Ivins City Staff Report
Planning Commission Meeting 10/14/25

Discussion regarding Commercial site plan requirements to include bike racks.

Submitted by: Rob Dalley-Building and Zoning Administrator

Recommended Action: Staff recommends approval. This is discussion only at this time.

Background: Staff has proposed amendments attached with this Staff report regarding a code revision. See exhibits below:

Exhibit A

16.19.102: SITE PLANNING REQUIREMENTS:

(1) Design Standards And Guidelines: To meet the purposes of this chapter, this title, and all other land use ordinances, the following design standards and design guidelines are provided as follows:

(a) Design Standards: Design standards are required in addition to other standards set forth in this title and all other land use ordinances and are indicated by the verb "shall".

(b) Design Guidelines: Design guidelines indicate additional actions that may be taken to enhance site design and achieve greater compatibility with adjacent land uses. Guidelines use the verb "should", signifying that the guidelines are desirable objectives.

Application of the guidelines (see chapters 15 and 16 of this title) will depend on the nature of the proposed uses or buildings and the surrounding area, as may be determined by the zoning administrator.

All class I, class II, class III, class IV and class V use application approvals shall balance the proportion and scale of all proposed uses, buildings and structures to the project site, adjacent properties and streets from which the project will be accessed or viewed.

(2) Building Location: The location of all new buildings and structures shall incorporate the following building design principles:

(a) Sensitivity To Adjacent Buildings: All site plans shall demonstrate design sensitivity to adjoining structures. New buildings shall not overpower existing buildings. Attention to building height, rooflines and grade changes will help provide continuity with adjacent and neighboring buildings.

(b) Site Plans: All site plans shall provide for the integration of the existing, or planned, pedestrian and vehicular circulation patterns, protect views and complement and be harmonious with the adjacent building designs, styles and size.

(c) Pedestrian Areas: All buildings shall have an orientation to the street to encourage a pedestrian relationship. Building placement shall allow interconnected walkways and shared site accesses for increased convenience, accessibility and enhanced safety for pedestrians.

(3) Mix Of Scales: A mixture of building scales is desired, particularly in the case of larger buildings, with some elements scaled for appreciation from the adjoining street and others for the enjoyment by pedestrians within the development.

(4) Site Design And Layout: All site plans shall recognize and preserve, as much as practicable, the natural features and sensitive areas occurring on the site. Areas of sensitive lands occur throughout the city, including areas of historic value, scenic beauty, unusual or hazardous topography, lands subject to flooding, or lands possessing exceptional views (see also chapter 8 of this title). Site design and planning shall include the following:

(a) Arrangement: Recognizing that all views cannot be protected, all buildings and structures should be arranged to preserve and provide open space and to protect views as much as practicable. The locations of all buildings and structures shall recognize the existing topography and natural features of the site, including lava rock, rock outcroppings and drainageways. All natural features shall be preserved, as much as practicable, and integrated into the site plan design.

(b) Open Space: Provide an interconnected system of open space areas. The locations of all buildings and structures shall allow and provide areas of open space and landscaping to connect with similar open spaces and landscaping areas existing or planned to be located on adjacent properties.

(c) Site Access: The location and number of access points to the site, the interior circulation pattern, and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience, and should be harmonious with proposed and neighboring buildings.

(d) Trash And Refuse Collection Areas: All solid waste and refuse collection areas shall be located to minimize the impact on adjacent property owners or users. Such areas, including the dumpsters, shall be screened from view. All dumpster and refuse enclosures shall be a minimum of six feet (6') high, constructed of materials to match the main buildings on the site, and provide latching gates for screening the opening to the enclosure.

Figure 19-1
Required Trash Dumpster Screening



All solid waste and refuse collection areas shall be screened as required by subsection (4)(d) of this section.

(e) Noise Impact: Site design shall include provisions for limiting noise, particularly to adjacent property. Efforts should be made to mitigate noise from both outside and within the site through screening, setbacks and building materials. Noise generating equipment shall be located and buffered to mitigate on site and off site impacts.

(f) Off Street Parking Areas And Loading Bays: Landscaped areas and/or walls shall screen off street parking and loading docks/bays. Loading bays and docks shall be separated from customer parking where possible. Loading bays shall be oriented so as not to face public streets, plazas or trails. The number and dimensions of required off street parking spaces and loading bays shall be in accordance with the requirements of chapter 20 of this title.

