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

Agenda Item: Discuss and consider recommendation amending the definition of "Model Home" to ensure model homes are regulated the same as a residential use.

Submitted by: Rob Dalley, Building and Zoning Administrator.

**Recommended Action:**

Recommend approval of the proposed revisions to the Ivins City Code regarding the definition of model homes to ensure a model home is not regulated differently than other residential uses.

**BACKGROUND:**

The 2026 Legislative Session, the Utah legislature passed Senate Bill 284, which, among other things, prohibits a municipality from regulating a model home differently from a residential use. The existing definition of a model home in the Ivins City Code limits the number of model homes in any subdivision to five (ICC § 15.02.102) but other residential uses are not limited to only five in a subdivision. Staff has investigated and considered whether the definition of model home should be revised to ensure a model home is not regulated differently than other residential uses and has considered the impact this ordinance may have on family health, stability and formation.

Staff finds that amending the definition of "model home" in the Ivins City Code is necessary to regulate model homes no differently than residential uses.

**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 15.02.102 and 15.05.901(1) and 16.33.102 Table 33-2 of the Ivins City Code.

Respectfully Submitted:

Rob Dalley, Building and Zoning Administrator