Ivins City Staff Report
Planning Commission Meeting 09/29/2026

Agenda Item: Discuss and consider recommendation of a zoning text amendment to a proposed use that is not included in the Table of Uses in Title 16, Chapter 33 of the Ivins City Code.

Submitted by: Rob Dalley, Building and Zoning Administrator.

Recommended Action:

Recommend approval of the proposed revisions to the Ivins City Code regarding allowing a municipality to provide an applicant an opportunity to appeal a land use authority's decision on whether a proposed use aligns with an existing use.

BACKGROUND:

Utah code requires the City to implement a process for reviewing and approving a new or unlisted business use and designating an appropriate zone or zones for that use (UCA 10-20-507). The 2026 Legislative Session, the Utah legislature passed Senate Bill 284, which, among other things, requires a municipality to provide an applicant an opportunity to appeal a land use authority's decision on whether a proposed use aligns with an existing use. Staff has investigated and considered how to appropriately evaluate proposed land uses that are not otherwise already address in the table of uses in Title 16, Chapter 33 of the Ivins City Code and has considered the impact this ordinance may have on family health, stability and formation; and

Staff finds that the terms of this ordinance will allow the City to appropriately evaluate a new or unlisted land use, and will provide for an adequate appeal of any administrative decision, while preserving the City Council's legislative authority to provide for new or unlisted land uses by ordinance.

FINDINGS AND ANALYSIS:

Redlines have been placed on these sections to identify the specific portions of each proposed code and formatting change. The remaining portions of the drawings are intended to remain unchanged.

SUPPORT MATERIALS:

- Draft Ordinance of the proposed revisions to sections 16.11.105 and 16.02.102 of the Ivins City Code.

Respectfully Submitted:



Rob Dalley, Building and Zoning Administrator