IVINS CITY COUNCIL STAFF REPORT

TO: **Ivins City Council**
SUBMITTED BY: **Rob Dalley-Building and Zoning Administrator**
DATE: **September 17, 2026**
AGENDA ITEM: **Proposed Concurrent Land Use and Zoning Amendment—**

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EXECUTIVE SUMMARY

This report presents a proposed zoning amendment for the property located at approximately Guy Lane and Fitness Way. The applicant seeks to rezone the parcel from the RE-25 (Residential Estates, minimum lot size 25,000 sq ft) with a PD Overlay (Planned Development) to RE-12-5 (Residential Estates, minimum lot size 12,500 sq ft) and R-1-3 (Residential, minimum lot size 3,000 sq ft) and RC (Resort Commercial) The land use is currently LDR (Low-Density Residential). The applicant as requesting a land use amendment to MDR (Medium-Density Residential) and HDR (High-Density Residential) and RC (Resort Commercial). The Building Official has reviewed this application request on September 8, 2026 and found it to be a complete application as shown in the attachments, 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 amendment works well overall for the City.

BACKGROUND

- **Owner/Applicant:** AnA Enterprises, LLC
- **Property Location:** Approximately Guy Lane and Fitness Way, Mojave Village
- **Current Zoning:** RE-25 with PD Overlay
- **Proposed Zoning:** RE-12.5; R-1-3 and RC
- **Current Land Use:** LDR
- **Proposed Land Use:** MDR, HDR and RC
- **Parcel Size:** approximately 63.94 acres overall
- **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 land use and zone change to accommodate a specific development type. The land use and zone request is consistent with the associated land use designations listed below:

This land use is currently located as an LDR. The applicant is requesting MDR and HDR as a land use, which holds these specific densities and uses: RE-12.5, R-1-10, R-1-7.5, R-1-5, R-1-3, R-2-5, R-2-6, R-2-10, R-M, R-M-TH. RC is found in the Resort Commercial land use.

The zone amendment is currently RE-25 with a PD Overlay. The applicant is requesting RE-12.5; R-1-3, which are in the MDR and HDR land use designations. They are also requesting the RC zone, which is found in both the Resort Commercial and Resort Rec as a land use designation.

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. Planning Commission held a Public Hearing on 9-15-26 and recommended approval.

E. 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 Council decide whether or not to approve the concurrent land use and zoning amendment for this property. Staff does not make recommendations for zoning or land use changes.

ALTERNATIVE ACTIONS

As alternatives to recommending approval of this concurrent zone amendment, the 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.

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, Building and Zoning Administrator