# Ivins City Staff Report
# Planning Commission Meeting 3/31/26

**Agenda Item:** Discuss and consider recommendation on a Ordinance 2026-10, A Zoning Text Amendment of Section 15.05.204 of the Ivins City Code Clarifying the Use of and Development Standards for Flag Lots.

**Submitted by:** Rob Dalley, Building & Zoning Administrator

**Recommended Action:** Building Staff has reviewed and recommends approval.

**BACKGROUND:**

Staff has investigated and considered existing flag lots can be converted into up to two (2) additional lots without increasing frontage on a dedicated roadway or a publicly approved street. This amendment to the ordinance will help create opportunities for infill development.

**FINDINGS AND ANALYSIS:**

- The proposed amendments appear to be in compliance with City Ordinances.
- Staff recommends that adoption of the amendment is in the best interests of the residents of the City of Ivins.

**SUPPORT MATERIALS:**

- Draft Ordinance (Exhibit A)

Respectfully Submitted:

Rob Dalley-Building & Zoning Administrator