(g) Pedestrian Egress: Safe and convenient pedestrian egress from each street where main entrances to buildings are located shall be provided. It shall consist of:

(i) Walkway: A continuously defined five foot (5') minimum width walkway from the public sidewalk to the building front walkway. This feature may be included as part of the required fifteen percent (15%) landscaping so long as it incorporates landscaping as part of the walkway that enhances the project.

(ii) Landscaping Requirements: The walkway shall count as landscaping for the parking lot landscaping requirements. Landscaping next to the walkway shall have a ten percent (10%) area bonus in landscaping requirements. Said bonus shall not accrue to the point where it reduces the parking lot edge buffer.

(iii) Exceptions: Businesses that do not typically generate pedestrian access shall not be required to comply with this subsection.

(5) Views, Openness And Massing: Due to the economic value and community quality and character created by the surrounding scenic beauty, it is essential that the city preserve general access to significant views, openness and minimize massing. These views include the Red Mountain, the red rock formations north of Kayenta, Snow Canyon, Pine Valley Mountain, Land Hill, the lava flows, and other unique features.

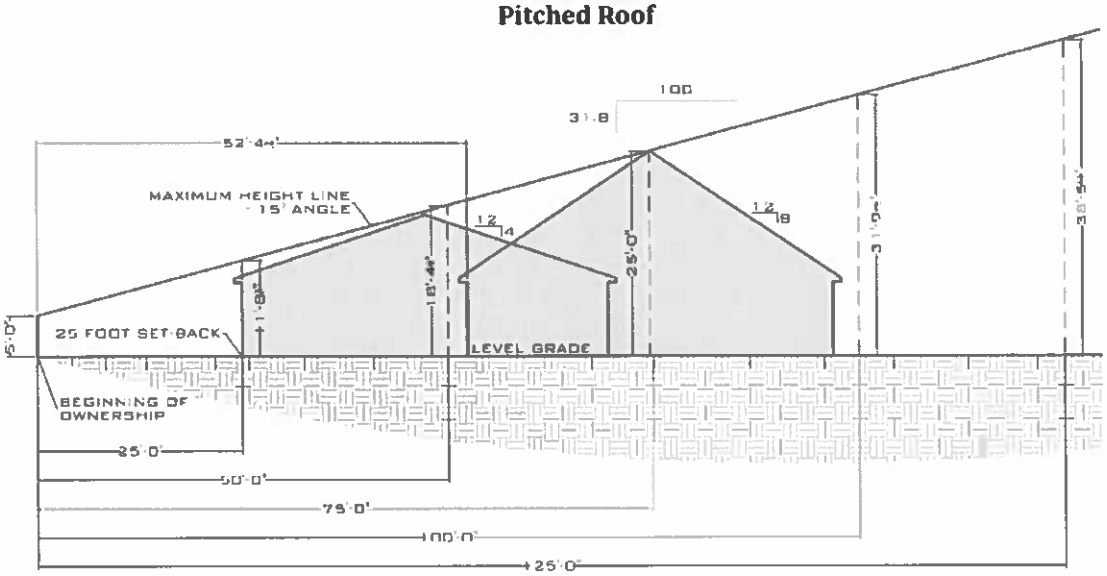
(a) The following streets have been identified as those corridors which are significant to pedestrians, cyclists and motorists. Properties adjacent to these streets shall be limited to setbacks and building heights to the extent reasonably feasible as per figures 2-A and 2-B of this section, or to the actual view angle if determined to be greater than fifteen degrees (15°) using methods similar to those used in said figures 2-A and 2-B to preserve significant views. Where none of the above stated views are compromised or when the view angle to such views is less than fifteen degrees (15°), then the minimum setback shall be thirty feet (30'). If the view angle calculation determines a setback greater than thirty feet (30'), then up to one-third (1/3) of a building, or cluster of buildings, can extend to the minimum setback. Architectural features on the building such as balconies, awnings, trellises, pop outs, etc., may encroach to a minimum twenty five foot (25') setback. Architectural features of the type considered to be single level extensions, such as covered patios, entryways or eating areas with a maximum height of twelve feet (12') for a flat roof or fifteen feet (15') for a pitched roof may encroach to a minimum twenty foot (20') setback.

