Ivins City Staff Report
City Council Meeting 12/17/15

Agenda Item: Public Hearing on the Planning Commission's recommendation to deny a proposed amendment to the Ivins City Zoning Ordinance to allow a "Recreational Vehicle Resort" in the Commercial Professional and Research Zoning District, located on the South Side of Highway 91 at approximately 100 West. Jon Graf-Owner/Applicant.

Submitted by: Kevin Rudd, Building & Zoning Administrator

Recommended Planning Commission Action: Staff does not make a recommendation.

BACKGROUND: Jon Graf has submitted an application for an amendment to the zoning ordinance to change the "table of uses" to allow for a "Recreational Vehicle Resort". This amendment would be for the Graf property on the south side of Highway 91 at approximately 100 West (see attached map). In June of 2015 the City Council asked the Planning Commission to consider and discuss the possibility of creating of an RV Park overlay when they were considering Short Term Rentals. The Planning Commission decided to not make any recommendation to the City Council at that time. Since the Planning Commission did not provide any feedback to the City Council the issue was dropped.

The submittal of an application now requires the Planning Commission to make a formal recommendation and the City Council to make a final decision. This application is not to approve an RV Resort but rather to consider should the use even be allowed in Ivins City. If the use is approved then an ordinance regulating that use would need to be adopted. Jon Graf would then be required to go through the Conditional Use Permit process to establish RV Resort.

If the City Council decides to approve this proposal, Staff would recommend that this use be limited to the South Side of Highway 91, that a new use be added to the Table of Uses (Chapter 33 of the Zoning Ordinance), and that the applicant's draft ordinance be used as a template to create an new Overlay District (Chapter 7 of the Zoning Ordinance) which outlines the details of an RV Resort.

Planning Commission Recommendation: Following the Public Hearing the Planning Commission discussed at length whether this use should be allowed in Ivins City. The consensus among the commissioners was that this use was not consistent with the General Plan or Vision of Ivins City and voted unanimously to recommend denial.

FINDINGS AND ANALYSIS:

- Application is complete
- TRC does not make recommendation.
- Planning Commission recommends denial of this application.

SUPPORT MATERIALS:

- Application
- Applicant submitted draft ordinance
- Vicinity Map

Respectfully Submitted: Kevin Rudd

Kevin Rudd, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager