Date: June 23, 2022

To: Ivins Planning Commission
From: Mike Scott

Re: Potential changes to the Short-Term Rental ordinance

At the last City Council meeting the Council agreed that the Planning Commission should review the Short Term Rental ordinance. Since it was adopted in 2015 a number of short term rental developments have opened. The experiences communities have had with those give us the opportunity to review our ordinance to see if we should make any changes.

Here are recommendations from Cherise Spencer. She is an Ivins resident and has spent a significant amount of time understanding the impacts of short term rentals in neighboring communities. Many of the following recommendations came from her communication with Natalie Larsen (St. George City Council)

- Parking should be by either number of bathrooms or bedrooms. If the unit sleeps 14, they need to have at least 4 parking spaces. This number should not include street parking.
- Requirement to have garages with tall doors that would accommodate a sprinter van or oversized SUV, normal height is 7 feet, so maybe require 8 or 9 foot garage doors.
- HOA's should be required to make sure the garages are cleared monthly from toys.
- The 25' alleys also leave no room for water or other utility repairs. 45' should be the minimum.
- Benches and shade structures in and outside of development for recreational areas.
- Garbage cans- nook for garbage cans in garages or if HOA make sure garages are cleared out monthly does this take care of the problem?
- No parking on streets between 2am-4am? I heard back from Reed Briggs he said, “Parking along 400 East, on both sides is legal.” I know Santa Clara is allowing a new development with a vacation overlay and 3 story low income apartments to be built on 400 East. I have already witnessed trucks with trailers parked along 400 east in front of the current vacation development Ocotillo Springs. The only problem I see is there are older homes that front face 400 East. I would be really mad if I lived in those homes and could no longer park my car in front of my house along the street.
- This also goes along with parking, I saw an article in the St. George News, you might have read it already but it was about parking in multi-family developments in Washington City Council meeting (I have not listened to the minutes or watched the meeting myself), the article stated “ problem Washington City has faced where private housing residents fill their garages with storage items, boats or RVs, leading them to park their cars on city roads to avoid private road ticketing.” In the same article it also said this “ 65 RV/boats stalls on the edge of the proposed property plan. Many Utah families moving into apartments and townhomes still want to be RV and boat people, so there should be ample space to accommodate their lifestyles.” Does Washington have a requirement to include rv/boat stalls in their developments? If so, should we in our vacation rental overlays or even multi-family?

Cherise also commented:

- I have seen a parking problem at Red Mountain Vistas, vehicles are continually parking along the street of Red Vista drive off of 200 W.

- At one of the meetings Natalie mentioned that she drove through Desert Color and garbage cans were all over. People seem to have their garages full of toys (boats, 4 x4, etc) and so people put them in the alley or in the driveway.

- Because they are people on vacation they just leave the garbage cans in the way because they don't live there and don't really care. So having a dedicated place for a garbage can is important something so simple you don't realize can cause such a problem.