IVINS PLANNING COMMISSION STAFF REPORT

TO: **Ivins Planning Commission**
SUBMITTED BY: **Rob Dalley-Building and Zoning Administrator**
DATE: **August 4, 2026**
AGENDA ITEM: **Discuss and consider recommendation regarding amending The Retreat Development Agreement, located at approximately Puerto Drive and 400 South. SITLA-Owner. Jerry Miyahara-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 Retreat Development agreement for the property located at approximately Puerto Drive and 400 South. The owner seeks to propose a change to the agreement that they have with Ivins City, modifying the setback and height requirements to the Project, which are specific to the Project and may vary from the general requirements of the City's ordinances, or cover circumstances not otherwise addressed in the City's ordinances. The Building Official has reviewed this application request on 7-21-26 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 amendment to accommodate a specific development type.

ANALYSIS

A. Applicable Review Process and Standards—Attached is the proposed amended Development Agreement.

B. Discussion and Recommendation. The Building Official and City Engineer have reviewed the application and recommend 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: Rob Dalley

Rob Dalley, Building and Zoning Administrator