IVINS CITY

IVINS PLANNING COMMISSION STAFF REPORT

TO:	**Ivins Planning Commission**
SUBMITTED BY:	**Rob Dalley-Building and Zoning Administrator**
DATE:	**September 15, 2026**
AGENDA ITEM:	**Discuss and consider recommendation of a Class V Conditional Use Permit Application for Mojave Village, located at approximately Guy Lane and Fitness Way. AnA Enterprises, LLC-Owner. Lance Anderson-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 Class V Conditional Use Permit for the property located at approximately Guy Lane and Fitness Way. The owner seeks to propose a resort commercial townhome development adjacent to Chinle Park and the proposed 90 acre Arrowhead Park/Public Works yard and cemetery. There are 160 townhome units proposed. (map and narrative attached). The Building Official has reviewed this application request on 9-8-26 and found it to be a complete application as shown in the attachments, in compliance with City Code. The Planning Commission is to determine whether this conditional use permit 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 conditional use permit to accommodate a specific development type.

ANALYSIS

A. Applicable Review Process and Standards—Attached is Chapter 16.16.107 regarding Class IV and Class V Applications and Determining Reasonable Conditions.

B. TRC Discussion and Recommendation.

TRC has reviewed the application and recommends Council ensure that this review for compliance process is fully completed with all required and supporting information regarding zoning, infrastructure, dedications and development standards before making commitments regarding density, unit counts, land configurations, or development-agreement terms. The Building and Zoning Administrator feels that since this proposal involves different property than the original 12.84-acre site, Council should clearly identify the legal basis for applying any prior density, approvals, or development expectations to the new property. Open space, amenities, dedications, infrastructure, and other community benefits should be required and are appropriate for this proposal. The development agreement clearly states the approved property, permitted uses, maximum density, required improvements, timing, and other conditions that will protect the City and its surrounding residents. It is Staff's concern that Ivins may already have an ample supply of townhomes.

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 conditional use permit for this property. Staff recommends approval.

ALTERNATIVE ACTIONS

As alternatives to recommending that the Planning Commission approve this Conditional Use Permit, 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. Narrative
3. Vicinity map shown on zone and land use maps
4. Draft CUP/Development Agreement
5. City Code

Respectfully submitted: Rob Dalley

Rob Dalley, Building and Zoning Administrator