ORDINANCE NO. 2016-07
AN ORDINANCE OF IVINS CITY, UTAH, AMENDING THE ZONING ORDINANCE ALLOWING & REGULATING RV RESORTS

WHEREAS, the Ivins City Council desires to amend its Zoning Ordinance to allow and regulate RV Resorts as a Class V Conditional Use in Ivins; and

WHEREAS,

NOW, THEREFORE, BE IT ORDAINED BY THE IVINS CITY COUNCIL that Title 16 of the Ivins City Code be amended to add the following:

Section 1. Chapter 17 of the Zoning Ordinance (Title 16) is hereby amended to provide requirements for RV Resorts as follows:

CHAPTER 17

RESORT REQUIREMENTS

PART 1

RESORT MIXED USE REQUIREMENTS

* * *

PART 2

RECREATIONAL VEHCILE RESORT REQUIREMENTS

16.17.201 Purpose. The purpose of this Part is to direct the development of facilities for a Recreational Vehicle (RV) Resort in the RV Resort Zoning District, to set forth development requirements necessary to ensure that the RV Resort is developed as a "Resort" rather than as an RV park or campground, to protect the integrity, characteristics and values of the districts and land uses contiguous to or near the location of the RV Resort, and to ensure that the City collects Transient Room Tax on the rental of spaces within the RV Resort.

16.17.202 Definitions.

1) Cabins:
2) Person: Any individual, partnership, corporation, association, limited liability company, firm, company, trust, or any other legal entity (public or private).
3) Recreational Vehicle (RV):
    a) Dependent: An RV not containing sanitary facilities and/or devises for connecting said facilities to a community waste disposal system.
    b) Independent: An RV containing sanitary facilities and devices for connecting said facilities to a community waste disposal system. This type of RV may also be referred to as a Self-Contained Recreational Vehicle.

4) RV Resort: A parcel of land under the control of any person wherein two or more RV sites are offered for short-term rental by the public and complies with the requirements of this Chapter.

5) RV Site: An area within an RV Resort that may be rented to place an RV

6) Tent: A portable shelter for one or more individuals, consisting of synthetic fabrics or natural skins attached to any type of framework. *[Should this include tent trailers or should those be treated as RV's?]*

16.17.203 General Standards for RV Resorts.

(1) Any application for a Recreational Vehicle (RV) Resort shall be processed as a Class V Conditional Use as set forth in Chapter 16 of this Title.

(2) The minimum parcel size on which an RV Resort may be developed is twenty (20) acres.

(3) RV Resorts shall not consist of more than 7.5 RV sites per gross useable acre.

(per Mike's calculations discussed last meeting)

(4) All streets within an RV Resort shall be paved and all pads on RV sites shall be concrete.

(5) All RV Resorts are considered lodging facilities for tourists and are subject to the Transient Room Tax.

(6) A resort manager, or another employee of the resort, must be on duty within the resort at all times. All RV Resort managers shall maintain a patrons log consisting of names, dates of occupancy, and number of spaces used. Upon request, patron logs shall be made available to inspection by representatives of the city during reasonable business hours.

(7) RV Resorts shall be designed by appropriate licensed professionals, such as architects, landscape architects, engineers, or land use planners. All plans and drawings for buildings, structures, grading, utilities, etc. shall be signed and stamped by the professional who prepared them.

(8) RV Resorts shall be responsible for the regular and proper collection and disposal of all refuse, garbage, and litter accumulated with the RV Resort. Collection shall be no less than once a week.

(9) All exterior boundaries shall be screened from surrounding streets and abutting uses by a solid six foot (6') masonry or stucco privacy wall, unless it is a portion of property that due to topography is not used for RV sites or is not visible from surrounding streets and abutting uses. *(Applicant wants Kevin to consider an alternative)*

(10) A minimum buffer of thirty feet (30') shall be required between any RV site and any property boundary. The minimum buffer for cabin sites, however, may be reduced to twenty feet (20') if they are located along boundaries abutting private property.

(11) RV Resorts shall provide streets in such a pattern as to provide convenient and safe traffic circulation and emergency access within the RV Resort. Two-way streets shall be a minimum of twenty-four feet (24') and one-way streets shall be a minimum of twenty feet (20') wide. *(Per Randy quoting Fire Code)*

(12) The parking of RV's anywhere within the RV Resort other than a designated and numbered RV space is prohibited.

