

FUTURE LAND USE

- Open Space (OS) (2,200 ac)

Very Low Density Residential (VLDR) (181 ac)

Low Density Residential (LDR) (508 ac)

Medium Density Residential (MDR) (1,025 ac)

Medium High Density Residential (MDHR) (235 ac)
- Mixed-Use Residential (MUR) (12 ac)

General Commercial (GC) (32 ac)

Main Street Commercial (MSC) (35 ac)

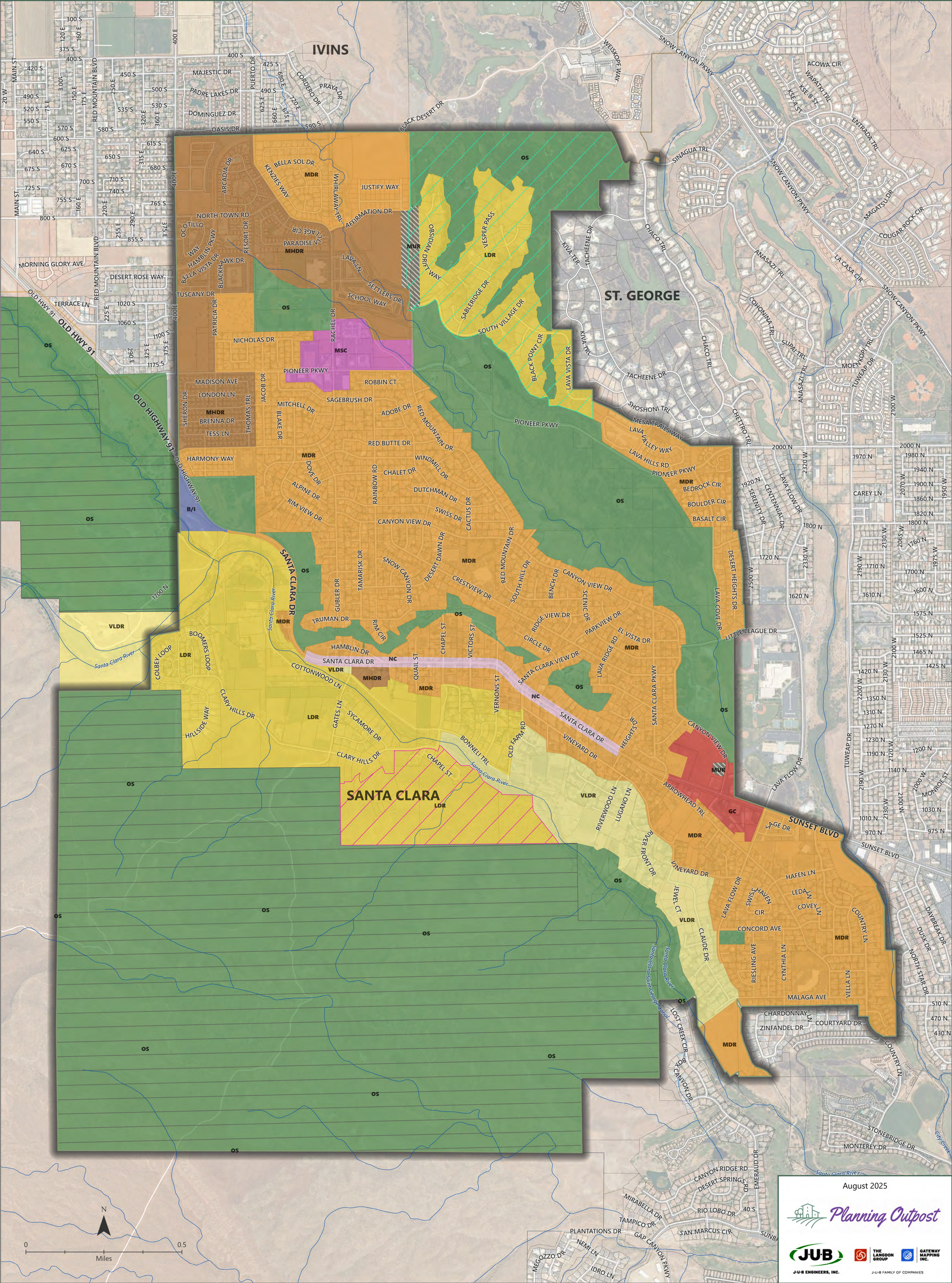
Neighborhood Commercial (NC) (23 ac)

