IVINS CITY PLANNING COMMISSION STAFF REPORT

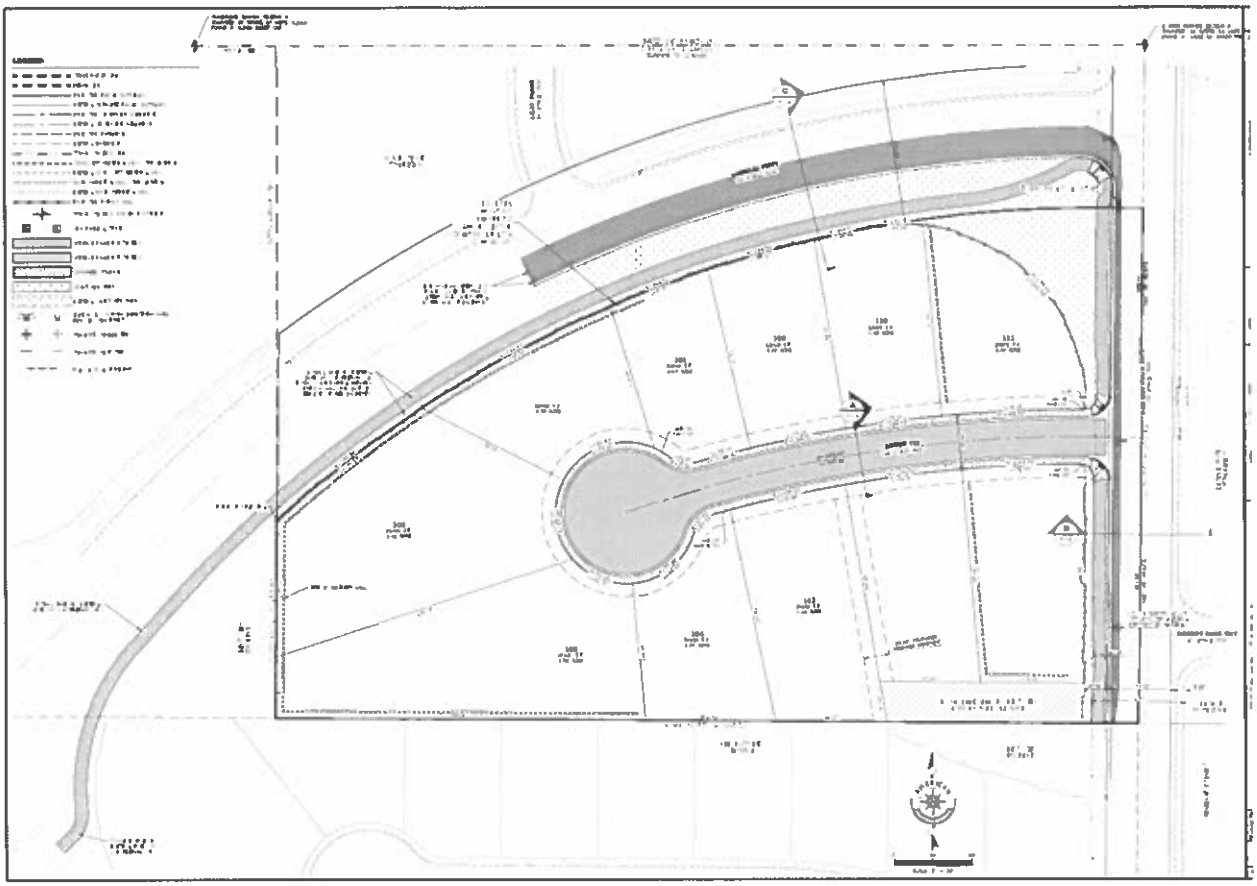
TO:	**Ivins City Planning Commission**
SUBMITTED BY:	**Rob Dalley-Building and Zoning Administrator**
DATE:	**October 13, 2026**
AGENDA ITEM:	**Discuss and consider approval of Ember Mesa Preliminary Plan, located at approximately Hamblin Parkway and Red Mountain Blvd. Ember Mesa, LLC-Owner. Jeffrey Thomas-Applicant.**

Notice: See standard notes at the end of this report.

PROJECT OVERVIEW AND KEY FACTS

- Proposed Preliminary Plan for property at Hamblin Parkway and Red Mountain Blvd.
- Owner/Applicant: Aventura at Ivins, LLC/Rosenberg Associates
- Proposal includes 11 lots on approximately 4.78 acres
- Land Use: Community Commercial
- Zoning: R-1-7.5
- Building Official review (August 25, 2026): Application deemed complete, compliant with City Code and Zone and Land Use Plans.
- Staff recommendation: Approval





* Vicinity Map showing proposed location.
* Location Map showing proposed preliminary plan.

Zoning/Land Use in Surrounding Areas

- Preliminary Plan accommodates a specific development type consistent with land use designations
- Conforms to zoning ordinance, design guidelines, standard specifications, and Title 15 of Ivins City Code
- Public and utility services have sufficient capacity to serve the subdivision
- Planning Commission must determine if the amendment materially conforms to Ivins City Code
- A development agreement will be required as this will be built in phases.
- It was deemed that no further study is required for sensitive lands in this area.

General Plan Context

- General Plan guides new development and redevelopment
- Establishes a vision to preserve Ivins' unique character
- Ensures new development is consistent with the Land Use Plan
- Helps developers understand appropriate development types for various properties
- Supports consistent, community-backed growth when referenced in development discussions.

