IVINS CITY
85 N. Main St. Ivins, UT 84738
Tel. 435-628-0606 Fax 435-674-5486
www.ivins.com

Rec'd By:	
Filing Fee:	**$ NA**
Receipt #:	
Date:	**3/24/26**
Code:	**401**

CONCURRENT LAND USE/ZONING AMENDMENT APPLICATION

General Plan/Zone Change Fee: $1,000
Fee: $.75 per mailing label

I-53-A-2; I-53-A-4	**55 N Main and 90 W Center**
Tax ID	Address of proposed Zone Change
Ivins City	
Property Owner	NA
55 N Main and 90 W Center	Subdivision Name
Address of Property Owner	.26 and 4.56
Ivins City/Rob Dalley	Acres
Applicant / Agent	rdalley@ivinsutah.gov
(435) 63409753	Email Address
Phone Fax	Community Commercial/C-1 Historic Township Overlay
MDR/RE-12.5 Historic Township Overlay	Proposed Land Use/Zone
Current Land Use/Zone	

__x__ A complete legal description of the property to be considered. The legal description must be prepared by a licensed land surveyor, State of Utah, and must include the official stamp of said surveyor.

__x__ Proposed and Existing Zones, and Vicinity map attached.

__x__ Two sets of address labels of property owners within 300 ft. of proposed Land Use/Zoning Amendment.

__x__ Proof of ownership.

APPLICANT AFFIDAVIT

I, Rob Dalley, do hereby say that I am the owner/agent of the subject property of this application. The statements, information, exhibits and any and all plans herein or attached or submitted present the intentions of the applicant and are in all respects true and correct to the best of my knowledge and belief. I do hereby agree to pay all adopted and customary fees of Ivins City relating to this application.

Signature of applicant	Date
Signature of property owner Rob Dalley	4/15/2026
Signature of Building and Zoning Administrator	Date

A proposed amendment to any Land Use Ordinance, Zoning Districts Maps, or Official Maps may be initiated by any property owner, any resident, any business owner, the Council, Commission, BOA, Sensitive Lands Committee, Zoning Administrator, of other City Staff by filing a Land Use Ordinance, Zoning Districts Map, or Official Map Amendment Application. A Land Use Ordinance, Zoning Districts Map, or Official Map Amendment Application shall be filed with the City by presenting the applicable application to the Zoning Administrator.

Procedures for Amending Land Use Ordinances, Zoning Districts Maps (**Except** Map Amendments to Establish Planned Development (PD), Subdivision Enhancement (SE), or Mixed Use (MU) Overlay Districts), and Official Maps:

The procedures for the review and consideration of a Land Use Ordinance, Zoning Districts Map (except Zoning Map amendments to establish a Planned Development (PD), Subdivision Enhancement (SE), or Mixed Use (MU) Overlay District), and Official Map Amendment Applications are identified by Figure 5-2 herein.

1. **Determination of Application Completeness**. An application for a Land Use Ordinance, Zoning Districts Map, or Official Map Amendment shall be considered by the Zoning Administrator for a determination of application completeness, as provided by Chapter 13 herein.

2. **Commission Public Hearing Required**. Prior to recommending a Land Use Ordinance, Zoning Districts Map, or Official Map Amendment Application to the Council, the Commission shall consider the Application at a public hearing by providing a minimum of ten (10) days notice of such hearing, as required by the Act, and Chapter 10 herein

3. **Commission Recommendation**. At a meeting, or meetings, following the meeting at which the public hearing was held, the Commission shall formulate a recommendation on the Land Use Ordinance, Zoning Districts Map, or Official Map Amendment Application to the Council.

4. **Commission Recommendation Transmitted to Council**. After the Commission has conducted a public hearing, reviewed the application, and made its recommendation, the Commission shall transmit to the Council a copy of the Commission's recommendation and the meeting minutes, and all other relevant materials of the proceedings before the Commission. Following receipt of a copy of the Land Use Ordinance, Zoning Districts Map, or Official Map Amendment recommendation from the Commission, and all other materials, the City Recorder shall schedule a public hearing with the Council to consider the Commission recommendation of the Land Use Ordinance, Zoning Map, or Official Map Amendment Application.