Business/Industrial (B/I) (8 ac)

Special Planning Area - Black Desert (245.9 ac)

Special Planning Area - South Hills (95.9 ac)

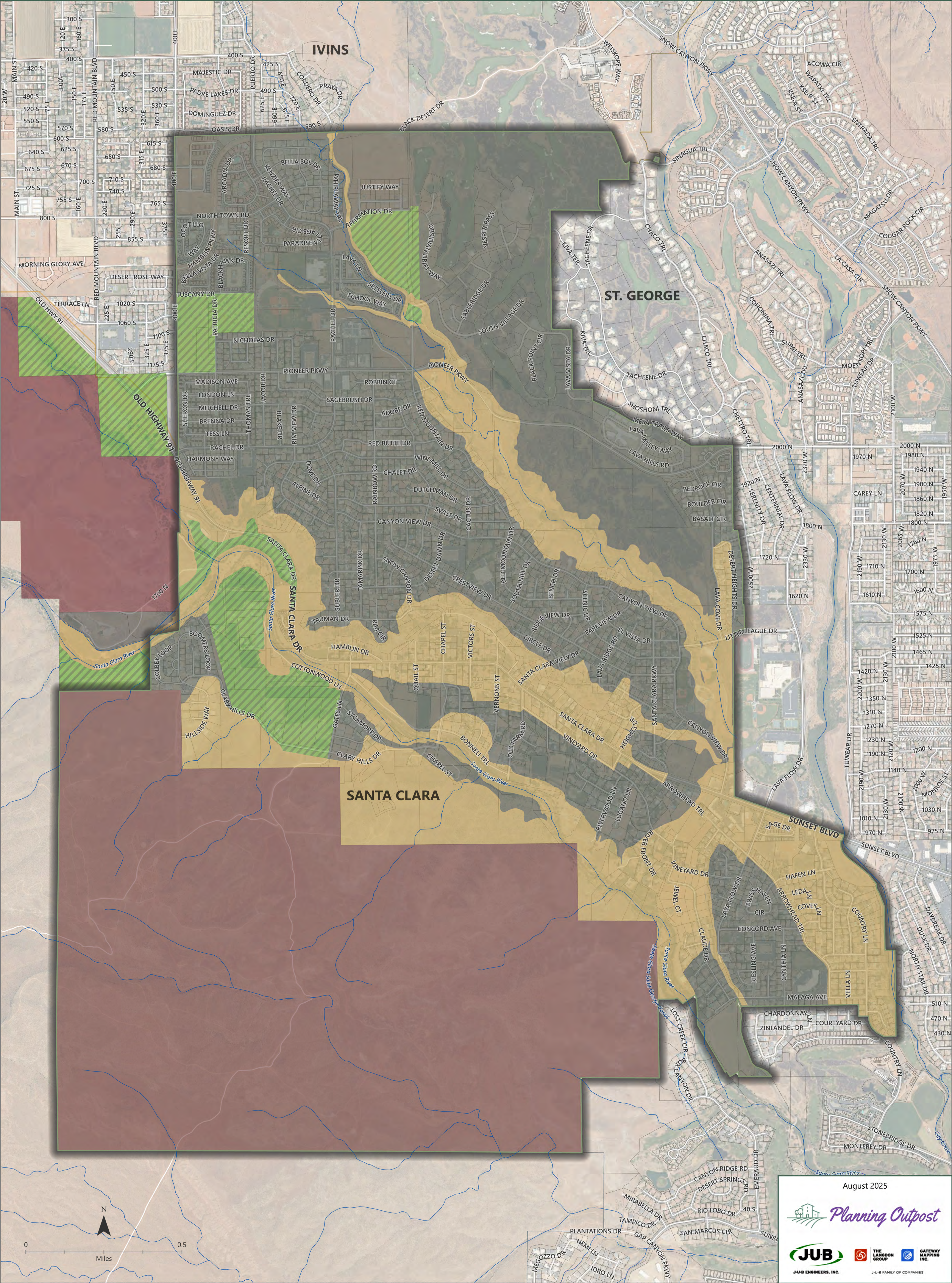
Special Planning Area - BLM Future (1,597.2 ac)



DEVELOPED V UNDEVELOPED LAND



- Undeveloped (239 ac)
- Identified Sensitive Lands (not BLM) (849 ac)
- Developed (1,575 ac)
- BLM Land Undeveloped (1,598 ac)

