December 31, 2025

Create a new Planned Development zone

Goal

The City is proposing to create a new Planned Unit Development – Residential (PUD-R) zoning option. The goal is to give Ivins a flexible residential tool that allows better site design, clustering, open-space preservation, and neighborhood compatibility than conventional zoning alone. You are being asked to recommend policy direction, not finalize technical language.

Materials Provided

You will receive a draft Ivins PUD-R Ordinance that can be modified by the Commission along with a Decision checklist (attached) to keep discussion focused on key choices.

Key Policy Questions for Commission Discussion

As you review the draft ordinance, please focus on these questions:

1. Eligibility: Should there be a minimum site size for PUD-R? Should PUD-R replace underlying zoning or act as an overlay?
2. Density: Should density be fixed by the General Plan, or flexible based on design? If flexibility is allowed, what limits or findings are required?
3. Open Space: Should Ivins require a minimum open-space percentage? How much discretion should be allowed in location and type?
4. Lot Size & Design: How much lot-size flexibility is appropriate? What perimeter protections are needed next to existing neighborhoods?
5. Compatibility & Design: What objective standards are needed to reduce subjectivity? Where should discretion remain with the Commission or Council?

Process & Timeline

To keep this effort efficient and aligned with upcoming 2026 code work, staff proposes the following general sequence:

- Meetings 1 & 2: Determine requirements
- Meeting 3: Review and refine draft ordinance
- Meeting 4: Public hearing and revisions
- Meeting 5: Final recommendation to City Council

Bottom Line

The objective is to create a clear, flexible, and defensible PUD-R tool that reflects Ivins' values while reducing ad-hoc negotiations in future projects. Your focus on the policy choices above will allow staff to quickly finalize an ordinance for formal adoption.

Decision Checklist

Use this checklist to focus on policy choices, not drafting details.

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1. Where Can PUD-R Apply?

☐ Any residential parcel
☐ Only parcels above a minimum size (specify: _____)
☐ Replaces underlying zoning
☐ Acts as an overlay
☐ Other limitations (if any): _____

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3. Density Approach

☐ Density must follow General Plan ranges
☐ Density may vary based on site design and findings
☐ Absolute density cap required (specify: _____)
☐ Density bonuses allowed only for defined features
☐ Density flexibility not recommended

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4. Open Space Requirements

☐ Minimum open space required (specify %: _____)
☐ No minimum; negotiated through Concept Plan
☐ Mix of landscaped and natural open space allowed
☐ Open space must be permanently protected

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5. Lot Size & Layout Flexibility

☐ Minimum lot size required (specify: _____)
☐ Variable lot sizes allowed
☐ Clustered lots allowed
☐ Strong perimeter protections required next to existing neighborhoods

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6. Neighborhood Compatibility

☐ Enhanced setbacks required at project edges
☐ Height transitions required next to lower-density zones
☐ Buffers or edge open space required
☐ Case-by-case review acceptable

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7. Design Standards

☐ Unified architectural theme required
☐ Objective design standards needed to reduce subjectivity
☐ Design review limited to Concept Plan stage
☐ Minimal architectural regulation preferred
