

Commission Information:

Initiated by: Administration
 First on Agenda: October 18, 2007
 Action: Passed
 Vote: 6-0

Council Information:

Introduced by: City Manager Allen
 Date: November 13, 2007
 Public Hearing: November 27, 2007
 Action: Adopted
 Vote: Unanimous

Yes:

No:

Yes:	No:
Pippel	
Erbey	
Vanover	
Chmielewski	
Best	
Hanson	
Combs	

CITY OF PALMER, ALASKA

ORDINANCE NO. 07-033

AN ORDINANCE OF THE PALMER CITY COUNCIL AMENDING PALMER MUNICIPAL CODE TITLE 17, ZONING, BY ENACTING SECTION 17.08.038, DEFINITION FOR BED AND BREAKFAST, AND ENACTING CHAPTER 17.88, BED AND BREAKFAST

THE CITY OF PALMER, ALASKA ORDAINS:

Section 1. Classification. This ordinance shall be permanent in nature and shall be incorporated into the Palmer Municipal Code.

Section 2. Severability. If any provision of this ordinance or any application thereof to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected thereby.

Section 3. Section 17.08.038 is hereby enacted to read as follows:

17.08.038 Bed and Breakfast.

“Bed and Breakfast” means an owner-occupied residential dwelling with up to three guest rooms which provides overnight accommodations and breakfast to registered transient guests.

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Section 4. Chapter 17.88 is hereby enacted to read as follows:

CHAPTER 17.88
BED AND BREAKFAST

17.86.010 Intent.

This chapter sets out the criteria under which a Bed and Breakfast may be incorporated into certain zoning districts. Bed and Breakfasts help preserve existing housing stock and neighborhood character while providing efficient use of larger homes and providing flexibility to respond to changing household sizes and needs. The provisions set forth in the chapter help ensure the preservation of the character, integrity and property values of the surrounding areas within which these facilities are located and maintained.

17.86.020 Application and approval.

- A. An application for a Bed and Breakfast permit shall be initiated by the owner on a form prescribed by the Zoning Administrator. For the purposes of this chapter, the owner shall mean any person named on the deed, a contract purchaser, or the beneficiary of a trust named on the deed.
- B. The permit shall be accompanied by the notarized affidavit affirming that at least one owner occupies the dwelling being used as the Bed and Breakfast and that the Bed and Breakfast will conform to the requirements of the permit and the requirements of this chapter.
- C. A non-refundable fee of \$50 shall accompany the application.
- D. The Zoning Administrator shall review the application for code compliance within 30 calendar days.
- E. The Zoning Administrator shall notify the applicant in writing of approval or denial. Approved applications shall be issued a Bed and Breakfast permit.

17.86.030 General provisions.

The following provisions apply to the operation of Bed and Breakfast:

- A. The Bed and Breakfast use shall be an accessory use to the principal use of the dwelling.
- B. A residential dwelling incorporating a Bed and Breakfast as an accessory use shall be a minimum of 2,000 square feet.
- C. The length of a stay within a Bed and Breakfast shall be a maximum of twenty one days per calendar year, and documentation verifying the length of stay of each guest, such as a registration ledger or receipts shall be made available to the City upon request.
- D. No food preparation or cooking for guests shall be conducted within any bedroom made available for rent.
- E. All guest rooms shall be contained within the principal dwelling on the lot.
- F. One additional parking space for each bedroom rented shall be provided, in addition to the parking requirements required in Chapter 17.64, Parking and Loading.
- G. The exterior of the building shall not reflect the operation of a Bed and Breakfast there, except that one sign, not to exceed four square feet in area is permitted.
- H. A Bed and Breakfast may be developed in either an existing or a new dwelling unit.
- I. A Bed and Breakfast shall not be permitted on any lot with an accessory dwelling unit or child care center. Other home occupations shall be allowed, subject to existing regulations.
- J. Bed and Breakfasts shall conform to all applicable codes, laws, and regulations.

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- K. For purposes of securing financing, a potential owner may request and receive a letter of pre-approval from the City indicating property is eligible for a Bed and Breakfast permit if the potential owner completes the application process and construction in accordance with this section.

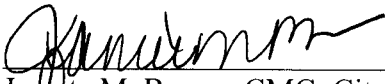
17.86.080 Transfer of property.

A Bed and Breakfast permit is not transferable to any other property or person. When a property with a Bed and Breakfast is sold or otherwise transferred, the new owner must apply for a permit as set forth in 17.86.020 within 60 days from the date of transfer.

Section 5. Effective Date. Ordinance No. 07-033 shall take effect upon adoption by the City of Palmer City Council.

Passed and approved this twenty-seventh day of November, 2007.



John C. Combs, Mayor

Janelte M. Bower, CMC, City Clerk

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