IVINS CITY

IVINS CITY COUNCIL STAFF REPORT

TO:	**Ivins City Council**
SUBMITTED BY:	**Rob Dalley-Building and Zoning Administrator**
DATE:	**April 16, 2026**
AGENDA ITEM:	Discuss and consider Planning Commission's recommendation for approval of 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

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EXECUTIVE SUMMARY:

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. Planning Commission held a Public Hearing on 3/31/26 and recommends approval.

FINDINGS AND ANALYSIS:

- Applicable Review Process and Standards—Attached is Section 15.05.204 regarding flaglots.
- The proposed amendments appear to be in compliance with City Ordinances. TRC has reviewed the ordinance and recommends approval.

RECOMMENDATION:

Based on the analysis and findings listed in this report, it is recommended that the City Council decide whether or not to approve the proposed ordinance. Staff recommends approval are in the best interest of the residents of the City of Ivins.

ALTERNATIVE ACTIONS:

As alternatives to recommending that the City Council approve this Ordinance, the City Council 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.

SUPPORT MATERIALS:

1. Draft Ordinance (Exhibit A)
2. City Code

Respectfully Submitted:

Rob Dalley-Building & Zoning Administrator