(13) RV sites shall provide one paved apace suitable for automobile parking, which may either be a separate parking space within the site or may be added to the minimum dimensions for the RV pad.

[*Guest Parking Ratio? 1 per 10 sites like Virgin?*]

(14) Removal of axles, wheels or tires from an RV within the RV Resort is prohibited, except in the case of an emergency repair. If the repair cannot be completed within twenty-four 24 hours, then the RV shall be removed from the RV Resort.

(15) Dogs/cats traveling with guests shall be kept inside the RV overnight. If kept outside during daytime hours they shall be kept on a leash or tethered. No other animals are allowed to be brought onto the RV Resort premises by any patron or guest of the RV Resort, with the exception of up to six (6) RV sites that include equestrian use. *(per out discussion last meeting)*

16.17.204 RV Resort Application.

(1) An applicant shall submit a written application for approval for the development of an RV Resort on an application form provided by the City. Accompanying the RV Resort application shall be the following:

(a) Application fee;

(b) Property address, acreage, boundary and tax identification number;

(c) Proposed name of the project;

(d) Property owner of record and developer;

(e) Vicinity map showing the project location relative to city boundaries, major roads and minor roads that serve the property;

(f) Date, scale and north arrow;

(g) Existing streets, rights of way widths, major utilities, easements, fencing, parks, trails, open space and infrastructure on or adjacent to the property;

(h) Site layout including, proposed open space, amenities, space sizes and gross density;

(i) Traffic impact study, as required by the transportation master plan, in both paper copy and electronic format;

(j) Geotechnical report in accordance with the standard specifications, in both paper copy and electronic format;

(k) Preliminary hydrology report in accordance with the standard specifications, in both paper copy and electronic format;

(l) Preliminary title report verifying ownership;

(m) Recent list of names and addresses, and two (2) sets of address labels and postage, for owners of record at the Washington County recorder's office of the subject property and properties within 300 feet of the boundary line of the subject property;

(i) List must be no older than 30 days from date of submission.

(ii) Developer is responsible for the completeness and accuracy of the list of owners of record but is entitled to rely upon the records in the Washington County recorder's office.

(iii) Failure to provide an accurate list may delay the approval of the project.

(n) Plan for continued maintenance of the project amenities;

(o) Proposed site plan: Provide two (2) twenty four inch by thirty six inch (24" x 36") or larger copies of the proposed project, ten (10) eleven inch by seventeen inch (11" x 17") reduced copies of the proposed project, and one copy of the proposed project in electronic format, including the names, addresses and phone numbers of applicant, engineer, surveyor and/or architect;

(p) Existing streets (with names) and right of way widths, buildings, culverts, bridges, waterways, irrigation ditches and systems, wells, springs, utilities, fencing, easements, rights of way, flood boundary, surface watercourse features, geologic hazards, parks, trails, open space, storm drain and sanitary sewer systems, topography (contours at maximum 2 foot intervals), survey monuments, section lines, other features and infrastructure on or adjacent to the property or as requested by the city engineer or other appropriate city staff member;

(q) Proposed grading plan in accordance with the standard specifications;

(r) Proposed landscaping plan that meets the requirements of Chapter 22 of this Title;

(s) Proposed lighting plan that meets the lighting standards set forth in Chapter 10 of Title 14 of the Ivins City Code;

(t) Proposed traffic circulation and parking plan within the RV Resort;

(u) All property lines of adjacent properties within one hundred fifty feet (150') of the boundary of the proposed subdivision with the names of the owners and the parcel tax identification numbers.

16.17.205 Time Limit on Occupancy. No individual recreational vehicle space in a RV Resort shall be used by any one individual for a period longer than twenty-nine (29) consecutive days. [*In addition, no recreational vehicle shall be allowed to stay within the same RV Resort for more than 180 days within a twelve (12) month period. In no event shall any permanent residency be allowed anywhere within an RV Resort, except for the residence where the person managing the RV resides???*]

16.17.206 Utilities.

(1) RV Resorts shall be connected to Ivins City utilities for water, sewer (wast-water), storm drain (if applicable). For utilities not provided by Ivins City, RV Resorts shall be connected to the applicable utility having a franchise agreement with the City.

(2) RV Resorts shall provide adequate water supply hookups to each RV site. All water supply lines shall be installed with an approved backflow prevention device per code.

(3) RV Resorts shall provide waste-water disposal hookup to each RV site and shall also provide a sanitary dumping station for RV Resort users. Traditional septic systems are prohibited in RV Resorts.

(4) RV Resorts shall provide electrical outlets of appropriate voltage to each RV site. The use of a generator within the RV Resort is prohibited.

16.17.207 Landscaping and Recreation.

(1) The following landscape requirements shall apply to RV Resorts:

(a) Provide a minimum of one (1) tree for each RV site???;

(b) Provide a minimum of three (3) trees clustered every thirty (30) linear feet along all property boundaries of the RV Resort.

(c) All open areas, except undisturbed sensitive lands, driveways, parking areas, walking paths, utility areas or patios shall be improved and maintained with landscaping with plants that are approved by the Parks and Recreation Director.

(2) RV Resorts shall provide a minimum of ten percent (10%) of the developable acreage as common recreational/open space. This includes any landscape buffer areas, but not recreational facilities. At a minimum, an RV Resort must also provide the following recreational amenities:

(a) Clubhouse;

(b) Pool; and

(c) Playground.

16.17.208 Individual RV Site Design Standards.

(1) Each RV site shall be plainly marked and numbered for identification.

(2) Each RV site shall be a minimum of forty feet by eighty feet in size (40' x 80').

~~(3) Each RV site width shall have be a minimum of forty feet (25'), with an average width between sites within the RV Resort of not less than thirty feet (30").~~

~~(4) Each RV site shall have an average depth of at least fifty-five (55').~~

[Pad sizes for trailer sites vs. self-propelled RV's??? – back in vs. pull through]

(3) Each RV shall be separated from each other and from other structures by at least twenty feet (20'). Any accessory, such as attached awnings, steps or pop-outs, shall be considered part of the RV.

(4) No more than one (1) RV shall be placed on an individual RV site.

(5) Prohibitions on each RV site include the following:

(a) there shall be no separate mail boxes, street address designations, or other similar accessories which could give the appearance of permanence to occupants within the resort;

(b) all fuel tanks within an RV site must be securely mounted upon or attached to the RV they serve and there shall be no free-standing fuel tanks permitted within the site, except if used for cooking; or

(c) there shall be no open storage of personal property, accessory building, shed or cabinet within any RV site.

16.17.209 Accessory Facilities.

(1) Office. RV Resorts shall include a permanent building for office use. The building may include a one family dwelling for the exclusive use of the owner or manager.

(2) Laundry Room. RV Resorts shall have one (1) or more laundry rooms providing sufficient washing machines and dryers for the number of sites developed within the RV Resort. The use of laundry drying lines is prohibited.

(3) Restroom and Shower Facilities. Communal restrooms, including toilets, showers, and lavatories, shall be provided to conveniently and adequately serve the number of sites

developed within the RV Resorts. The following are the minimum requirements for these facilities *(as per Virgin ordinance)*:

Number of	Toilets		Urinals	Lavatories		Showers	
RV sites	M	F	M	M	F	M	F
1 – 40	1	2	1	1	1	1	1
41 – 80	2	4	2	2	2	2	2
81 – 120	3	6	3	3	3	3	3
121 – 160	5	8	3	4	4	4	4
161 – 200	6	10	4	4	4	4	4

(Applicant to provide info to replace these numbers from Virgin)

Section 2. Severability. If any section/portion of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

Effective Date: This Ordinance shall become effective immediately upon passage and publication.

PASSED AND ADOPTED BY THE IVINS CITY COUNCIL, STATE OF UTAH, ON THIS _____ DAY OF _____, 2016 BY THE FOLLOWING VOTE:

	AYE	NAY	ABSTAIN	ABSENT
Dennis Mehr	_____	_____	_____	_____
Cheyne McDonald	_____	_____	_____	_____
Jenny Johnson	_____	_____	_____	_____
Steven Roberts	_____	_____	_____	_____
Ron Densley	_____	_____	_____	_____

_____
Chris Hart, Mayor

ATTEST:

_____
Kari Jimenez, City Recorder