ANALYSIS

Administrative Review Standard

- Confirm that the Preliminary Plan is an administrative action under ICC 15.02.102 (does not create or amend law).
- Verify that the plan materially conforms to all applicable provisions of the Ivins City Code.
- Ensure the Planning Commission's approval is based solely on applying existing law to the submitted plan.

Zoning District Purpose & Alignment

- Confirm the zoning district complies with ICC 16.06.102 and supports the General Plan and land-use ordinances.
- Verify the plan's development potential and rights are consistent with the current zoning and land-use regulations.
- Ensure the proposed development's style and intensity are compatible with the City's intended character.
- Check that the plan supports the General Plan objective of creating neighborhoods with a variety of housing options that meet diverse financial and aesthetic needs.

TRC Discussion and Recommendation

- The Technical Review Committee (TRC) reviewed the Preliminary Plan on August 25, 2026.
- The TRC determined the subdivision conforms to Ivins City Code requirements
- Key discussion items included:
    - The trail will go in all the way, they will do the curb and gutter and landscape to the line and tie that 10 foot trail in. No landscape on the north side of the trail.
    - Bollards on the south side to the property line.
    - The turnaround has a modified curb, making it closer to 99 feet instead of 95 feet.
    - They will provide elevations.
- The TRC noted no other key considerations.
- Based on its review and analysis, the Technical Review Committee recommends approval.

Sensitive Lands Ordinance

- The Sensitive Lands Ordinance provides guidelines for protected lands, including ridgelines and rock outcroppings.
- The proposed development site was deemed to be unaffected by this ordinance.

RECOMMENDATION

Based on the analysis and findings listed in this report, it is recommended that the Planning Commission approve the proposed Preliminary Plan for this property:

- The Preliminary Plan conforms to the zoning ordinance, design guidelines, standard specifications, and all relevant sections of Title 15 of the Ivins City Code;
- public services and utilities services have sufficient capacity and are otherwise adequate to serve this subdivision, which may include roads, gas, electric, telephone, mail, police and fire protection, water, sewer and recreation;
- The Preliminary Plan is appropriate for all the reasons identified in this staff report.

ALTERNATIVE ACTIONS

As alternatives to recommending that the Planning Commission approve this subdivision, contingent on approval of a development agreement by City Council, the Planning Commission has the discretion to:

- approve this subdivision with alterations and/or amendments offered by the Applicant that comply with existing law;
- deny this subdivision based on specified findings consistent with City Code that are contrary to the findings recommended by Ivins City staff in this staff report; or
- table consideration of this matter for further development and discussion.

ATTACHMENTS

1. Application
2. Aerial map of the property
3. Vicinity map
4. Preliminary Plan

Respectfully Submitted:

Rob Dalley, Building and Zoning Administrator

STANDARD NOTES AND DISCLOSURES: 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.

The purpose of a Preliminary Plan: Show staff and the Planning Commission that the subdivision conforms to the zoning and subdivision code requirements and to verify utilities and grading before preparing the final mylar for signature and recording. The plan must include, among other things, the following elements, if applicable:

- Property address, certified legal description prepared by a Utah licensed surveyor, acreage, dimensions and tax identification number;
- Vicinity map showing the project locations relative to City boundaries, major roads and minor roads that serve the property;
- Existing streets (with names) and right of way widths, buildings, culverts, bridges, waterways, irrigation ditches and systems, wells, springs, utilities, fencing, easements, rights of way, flood boundary, surface watercourse features, geologic hazards, parks, trails, open space, storm drain and sanitary sewer systems, topography (contours at maximum 2 foot intervals), survey monuments, section lines, other features and infrastructure on or adjacent to the property or as requested by the City manager, City engineer or other appropriate City staff member;
- Proposed subdivision boundary and dimensions, streets (with names and widths), lot layout, lot sizes and dimensions, phasing, gross lot density, curbs, gutters, park strips and landscaping, waterways, demolition, sidewalks, fencing, easements, parks, trails, open space, public land dedications, storm and subsurface drainage systems, detention areas and potential flood boundary, sanitary sewer system, utilities, soil erosion and sedimentation control plan and any other infrastructure or improvements on or adjacent to the property and any other information requested by the City manager, City engineer or other appropriate City staff member;
- Preliminary grading plan, as defined in chapter 2 definitions of title 15, Subdivision Regulations, and in accordance with the standard specifications;
- Designation of common areas and amenities available for use of residents, commercial area customers and the general public;
- Preliminary landscaping plan; preliminary lighting plan; the acreage and legal description of the area to be subdivided; and
- All property lines of adjacent properties within one hundred fifty feet (150') of the boundary of the proposed subdivision with the names of the owners and the parcel tax identification numbers.

The Zoning Administrator and the Technical Review Committee have the responsibility to determine whether the Applicant's application is complete. After the Preliminary Plan application is determined to be complete, the Technical Review Committee reviews the application. Once the applicant makes all necessary corrections consistent with the Technical Review Committee's

comments, the Planning Commission reviews the application. If the proposed subdivision is a standard subdivision, the Planning Commission does not need to conduct a public hearing. If the Technical Review Committee determines that no complex issues exist (such as expansive clay soils, high traffic generation, high water usage, or other geologic hazards), the Planning Commission can proceed without the need for in-depth special technical reviews by third-party contractors. If the Planning Commission approves the Preliminary Plan, such approval will remain valid for one year from the date of approval. If a final plat is not approved within that one-year period, the Preliminary Plan expires and becomes null and void unless the Planning Commission grants a one-time six-month extension. Ivins City reserves the right to apply any additional authority and/or procedures allowed by law.