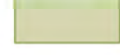


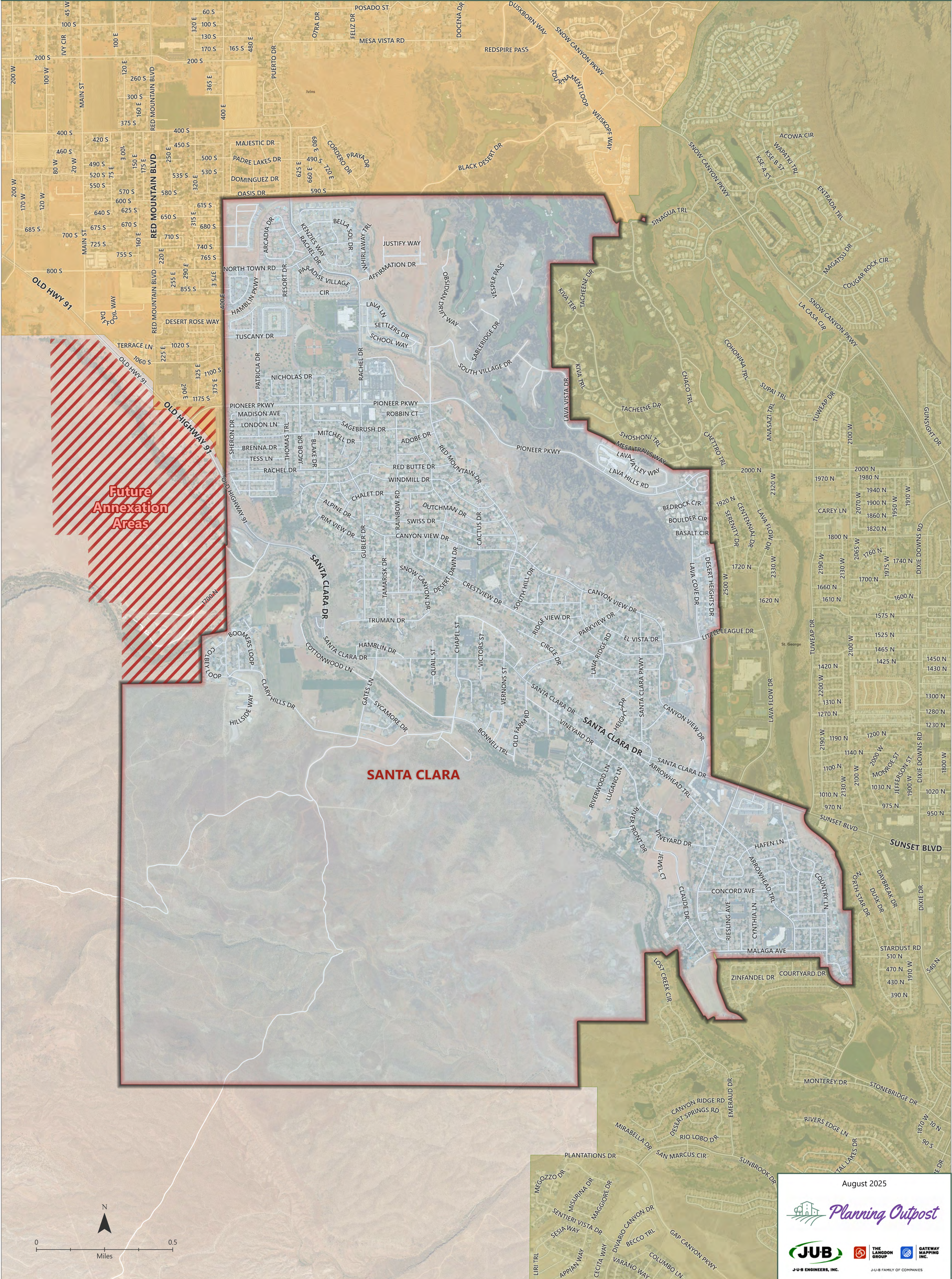
August 2025



JUB FAMILY OF COMPANIES

ANNEXATION

-  Future Annexation Areas
-  Santa Clara
-  Ivins
-  St. George



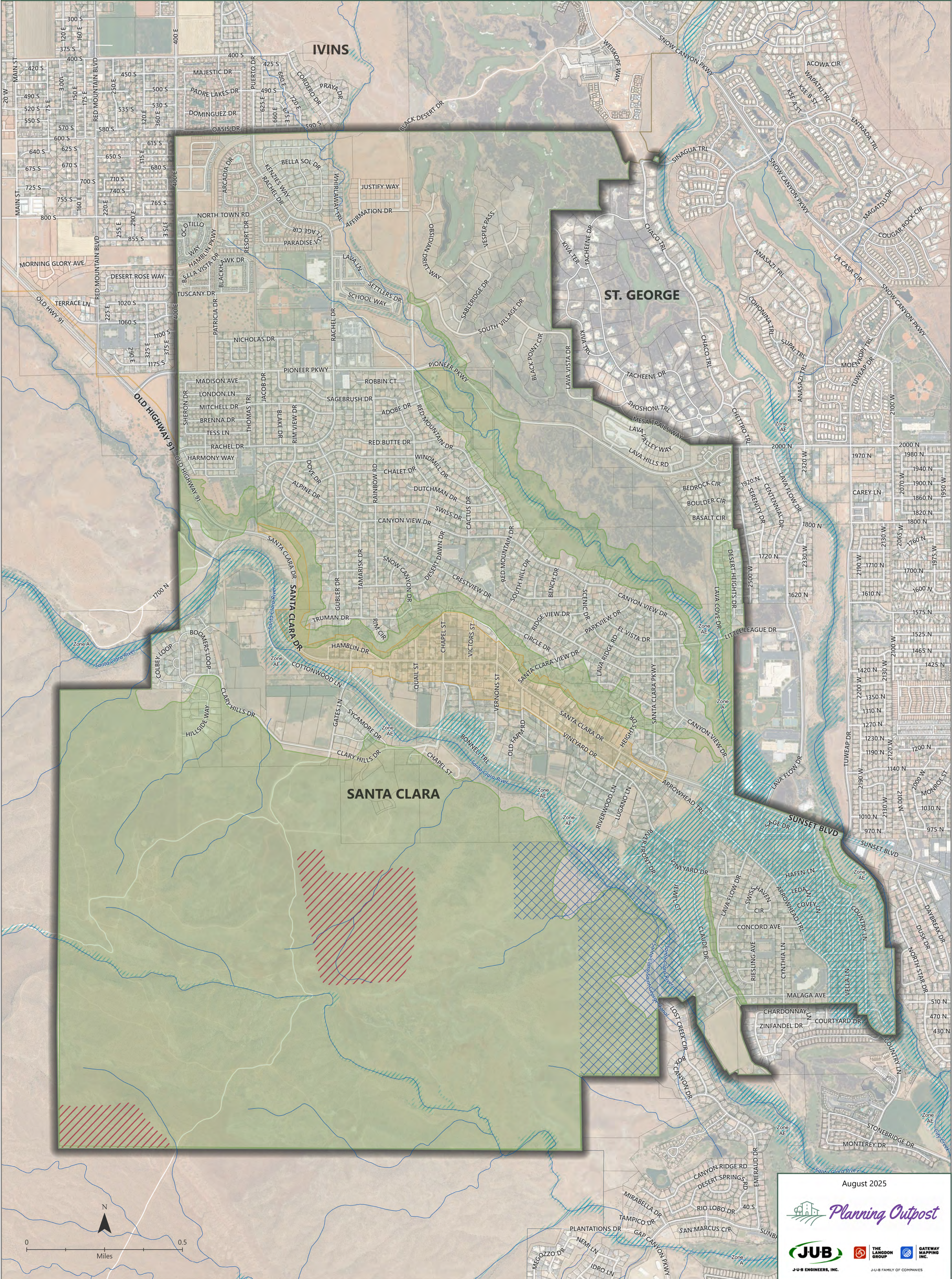
SENSITIVE LANDS

Total Acreage (accounting for overlap): 2,164 ac

- Historic District (114.4 ac)
- Hillside Protection Overlay (1,710.5 ac)

Areas of Critical Environmental Concern (ACEC) (108.5 ac)

- Santa Clara River Reserve (156.5 ac)
- Flood Hazard Zones (392 ac within city limits)



August 2025

Planning Outpost



J-U-B ENGINEERS, INC.

J-U-B FAMILY OF COMPANIES

TRANSPORTATION

- Arterial - Existing

Major Collector - Existing

Minor Collector - Existing

Local - Existing
- 3-5 Lanes, 80'-95' of ROW

3 Lanes, 66' of ROW

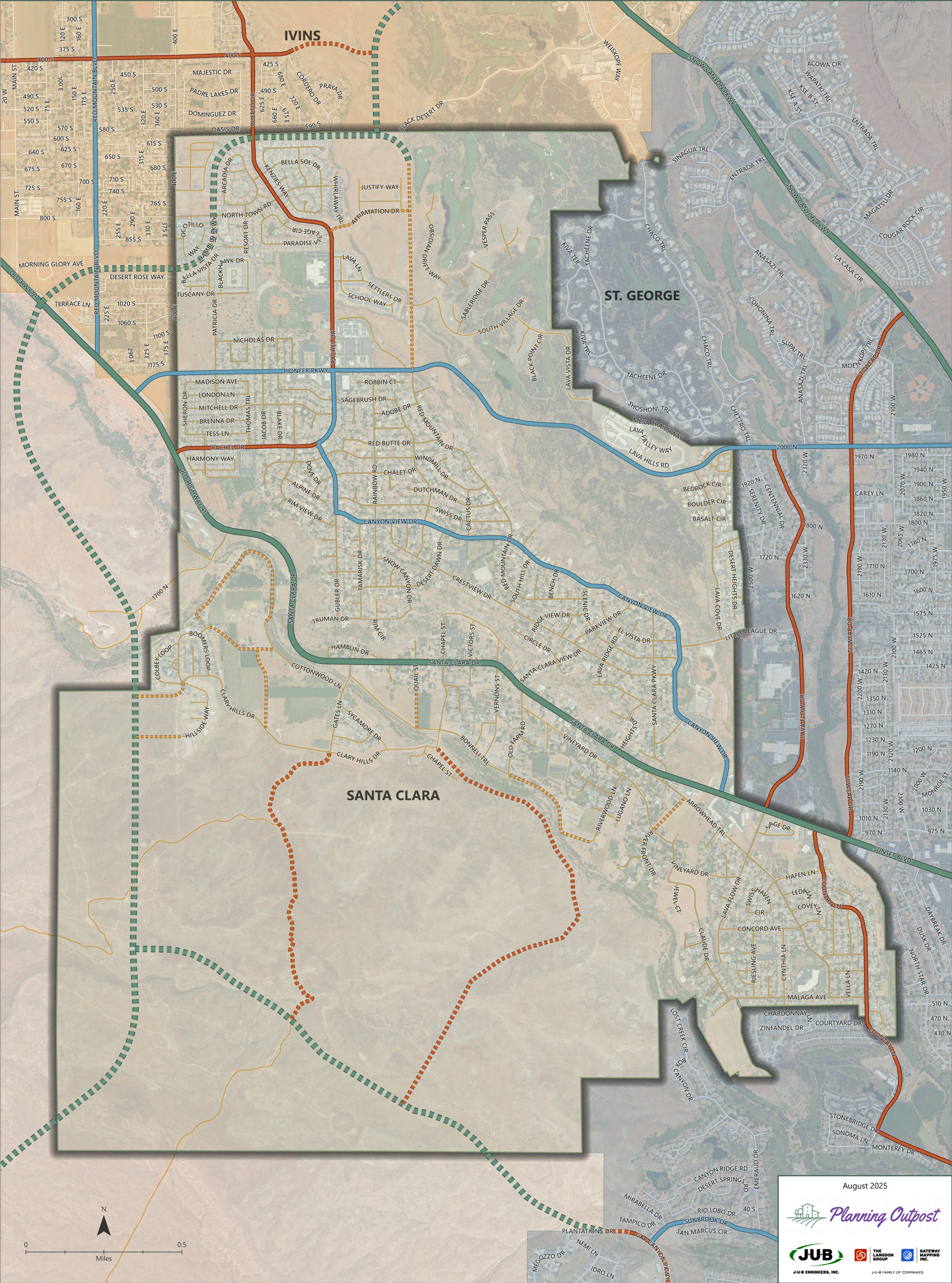
2 Lanes, 60' of ROW

2 Lanes, 45'-55' of ROW
- Arterial - Proposed

Major Collector - Proposed

Minor Collector - Proposed

Local - Proposed



PARKS AND TRAILS

- Parks**

 - Recreational
 - Cemetery
 - Aesthetic/Historical
- Trails**

 - Existing Bike Lane
 - Future Bike Lane
 - Existing Paved Trail
 - Future Paved Trail
 - Planned Trail
- Trail Types**

 - Existing Unimproved Trail
 - Developer-Installed Paved Trail
 - Black Desert-Installed Paved

