IVINS PLANNING COMMISSION STAFF REPORT

TO: **Ivins Planning Commission**
SUBMITTED BY: **Rob Dalley-Building and Zoning Administrator**
DATE: **February 17, 2026**
AGENDA ITEM: **Discuss and consider recommendation of an Amendment to Hafen Farms Development Agreement, located at approximately 400 East and 200 South. Clark Colledge-Applicant.**

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 amendment to the Hafen Farms Development agreement for the property located at approximately 400 East and 200 South. The owner seeks to propose a change to the agreement that they have with Ivins City. Currently, their agreement requires the City to sign the final plat when all of the improvements are complete prior to recording. They have the subdivision under contract to sell to Fieldstone Homes and for tax purposes, they have agreed to close prior to the final plat being recorded. They would like to modify the agreement and have the City sign a Quit Claim deed transferring the 10' strip of property owned by the city to Hafen Farms LLC, once the improvements are complete, instead of signing the final plat. The Building Official has reviewed this application request on 1-27-26 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. The Planning Commission is to determine whether this amendment works well overall within City guidelines.

BACKGROUND

- **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 conditional use permit to accommodate a specific development type.

ANALYSIS

A. Applicable Review Process and Standards—Attached is the approved Development Agreement, and highlighted addition.

B. Discussion and Recommendation. The City Engineer has reviewed the application and recommends approval.

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 amendment for this property. Staff recommends approval.

ALTERNATIVE ACTIONS

As alternatives to recommending that the Planning Commission approve this 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. Development Agreement

Respectfully submitted: Shu Adler For:

Rob Dalley, Building and Zoning Administrator