FIGURE 2-A

PITCHED ROOF

Figure 2-A

Pitched Roof



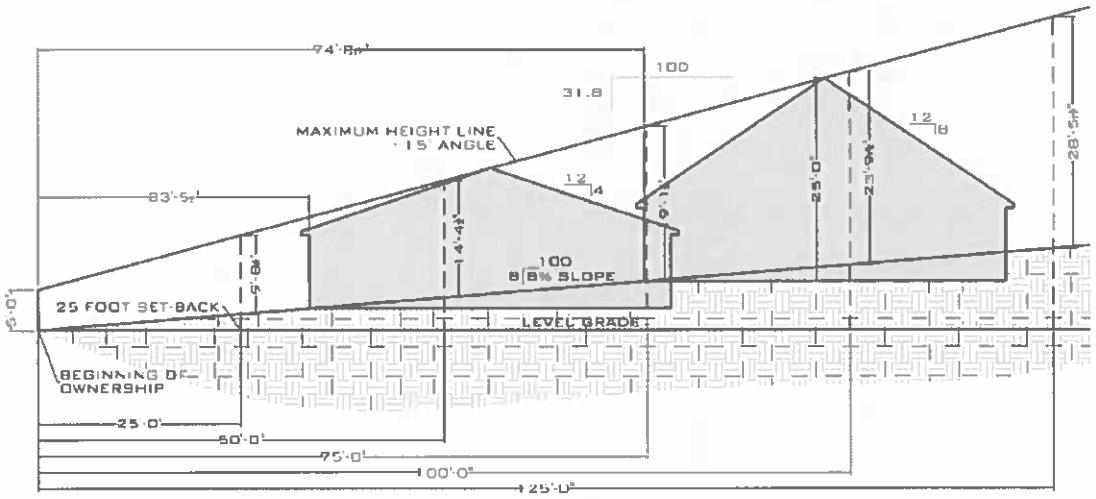
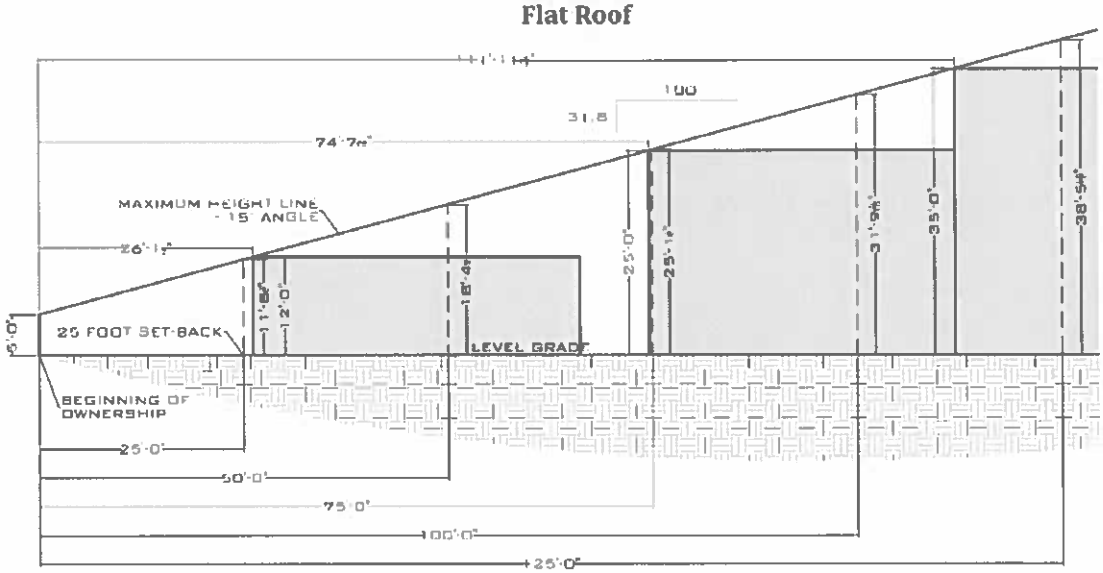


