Ivins City Staff Report
Planning Commission Meeting 3/17/15

Agenda Item: Public Hearing on a Proposed Amendment to Ivins City Code/Zoning Ordinance, Title 16 Chapter 12 Section 123 (Short Term Leases of Residential Properties) and Title 16 Chapter 9 (Development Agreements) for David Lynn/VE Mgmt & Investment Co LC, Applicant.

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff feel this deserves serious consideration.

BACKGROUND: Zoning Ordinance 16.123 Short Term Leases of Residential Properties, This amendment proposes to allow short term residential leases as a Class V Conditional Use Permit. This use would only be allowed in new subdivisions/projects. The recorded plat, CC&R's and all sales literature should clearly state that the project, or any approved part thereof, is approved for short term rental purposes. There would also be an accompanying Development Agreement. Each project/subdivision will require a property management company which is located in Washington County.

Santa Clara recently amended its PD ordinance to allow short term rentals as a conditional use. The first subdivision to be built under this new ordinance is "Paradise Village At Zion", it is located on the southwest corner of Racheal Dr. and North Town Rd in Santa Clara (800 S and Puerto Dr in Ivins) (Website paradisevillageatzion.com).

Staff feels this is a concept which deserves serious consideration. It has the possibility of providing a housing option currently not available in Ivins, and one which could generate a significant source of tax revenue.

Zoning Ordinance 16.9 Development Agreements. As staff reviewed the proposed amendment to short term rentals and the necessity of a development agreement, we realized the section on development agreements would need to be updated.

FINDINGS AND ANALYSIS:

- Application is complete.
- Santa Clara's Ordinance and "Paradise Village" provide good model to examine.
- This would provide another housing option.
- This would provide an additional source of tax revenue.

SUPPORT MATERIALS:

- Application
- Proposed Ordinances

Respectfully Submitted: _____
Kevin Rudd, Building & Zoning Administrator

Content Review: _____
Dale Coulam, City Manager