5. **Council Public Hearing Required**. The Council shall consider the Land Use Ordinance, Zoning Districts Map, or Official Map amendment recommendations of the Commission at a public hearing by providing a minimum of ten (10) days notice for the required Council public hearing, as required by Chapter 10 herein.

6. **Council Action**. At a meeting, or meetings, following the meeting at which the public hearing was held, the Council may approve the Land Use Ordinance, Zoning Districts Map, or Official Map Amendment Application, as presented, revise the proposed Amendment and approve the proposed amendment as revised, or deny the proposed Application. If the Council approves the proposed amendment as submitted or as revised, the Council shall adopt the Land Use Ordinance, Zoning Districts Map, or Official Map Amendment by Ordinance.

STAFF CHECK LIST:

☒ **Date received** 3/24/26

☒ **Determination of Application Completeness**. An application for a Land Use Ordinance, Zoning Districts Map, or Official Map Amendment shall be considered by the Zoning Administrator for a determination of application completeness, as provided by Chapter 13 herein.

☒ **Commission Public Hearing Required**. Prior to recommending a Land Use Ordinance, Zoning Districts Map, or Official Map Amendment Application to the Council, the Commission shall consider the Application at a public hearing by providing a minimum of ten (10) days notice of such hearing, as required by the Act, and Chapter 10 herein

☐ **Commission Recommendation**. At a meeting, or meetings, **following** the meeting at which the public hearing was held, the Commission shall formulate a recommendation on the Land Use Ordinance, Zoning Districts Map, or Official Map Amendment Application to the Council.

☐ **Commission Recommendation Transmitted to Council**. After the Commission has conducted a public hearing, reviewed the application, and made its recommendation, the Commission shall transmit to the Council a copy of the Commission's recommendation and the meeting minutes, and all other relevant materials of the proceedings before the Commission. Following receipt of a copy of the Land Use Ordinance, Zoning Districts Map, or Official Map Amendment recommendation from the Commission, and all other materials, the City Recorder shall schedule a public hearing with the Council to consider the Commission recommendation of the Land Use Ordinance, Zoning Map, or Official Map Amendment Application.

☐ **Council Public Hearing Required**. The Council shall consider the Land Use Ordinance, Zoning Districts Map, or Official Map amendment recommendations of the Commission at a public hearing by providing a minimum of ten (10) days notice for the required Council public hearing, as required by Chapter 10 herein.

☐ **Council Action**. At a meeting, or meetings, following the meeting at which the public hearing was held, the Council may approve the Land Use Ordinance, Zoning Districts Map, or Official Map Amendment Application, as presented, revise the proposed

Amendment and approve the proposed amendment as revised, or deny the proposed Application. If the Council approves the proposed amendment as submitted or as revised, the Council shall adopt the Land Use Ordinance, Zoning Districts Map, or Official Map Amendment by Ordinance.

WASHINGTON COUNTY

Search...

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Tool Labels

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Parcel Search | Getting Around

GIS

Washington Co. Map Inventory

Help



Account Number: 0079833
Parcel Number: I-53-A-2
Owner Name: IVINS TOWN
Subdivision Name:
Situs Address: 90 W CENTER ST
IVINS, UT 84738

- Account Overview
- Create a Property Report
- Property Images
- Property Sketches
- Email Us About This Account



Displaying 1 - 1 (Total: 1)

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Welcome! | Layers | Parcels (1)

Basemap...

0 100 200ft

Account 0079833

Location

Account Number 0079833
Parcel Number I-53-A-2
Tax District 04 - Ivins City
Acres 4.56
Situs 90 W CENTER ST , IVINS
Legal Subdivision: IVINS TOWN SURVEY BLK 11 (I) Lot: 3 THRU:- Lot: 8 LESS: S 106.6 FT OF LOTS 7 & 8 BLK 11 ITS.

