IVINS CITY PLANNING COMMISSION STAFF REPORT

TO:	**Ivins City Planning Commission**
SUBMITTED BY:	**Rob Dalley-Building and Zoning Administrator**
DATE:	**August 5, 2025**
AGENDA ITEM:	**Proposed Concurrent Land Use/Zoning Amendment—Parcel(s) I-SB-32-A and I-SB-32-C**

Notice: This staff report is for the use of Ivins City (the "City") Staff, Planning Commission and City Council only and is not intended to be comprehensive. No applicant or member of the public should rely on it or its contents for any purpose. Neither this report nor its contents vest any rights of any kind with any applicant or member of the public.

EXECUTIVE SUMMARY

This report presents a proposed zoning map amendment for the property located at approximately 290 South and 100 West. The owner, Carrol Winsor and Donald Alva Best Family Protective Trust-Sherrie Jean Best Jones Successor-Trustee, and the applicant, The Lofts Development, LLC-seeks to rezone the parcel(s) from RA-1 (Residential Agriculture, minimum lot size 1 acre) zone to R-1-5 (Residential Single Family, minimum lot size 5,000 sq ft) on approximately 13.02 acres. The land use is currently a MDR (Medium-Density Residential) and Neighborhood Commercial use. The applicant is seeking a HDR (High-Density Residential) use on these parcels. The Building Official has reviewed this application request on 7-3-25 and found it to be a complete application as shown in the attachments, and in compliance with City Code as well as the land use plan. As this is a legislative decision, Staff does not make recommendations for zone changes. The Planning Commission is to determine whether this zone amendment works well overall for the City.

BACKGROUND

- **Owner:** Carrol Winsor and Donald Alva Best Family Protective Trust and Sherrie Jean Best Jones-Successor-Trustee.
- **Applicant:** The Lofts Development, LLC
- **Property Location:** Approximately 290 South and 100 West.
- **Current Zoning:** RA-1
- **Proposed Zoning:** R-1-5
- **Current Land Use:** MDR and Neighborhood Commercial
- **Proposed Land Use:** HDR
- **Parcel Size:** approximately 13.02 acres
- **General Plan Designation:** The land use in the General Plan is intended to be a guide for new development and redevelopment. The Plan establishes a vision for future development that, if achieved, will preserve the unique character of Ivins. It should be used to ensure

that new development and redevelopment are consistent with the Land Use Plan. Additionally, the Plan should help developers understand what type of developments are appropriate for differing properties. By referencing the Plan in development discussions, the City can help ensure that a consistent and community-supported pattern of growth is achieved.

The applicant proposes this zone change to accommodate a specific development type. The zone request is consistent with the associated land use designations listed below:

This land use is located as an MDR and Neighborhood Commercial use, which holds the RE-12.5, R-1-10 and R-1-7.5 density and commercial uses. The applicant is seeking an HDR use, which holds the R-1-5, R-2-6, R-2-10, RM and R-TH density uses. They are requesting the R-1-5 zone.

ANALYSIS

A. Applicable Review Process and Standards—See ICC16.05.114 Figure 5-4 Attached.

B. Zoning Districts Purpose and Compatibility

According to Ivins City Code 16.06.102, zoning districts are established to achieve the purposes of the General Plan and land use ordinances. The proposed zone amendment aligns with the City's goals by its development potential and existing development rights under the proposed land use ordinance. Using zoning and land use regulations strategically ensure that new development's style and intensity does not detract from the City's unique character. The Ivins City General Plan supports neighborhoods that provide a variety of housing options designed to meet the financial and aesthetic needs of a broad range of residents.

C. TRC Discussion and Recommendation. TRC does not discuss zone or land use recommendations and has no key considerations to recommend.

D. Sensitive Lands Ordinance

Ivins City has a Sensitive Lands Ordinance to provide clear guidelines on protected lands, including ridgelines and rock outcroppings. If applicable, the development will address sensitive lands considerations during the development process.

RECOMMENDATION

Based on the analysis and findings listed in this report, it is recommended that the Planning Commission decide whether or not to approve the proposed concurrent zoning and land use amendment for this property. Staff does not make recommendations for zoning or land use changes.

ALTERNATIVE ACTIONS

As alternatives to recommending that the City Council approve this zone amendment, the Planning Commission has the discretion to:

- Recommend approval with alterations and/or amendments that comply with existing law;
- Recommend denial of this application based on specified findings consistent with City Code; or
- table consideration of this matter for further discussion.

ATTACHMENTS

1. Application
2. Aerial map of the property
3. Vicinity map
4. Existing Zoning and Land Use map
5. Proposed Zoning and Land Use map
6. ICC 16.05.114 Figure 5-4 Application Procedure

Respectfully submitted:

Rob Dalley, Building and Zoning Administrator