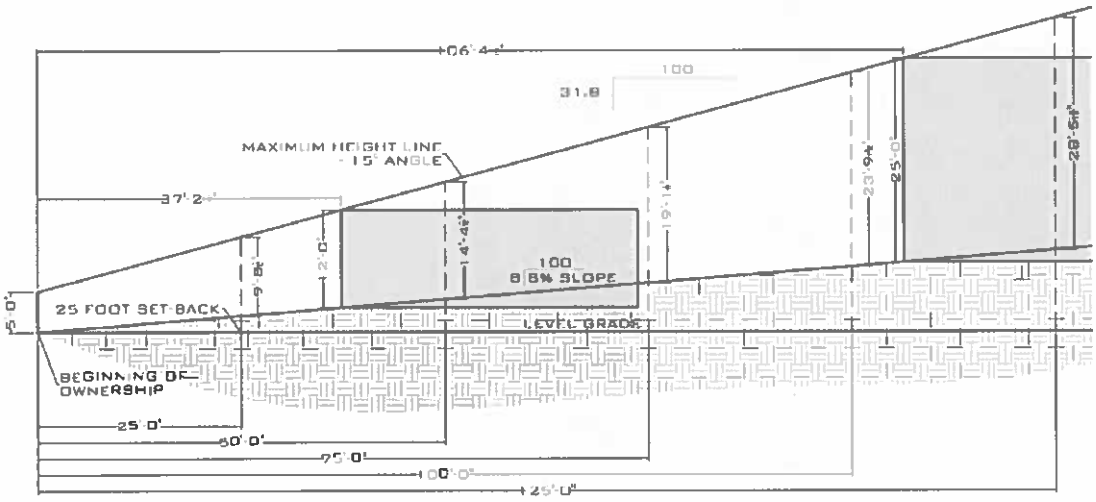
FIGURE 2-B

FLAT ROOF

Figure 2-B

Flat Roof





(i) Snow Canyon Parkway/Center Street - Beginning at 800 West thence eastward to the Ivins City & St George City Boundary Line, excluding residential lots in the Old Township Overlay.

(ii) Highway 91 - Along its entire length.

(iii) 600 West/Kwavasa Dr. - Beginning at Highway 91 thence northward to Kayenta Parkway.

Note: Maximum building heights shall not exceed those listed in sections 16.11.126 and 16.11.127 of this title. Minimum setbacks shall not be less than those listed in sections 16.33.103, 16.33.104, 16.33.105, and 16.33.106 of this title.

(b) Site plans shall demonstrate that the following two (2) important view elements have been considered:

(i) Views From Within The Site: Site plans shall demonstrate the views available at locations within the proposed development site.

(ii) Views Into And Through The Site: Site plans shall demonstrate the views available to adjacent properties with the construction of the proposed site plan. See the development standards nonresidential in section 16.33.105, table 33-5 of this title.

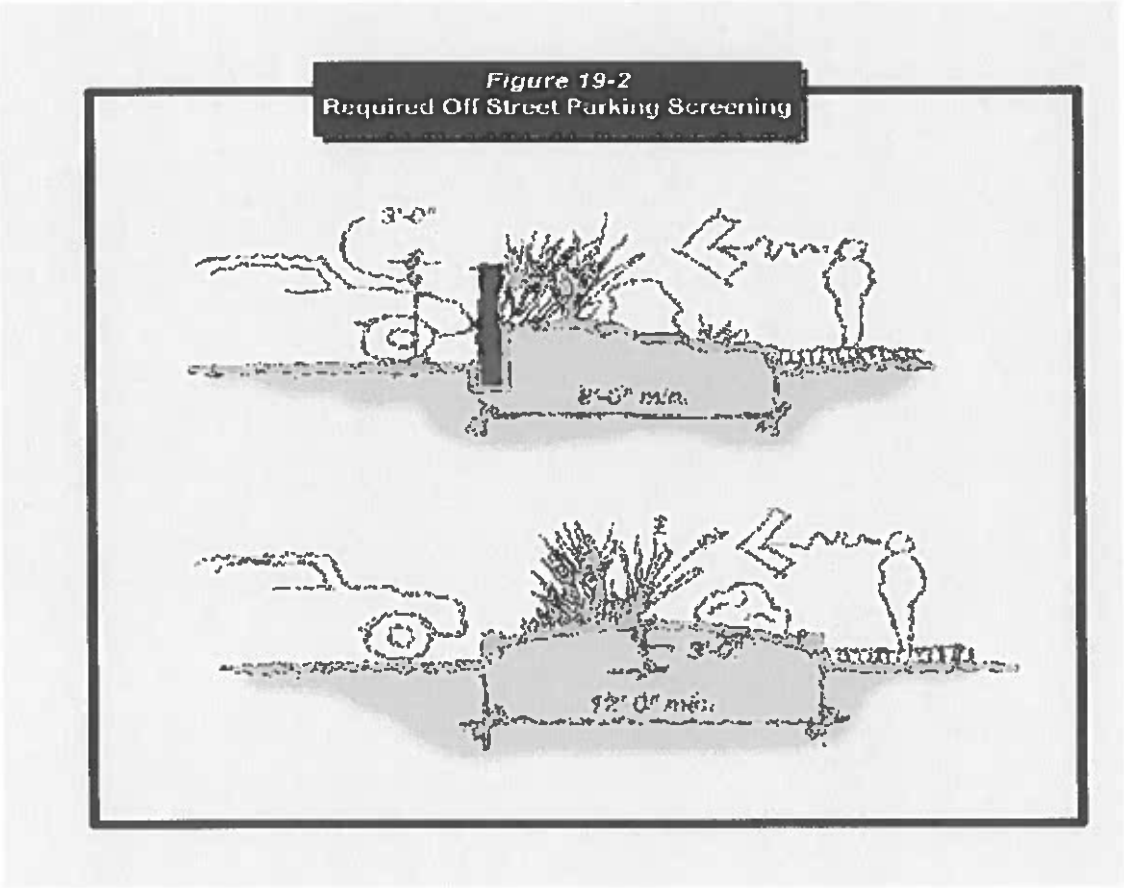
(6) Landscaping Design Standards: Landscape improvements shall meet all minimum standards set forth in the zone. Landscaping should be designed to preserve and complement the desert character of the natural landscape, mitigate building and parking lot impact, add aesthetic charm, interest and character, and conserve water.

Landscaping is an integral element of site development. Landscaping complements the architecture of all proposed buildings and structures and provides visual interest and variety, provides screening elements, provides year round site beautification, blends with the natural landscape and highlights building design features. Landscape designers shall recognize the following landscape design principles with landscape plans:

(a) Landscape Buffers: Landscape buffers between dissimilar or conflicting land uses shall be provided to soften the effects of any adjacent commercial building and/or service area.

(b) Transitional Landscaped Areas: Where new development adjoins areas of dedicated open space, an appropriate landscape buffer shall be provided to create a gradual transition.

(c) Parking Lot Landscaping: Off street parking areas shall be screened or buffered by landscaped areas that include a minimum twelve foot (12') wide by three foot (3') high berm or incorporating screening walls or other devices with a height of three feet (3') which may reduce the landscape area to six feet (6') in width. (See figure 19-2 of this section.) Landscaped islands, large enough to include trees and low shrubs, shall be located at the ends of parking rows, frequently within long parking rows and between opposing rows of parked cars. Tree canopies providing shade within parking rows are encouraged (see section 16.20.108 of this title).



(d) Landscape Materials: All proposed plantings and site materials should be consistent with (but not uniform) and of a similar scale with existing natural landscape, or neighboring landscape, and adjacent streetscape areas. Drought tolerant desert landscaping is encouraged. Landscaping improvements may also include berming, contouring, rocks and boulders.

(e) Native Vegetation Materials: All landscape should incorporate vegetation native to southern Utah or desert environments.

(f) Plant Size, Spacing And Scale: The size and spacing of landscape elements shall be consistent and establish a coordinated relationship to any existing or proposed streetscape plantings. The size and spacing of landscape elements shall also be of appropriate scale and character to all proposed buildings, structures and features.

(g) Streetscape Buffer Areas: Streetscape buffers are intended to provide an area of landscape materials located on the perimeter of all proposed site plans. All streetscape buffer areas shall meet the same requirements as parking lot landscaping.

(h) Nonvegetative Ground Cover: Nonvegetative ground cover treatments shall be harmonious in color and reflectivity to the natural surroundings and may include rocks and small stones, bark and natural red earth. Areas of nonvegetative ground cover materials shall be broken up and interspersed with vegetative ground cover.

(i) Water Features: Water conservation concerns require the minimization of water use in landscape areas. Appropriate use of manmade water features, such as waterfalls, fountains, streams and small ponds, is permitted. Spray features are discouraged. Mechanical equipment for water features shall be screened in the same manner as building mechanical equipment.

(j) Landscape Maintenance: All landscape plans shall demonstrate that long term maintenance factors have been considered in the landscape design. For example, irrigation systems shall be designed to achieve low maintenance and efficient water consumption.

(7) Lighting: See chapter 23, "Outdoor Lighting", of this title.

(8) Signage: See chapter 21, "Signs", of this title.

(9) Bike Racks: Bike racks shall be installed at all new commercial developments. A bike rack shall include space for a minimum of seven (7) bikes, designed to allow the frame and at least one wheel of the bicycle to be locked with a U-lock or similar device. A minimum of one (1) bike rack shall be provided for each thirty (30) required off-street parking spaces, or portion thereof. Bike racks shall be located near the primary building entrance, in a visible and lighted area, and shall not obstruct pedestrian walkways or ADA-accessible routes. Racks shall be securely anchored and constructed of durable materials.

SUPPORT MATERIALS:

- Draft Ordinance

Respectfully submitted:

Rob Dalley, Building and Zoning Administrator