Ivins City Staff Report
Planning Commission Meeting 4/14/15

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, Staff has made changes to the draft based upon the discussion which the Planning Commission had at its last meeting. The changes include defining the role of the Property Manager, defining the minimum size of short term developments to 5 acres (St George City sets a minimum of 100 units for short term developments), defining the parking requirements, limit RV & boat loading/ unloading to 6 hrs, requiring buffer layer of non-short term single family residences or 80' open space when adjacent to neighboring single family properties, a requirement of signage at all project entrances with property management name and contact information in case of complaints or problems, requirement of complete project landscaping and maintenance, requirement of 6' masonry wall around perimeter of development, and establishing a minimum distance between short term developments (this is a method that can be used in zoning regulations which helps to spread out these type of developments in the City).

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 chapter 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

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager