Ivins City Staff Report
Planning Commission Meeting 11/1814

Agenda Item: Public Hearing on a Proposed Class IV Conditional Use Application for a Bed & Breakfast located at 134 West 200 South. Robert Morris, applicant

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff recommends approval.

BACKGROUND: Robert Morris has made application for a Bed & Breakfast. The application complies with the ordinance as listed below.

16.12.116: REQUIREMENTS FOR BED AND BREAKFAST INN:

A bed and breakfast inn shall be conducted only in a single-family dwelling and only by the owner of the dwelling that complies with the following requirements:

(1) The single-family dwelling proposed as a bed and breakfast inn shall meet all applicable requirements of this title, other land use ordinances, adopted building code, and health code, as applicable.

(2) The maximum number of guestrooms provided shall not exceed three (3).

(3) The fire chief shall inspect the premises and be satisfied that the dwelling and premises comply with all applicable fire codes, as adopted.

(4) A hard surfaced off street parking area of one parking space for each guestroom, in addition to the parking requirements for the single-family dwelling, shall be provided.

(5) No accessory structure, motor home, travel trailer, boat or similar vehicle or facility shall be used as guestrooms

(6) Primary access to all guestrooms is provided and allowed through the main entrance of the dwelling. (Ord. 2005-13, 2005)

FINDINGS AND ANALYSIS:

- Application is complete
- Application complies with all requirements for a Bed & Breakfast

SUPPORT MATERIALS:

- Application
- Neighborhood Notice
- Site Plan
- Floor Plan

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager