IVINS PLANNING COMMISSION STAFF REPORT

TO:	**Ivins Planning Commission**
SUBMITTED BY:	**Rob Dalley-Building and Zoning Administrator**
DATE:	**May 5, 2026**
AGENDA ITEM:	**Proposed Concurrent Land Use/Zoning Amendment—Parcel I-53-A-2 and I-53-A-4**

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 concurrent zoning map and land use amendment for the property located at approximately 55 North Main Street and 90 West Center. Ivins City, the owner and applicant, is in the process of upgrading the Fire Station. In order to meet the setbacks required, Ivins City seeks to rezone the parcel from RE-12.5 (Residential Estates, minimum lot size 12,500 sq feet) zone to C-1 (Commercial) on approximately .26 acres and 4.56 acres, respectively. The land use is currently MDR (Medium-Density Residential). The applicant is seeking a Community Commercial use on these parcels to allow for C-1 zoning. The Historic Township Overlay would remain. The Building Official has reviewed this application request on April 15, 2026 and found it to be a complete application as shown in the attachments, and in compliance with City Code. As this is a legislative decision, Staff does not make recommendations for zone changes. The Commission is to determine whether this zone and land use amendment works well overall for the City.

BACKGROUND

- **Owner/Applicant:** Ivins City
- **Property Location:** Approximately 55 North Main Street and 90 West Center.
- **Current Zoning:** RE-12.5
- **Proposed Zoning:** C-1
- **Current Land Use:** MDR
- **Proposed Land Use:** Community Commercial
- **Parcel Size:** approximately .26 acres and 4.56 acres
- **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 zone change to accommodate a specific development type. The zone request is consistent with the associated land use designations listed below:

This land use is located as an MDR, which holds the RE-12.5, R-1-10 and R-1-7.5 density and uses. The applicant is seeking an Community Commercial land use, which holds the C-1 density use. They are requesting the C-1 zone.

ANALYSIS

A. Applicable Review Process and Standards—See ICC16.05.114 Figure 5-4 Attached.

B. Zoning Districts Purpose and Compatibility

According to Ivins City Code 16.06.102, zoning districts are established to achieve the purposes of the General Plan and land use ordinances. The proposed zone amendment aligns with the City's goals by its development potential and existing development rights under the proposed land use ordinance. Using zoning and land use regulations strategically ensure that new development's style and intensity does not detract from the City's unique character. The Ivins City General Plan supports neighborhoods that provide a variety of housing options designed to meet the financial and aesthetic needs of a broad range of residents.

C. TRC Discussion and Recommendation. TRC does not discuss zone or land use recommendations and has no key considerations to recommend.

D. Sensitive Lands Ordinance

Ivins City has a Sensitive Lands Ordinance to provide clear guidelines on protected lands, including ridgelines and rock outcroppings. If applicable, the development will address sensitive lands considerations during the development process.

RECOMMENDATION

Based on the analysis and findings listed in this report, it is recommended that the Commission decide whether or not to approve the proposed concurrent zoning and land use amendment for this property. Staff does not make recommendations for zoning or land use changes.

ALTERNATIVE ACTIONS

As alternatives to recommending the Council approve this zone amendment, the 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. Vicinity map
3. Existing Zoning and Land Use map
4. Proposed Zoning and Land Use map
5. ICC 16.05.114 Figure 5-4 Application Procedure

Respectfully submitted: Rob Dalley

Rob Dalley, Building and Zoning Administrator