2026 Calendar – Key Policy & Code Topics

February 2026

- **February 3** – Affordable Housing Overlay Zone
- **February 17** – Affordable Housing Overlay Zone

March 2026

- **March 3** – Lot Size Averaging
- **March 17** – Resort Commercial
- **March 31** – Multi-Family

April 2026

- **April 14** – RMU

May 2026

- **May 5** – Comm Neighborhood
- **May 19** – Add buffer requirements to City code

June 2026

- **June 2** – Perimeter Walls
- **June 16** – Home occupation standards

July 2026

- **July 14** – Real Estate Sign Code

August 2026

- **August 4** – Short term rental code gaps
- **August 18** -- Civil penalties for violating city Code

2026 Calendar to Key Policy and Code Topics to Review, Add, Change

1. **February 3rd and Feb 17th—Affordable Housing Overlay Zone.** Consider creating an Affordable Housing Overlay Zone for Ivins, modeled in part on Springdale's Chapter 6A and chapter 13, article D, "Moderate Income Housing Development Overlay (MIHD) but tailored to our community's needs. Springdale's code provides a good framework for integrating affordable units into new developments — with clear site and design standards, long-term affordability requirements, documentation and covenants, phased build-out rules, and enforcement provisions. Using this as a starting point, we should also research what other Utah cities have done to promote workforce and moderate-income housing, so we can design an overlay that balances housing attainability with Ivins' character and growth goals.

2. **March 3rd—Lot Size Averaging.** Another option to the PD overlay above, is simply to allow lot size averaging in certain zones. I prefer the PD overlay, but both should be considered. Instead of every lot being forced to meet the same minimum (e.g. 10,000 sq ft), allow a subdivision to have an average lot size with some lots smaller (or larger) as long as the total density is not exceeded. This may not apply in all zones. For example, St. George's code (10-7A-3) allows lot size averaging in RE-20 and RE-37.5 zones, however no lot size shall be reduced to less than sixty-five percent (65%) of the required lot size for the applicable zoning district.

3. **March 17th—Resort Commercial (RC).** Unlike RMU or RV Resort uses, there is no similar section in city code listing RC requirements. Review all other references to RMU in the code to ensure compatibility.

4. **March 31—Multifamily.** Review all multifamily zones (R-2-6 through R-TH and R-M) to determine whether their current standards are still appropriate. Revise townhome and multifamily construction requirements to ensure new projects are not boxy or out of character with the community. Consider adding "Mansion-Style Multifamily" design standards and possibly new zones or an overlay to encourage multi-unit buildings that maintain a single-family appearance and scale. Mansion-style refers to a residential structure containing up to six (6) units, designed to appear as a single large house when viewed from the street.

5. **April 14th—Resort Mixed Use (RMU).** Section 16.17.101 lists requirements for RMU. A couple of years ago I pointed out conflicting requirements that made an application unworkable. Review this section because it is an opportunity to combine housing with commercial and I recommend changing the name to simply Mixed Use. Review all other references to RMU in the code to ensure compatibility. Also review the Mixed Use Development Overlay District starting in 16.08.101.

6. **MAY 5TH—COMM NEHD LAND USE & CN ZONE.** Eliminate on maps and in code.

7. **MAY 19TH—ADD BUFFER REQUIREMENTS TO CITY CODE.** When a new project includes smaller lot sizes than the adjoining neighborhood, we require a "buffer" of lots that are similar in size to the existing homes, though they may be somewhat smaller. We should consider whether the code should specify a minimum percentage (for example, requiring the buffer lots to be at least 75% of the size of the adjoining lots). We might also want to address buffering across the street, to ensure a smoother visual and scale transition where higher-density development faces existing single-family homes. Although this practice is already being applied, it is not currently defined in city code, which creates uncertainty and inconsistency. The task is to formally add buffer requirements to the code so that expectations are clear and consistently enforced.

8. **JUNE 2ND—PERIMETER WALLS.** For new development along local (residential) and minor collector streets, should the code prohibit continuous perimeter walls and instead require that homes front or side onto the street and that driveway access be provided from the street or rear alleys? Alternatively, should this be an encouraged guideline rather than a requirement? Evaluate whether anything in current code inadvertently discourages street-facing orientation.

9. **JUNE 16TH—HOME OCCUPATION STANDARDS**. Reestablish home occupation business requirements. Our Table of Uses lists home businesses as allowed but references standards in Title 5, Chapter 3, which was repealed in 2017 and never replaced. Without clear current standards, staff and residents lack guidance on what qualifies as an acceptable home-based business, how impacts should be managed. Clear standards also help determine when fire or safety inspections should apply.

10. **JULY 14TH—REAL ESTATE SIGN CODE.** Review Ivins City Code §16.21.118 (Real Estate Signs) to ensure our policies and practices are clear and consistently applied (size limits, temporary permits, nightly removal, and the two-sign maximum). I'm not sure the standards are being applied consistently (i.e. Sentierre signs have not usually followed the removal requirements or sign maximum). We should review the code to confirm that the current conditions are what we want to enforce or, if they no longer make sense for Ivins, update them so they can be applied clearly and fairly going forward.

11. **AUGUST 4TH—SHORT-TERM RENTAL (STR) CODE GAPS.** We allow short-term rentals (STRs) in overlay areas and in the RC and RMU but our detailed standards in Section 16.07 apply only to the STR overlay. This leaves STRs in RC and RMU without any operating requirements. In addition, there have been STRs in neighborhoods where they are not allowed. There are at least

five steps we can take under HB256 in those situations. Washington City has adopted clear STR standards and reported at ULCT last week that they are successfully enforcing them.

12. **AUGUST 18TH—CIVIL PENALTIES FOR VIOLATING CITY CODE.** I recommend that the City review and update its civil penalty provisions to remove confusion between Ivins City Code §4.03.201 and the Consolidated Fee Schedule (Ordinance 2024-12). The Code states that each day a violation exists is a separate offense subject to penalties, while the Fee Schedule sets fixed fines of $250 for a first offense, $500 for a second offense within twelve months, and $1,000 for subsequent offenses — which appears inconsistent and unclear for both staff and residents. In addition, the City should consider establishing different penalty levels for homeowners versus commercial entities, since the current amounts may be unnecessarily steep for individual residents while potentially too low to deter commercial violations.

February 2026

Sun	Mon	Tues	Wed	Thu	Fri	Sat
1	2	3 Affordable Housing Overlay Zone	4	5	6	7
8	9	10	11	12	13	14
15	16	17 Affordable Housing Overlay Zone	18	19	20	21
22	23	24	25	26	27	28

March 2026

Sun	Mon	Tues	Wed	Thu	Fri	Sat
1	2	3 Lot Size Averaging	4	5	6	7
8	9	10	11	12	13	14
15	16	17 Resort Commercial	18	19	20	21
22	23	24	25	26	27	28
29	30	31 Multi-Family				

April 2026

Sun	Mon	Tues	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14 Resort Mixed Use	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May 2026

Sun	Mon	Tues	Wed	Thu	Fri	Sat
					1	2
3	4	5 Commercial Neighborhood	6	7	8	9
10	11	12	13	14	15	16
17	18	19 Buffer Requirements	20	21	22	23
24	25	26	27	28	29	30
31						

June 2026

Sun	Mon	Tues	Wed	Thu	Fri	Sat
	1	2 Perimeter Walls	3	4	5	6
7	8	9	10	11	12	13
14	15	16 Home Occupation Standards	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July 2026

Sun	Mon	Tues	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14 Real Estate Signs	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August 2026

Sun	Mon	Tues	Wed	Thu	Fri	Sat
						1
2	3	4 Short-Term Rental	5	6	7	8
9	10	11	12	13	14	15
16	17	18 Civil Penalties for Violating City Code	19	20	21	22
23	24	25	26	27	28	29
30	31					