Ivins City Staff Report
Planning Commission Meeting 6/2/15

Agenda Item: Discuss and consider creating a new Land Use Plan Designation and Zoning Districts for Short Term Rentals and Recreational Vehicle Parks.

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff does not make recommendations on General Plan / Land Use Changes

BACKGROUND: At the last meeting the City Council discussed at length the proposed short term rent ordinance. The Council expressed concern that the proposed ordinance would allow short term rentals throughout the City. They felt that they wanted more control of the locations of these type of developments. Following a discussion with Staff it was determined the best way to accomplish this would be to create a Land Use Designation and Zone District which would give absolute control where short term rentals are located. We would use much of the regulations already drafted the current proposed short rental ordinance recommended by the Planning Commission.

The City Council members have also had discussion with a property owner on the south side of highway 91 at Main St. about the possibility of allowing a Recreational Vehicle Park. This would be similar to the one located in Virgin Utah on the south side of highway on the way to Zions National Park. To make this work we would use one Land Use Designation (Staff is suggesting the name "Recreational Resort") and then create two zones for that Land Use Designation "Short Term Rentals" and "Recreational Vehicle Parks"

FINDINGS AND ANALYSIS:

- City Council is asking Planning Commission to consider Land Use and Zoning District as preferred way to regulate short term rentals and RV Parks

SUPPORT MATERIALS:

- Draft Land Use Plan Map

Respectfully Submitted: _____
Kevin Rudd, Building & Zoning Administrator

Content Review: _____
Dale Coulam, City Manager