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

Agenda Item: Recommend amending sections 16.12.103 and 104 of the Accessory Dwelling Unit regulations regarding ADUs, garages, carports, accessory units for agriculture and manufactured homes to comply with State Code.

Submitted by: Rob Dalley, Building and Zoning Administrator.

Recommended Action: Approve the proposed revisions to the Ivins City Code regarding ADUs, garages, carports, accessory units for agriculture and manufactured homes.

BACKGROUND:

Ivins City maintains code establishing consistent requirements for accessory dwelling units and related structures to guide developers, engineers, contractors, inspectors, and City staff and ensure safe, consistent development in accordance with City Code.

Staff has reviewed the existing code and prepared revisions to Sections 16.12.103 and 104 to address required State Code amendments and clarify regulations for accessory dwelling units, garages, carports, agricultural accessory units, and manufactured homes. Staff finds these clarifications to be in the best interests of the health, stability, formation, and welfare of Ivins residents.

FINDINGS AND ANALYSIS:

The proposed revisions include clarification to regulations governing accessory dwelling units, garages, carports, accessory units for agriculture and manufactured homes.

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 16.12.103 and 104 of the Ivins City Code.

Respectfully Submitted: Rob Dalley

Rob Dalley, Building and Zoning Administrator