5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. <u>Discuss proposed amendments to Ivins City Zoning Ordinance for Recreational Vehicle Resort.</u>

Commissioner Mike Scott stated they can go through summary notes and then asked about items that weren't covered in ordinance. **Dale Coulam** stated that the definitions need to be completed but suggested they review the changes he had made since last meeting and then talk about density. His changes that were made was that a resort manager or employee, must be on duty at all times. The wall must be masonry or stucco. There needs to be a minimum buffer of 30 feet or cabin sites can be 20 feet if they are located along boundaries or abutting private property. Parking spaces may be within the site or added to the minimum dimensions for the RV pad. He noted that the Virgin ordinance also had a provision for guest parking. They had a ratio of one parking place per 10 sites scattered throughout their park. Regarding how long an RV can be there with the wheels off, if repairs cannot be completed within 24 hours, the RV must be removed from the RV resort. Pets, dogs or cats traveling with guests shall be kept inside the RV overnight and if outside during the day they must be on a tether or leash. Applicant requested that they be allowed 6 equestrian RV sites. **Dale Coulam** clarified sewer hook-up at each RV site; use of a generator is prohibited. Three trees along boundaries clustered every 30 feet. Do we still want one tree at each site? The 10% open space includes landscape buffer areas, but not recreational facilities. **Commissioner Adel Murphy** stated she thinks we said not to have them, because the tree on the site might get in the way. **Commissioner Lance Anderson** stated trees hide the RV tops. Maybe one tree if they are small. **Dale Coulam** stated that the applicant suggested they intend to do 40 x 80 sites, which is larger than what is required by the Virgin ordinance. It addresses attached awnings, slides, pop outs, etc. Those are considered part of the RV. There was concern about just listing prohibitions so he made those into subparagraphs. No accessories that give the appearance of permanence. No fuel tanks; no open storage of personal property. **Commissioner Mike Scott** stated that one item is whether we should define minimum duties for the on-site manager? Is that micro-managing, or do we stay out of that? **Dale Coulam** stated we could state some general things, that they need to be responsive to complaints and keep things in good repair. **Commissioner Mike Scott** stated another item is in other cases we have required a row of single family. Should we require that from the commercial. **Commissioner Lance Anderson** stated we encouraged it by reducing the setback to 20 feet if they put the cabins there. Items #11 and #13 were notes from the Fire Department and street requirements. **Dale Coulam** stated Randy Hancey was not at the last TRC so we do not have his response yet. **Commissioner Mike Scott** stated Item #15 included the 6 sites for equestrian. Jon Graf stated they are located on the Pendleton side; the Southwest corner. **Commissioner Adel Murphy** stated we need to remember this is for all applications. **Dale Coulam** so we would require it to the rear of the project, or the interior? **Commissioner Lance Anderson** stated it could say they must allow trails to the exterior. **Commissioner Mike Scott** stated regarding tent sites, what are the maximum amount of sites? **Commissioner Bryan Pack** stated that 10% could be tents. **Commissioner Mike Scott** stated or 10 tent spaces. **Commissioner Lance Anderson** stated we want them to have power, water, and a tree. **Commissioner Mike Scott** stated close to a 400 sq feet tent pad. That's 1600 sq feet with car parking. Jon Graf stated they will be in random places where they can fit a site. **Commissioner Adel Murphy** stated if tents are placed against Hwy 91 then it may not look like an RV Resort. **Commissioner Lance Anderson** stated we don't want to design it for them, but it needs to make sense because of the noise and the aesthetics. **Commissioner Mike Scott** stated we want the applicant to be able to read this

ordinance and know what to design. Item #2 he commented that if we have 30 foot buffers on Hwy 91, that adds up to a little over 8% of the total site as buffer area. If we include it as part of the total of open space, that leaves less than 2% open space within the site. **Commissioner Bryan Pack** stated but we were okay with that, because the sites are bigger. **Commissioner Lance Anderson** stated that we decided the open space in the pad was important. **Commissioner Adel Murphy** stated if they are 40 feet wide with 15 feet between, they will not be row upon row upon row of RVs. The Virgin one is really tight in there. The spaces will be 40 x 80 and 15 feet. **Commissioner Lance Anderson** stated that is in between structures. **Dale Coulam** stated that we have it written between sites. This is out of Virgin's ordinance, but they gave credit for open space for recreational buildings and we don't. We excluded that from the calculation. Their sites are an area not less than 1000 sq feet and average width of at least 30 feet and an average depth of at least 55 feet. RVs are trailers separated by each other by 20 feet. **Commissioner Mike Scott** stated from a safety standpoint it should be 20 feet. He explained that on the spreadsheet density analysis, if the gross site is 24.5 acres with about 4 acres that is unusable, and the buffer area is 8.3% of open space, they need 1.7% to get up to 10%. He estimated 15% roads; 10% clubhouse, pool, store, etc. On that basis if the minimum site size is 3200 sq feet, a developer would be able to fit 184 sites on that parcel. So suggested density would be 7.5 sites per gross usable acre. It has everything that we talked about that we want. We define density as a maximum. The amount of unusable space is unclear, so 7.5 sites per gross the total acreage. If they have less that's usable they won't be able to get 184 sites. **Commissioner Lance Anderson** stated that we are encouraging them to put more recreational facilities in there. **Commissioner Mike Scott** stated that RVs should not be stored or serviced at the resort. Carports, firepits, hot tubs are not permitted. **Dale Coulam** stated we will check with Randy Hancey on road size and firepits. **Commissioner Adel Murphy** stated that most campers have their own grill. **Chairman Jeff Loris** stated we prohibited fuel containers but we will allow a barbecue grill. It says it's prohibited. **Commissioner Mike Scott** stated that for designated storage, what type of things that would include, like toy haulers, dollies, motorized vehicles. We could say that storage area should gross no more 5% of the gross area of the resort. Storage is only allowed when the guest is registered occupant. They shall be fully screened. Should we cover height and location? **Commissioner Lance Anderson** stated this is referring to stuff they don't want at their site, this would be a separate RV storage area. **Commissioner Mike Scott** stated yes. The hours of activity or quiet periods. 10 pm to 6 am? **Commissioner Adel Murphy** stated that most campgrounds have quiet time hours. **Commissioner Mike Scott** inquired if there should be hours permitted for arrival and departure. **Commissioner Lance Anderson** stated the RV resort will define that themselves. **Commissioner Adel Murphy** stated they may have a late sign-in or maybe no reservation. You need to be able to come in after hours. **Commissioner Lance Anderson** stated we need to be protective of the neighbors for noise. **Dale Coulam** stated we could say 12 am for arrival. **Commissioner Mike Scott** stated no residents may operate a business. RV will not have abandoned vehicles. Traffic and turn-lanes on Highway 91. **Dale Coulam** stated that they will be required and they will be addressed. **Commissioner Mike Scott** inquired if we need to define standards for lighting for each site and vehicle as well as overall. **Dale Coulam** stated that he will review that. **Commissioner Mike Scott** stated that these are RV rental spaces only, not to be purchased. We need to define a minimum set of rules; sites kept free from trash or debris; maximum occupants limited to two persons does not seem reasonable. No outdoor sleeping other than the tent sites.