000

\$1,000,000

\$500,000

\$0

FY18 FY19 FY20 FY21 FY22 FY23 FY24 FY25 FY26 FY27 FY28

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\$800,000 Change in Net Position Table 4

\$600,000

\$400,000

\$200,000

\$0

-\$200,000

-\$400,000

-\$600,000

FY 18 FY 19 FY 20 FY 21 FY 22 FY 23 FY 24 FY 25 FY 26 FY 27 FY 28

Budget

The City is required to adopt a balanced budget, with the option of using General Fund balance to address any shortfalls. The City has a few commercial projects under construction that will provide more sales-tax-related revenues in the future. These revenues are much needed to help provide more funding for operations and capital projects. With an uncertain economic condition, a property tax increase, a cost reduction, or use of General Fund Balance would be needed to sustain the City's operations.

Enterprise Funds

Water

The estimated customer base is expected to continue to expand, and support community events that attract visitors.

~~□ Develop additional outdoor recreation infrastructure.~~

~~Goal 5. Unique Identity~~

~~Maintain a strong sense of place and individual identity for the City.~~

~~Unique Identity Supporting Objectives:~~

~~□ providing increased revenue to support ongoing operations. Impact fees are expected to provide a revenue stream for the City to pay for infrastructure improvements. Slower growth may require the Council to review rates to meet the infrastructure needs of growth.~~

Wastewater

The customer base is expected to expand at a similar pace to water. As with water, should there be a slowdown in growth, rates will be reviewed to ensure cost recovery.

Next Steps

Staff and City Council will use this document as a foundation for the annual budget. Over the upcoming months, staff will revise the Fiscal Forecast to ensure proper training and equipment for emergency services personnel.

~~□ linkage between the long-term vision and goals of the Council with the five-year model to ensure fiscal sustainability. Key decisions will be needed in the following areas:~~

1. Revenue and Fee Structures – Staff will continue to provide information on the cost of providing services, as well as comparisons for area fees and rates. Revenue and fee policy determinations will be ongoing to ensure that the fees, rates and comparisons meet the Council's expectations.

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2. Staffing – As the City continues to grow, more staff will be needed to maintain the current levels of service for the residents. The timing of new hires is critical to the operations of the City and the budget.

3. Projects – The Five-Year Plan includes proposed project schedules for the City. The timing of these projects can change based on many factors, including the growth rate, economy, available funds, major events and other projects. Staff will continue to review and provide Council with current information as this plan is updated annually.

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