Parent Accounts
Parent Parcels
Child Accounts
Child Parcels
Sibling Accounts
Sibling Parcels

Owner

Name IVINS TOWN
55 N MAIN ST
IVINS, UT 84738-6164

Value

Market (2025)	$5,385,800
Taxable	$0

Tax Area: 04 **Tax Rate:** 0.007004

Type	Actual	Assessed	Acres
Exempt	$5,385,800		4.560

Transfers

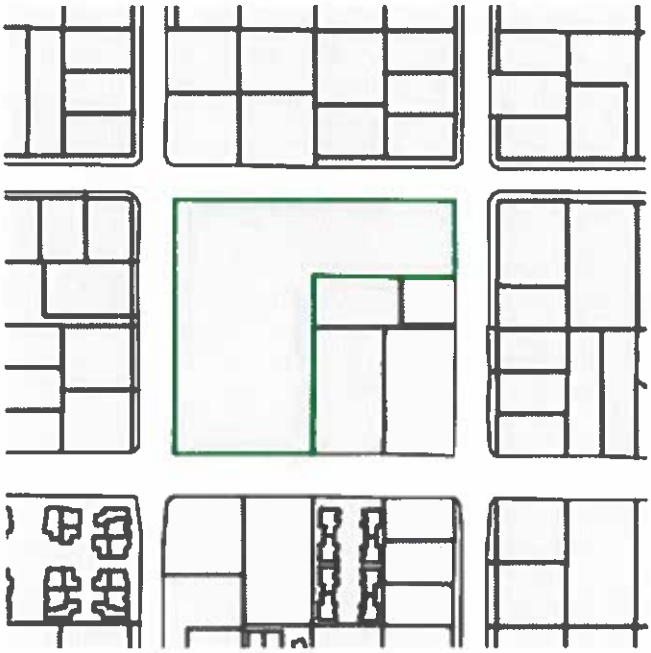
No Transfer Documents

Tax

Tax Year	Taxes
2025	$0.00
2024	$0.00

Images

- GIS



WASHINGTON COUNTY

Search...

Sign in

Tools

Tool Labels

Run another Parcel Search | Clear Selected | Pan | Zoom In | Zoom Out | Full Extent | Next Extent | Previous Extent | Identify

Parcel Search

Getting Around

GIS

Washington Co. Map Inventory

Help



Account Number: 0604945
Parcel Number: I-53-A-4
Owner Name: IVINS TOWN
Subdivision Name:
Situs Address: 55 N MAIN ST
IVINS, UT 84738

- Account Overview
- Create a Property Report
- Property Images
- Property Sketches
- Email Us About This Account



Displaying 1 - 1 (Total: 1)

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Welcome! | Layers | Parcels (1)

Basemap...

0 100 200ft

Account 0604945

Location

Account Number 0604945

Parcel Number I-53-A-4

Tax District 04 - Ivins City

Acres 0.26

Situs 55 N MAIN ST , IVINS

Legal Subdivision: IVINS TOWN SURVEY BLK 11 (I) Lot: 8 POR LOT 8 BLK 11 ITS DESC AS FOL: BEG N0*38'58 W 106.60 FT ALG L/L FM SE COR LOT 8 TH S0*38'58 E 102.75 FT ALG E LN LOT 3; TH S89*20'37 W 110.17 FT; TH N0*38'58 W 102.75 FT; TH N89*20'37 E 110.17 FT TO POB

Parent Accounts 0304405

Parent Parcels I-53-A-3

Child Accounts

Child Parcels

Sibling Accounts

Sibling Parcels

Owner

Name IVINS TOWN

55 N MAIN ST
IVINS, UT 84738-6164

Value

Market (2025)	$863,800
Taxable	$0
Tax Area: 04	**Tax Rate:** 0.007004

Type	Actual	Assessed	Acres
Exempt	$863,800		0.260

Transfers

Entry Number	Recording Date	
00627183	12/03/1998 11:15:00 AM	B: 1286 P: 740

Tax

Tax Year	Taxes
2025	$0.00
2024	$0.00

Images

- GIS

