**Sharon Allen**

**From:** Jon Graf <jon.graf@me.com>
**Sent:** Thursday, November 10, 2016 1:21 PM
**To:** Sharon Allen
**Subject:** Fwd: RV Resort

Sharon,

I thought you may find this interesting. I randomly received this email last night at 11:30 from this guy in northern Utah. I think he found us while reading through the upcoming events for Ivins city.
Jon

Sent from my iPhone

Begin forwarded message:

**From:** "TSK, Inc." <info@ballpython.com>
**Date:** November 9, 2016 at 11:40:37 PM MST
**To:** Jon Graf <jon.graf@me.com>
**Subject: RE: RV Resort**

That's awesome. I am reading all the rules of the new zoning right now. Interesting that they would allow 30% of the sites to be occupied 180 days at a time. I will keep an eye on it and will probably visit it for sure. If you can stay 180 days that's a good place to winter from Uath Valley up here. LOL Thanks again for the reply and I hope it all works out.

Dan

**From:** Jon Graf [mailto:jon.graf@me.com]
**Sent:** Wednesday, November 9, 2016 11:36 PM
**To:** TSK, Inc. <info@ballpython.com>
**Subject:** Re: RV Resort

Dan,

I appreciate the note. We have been working with Ivins city for about a year now on this project. The City Council is in favor of the RV Resort, but there are a few neighbors who don't want it. We are trying to work through the zone change for the property now. The type of RV Resort we are planning is a 150 space short term park. We will have 24 cottages (about the size of a motel room), 15 tent sites, and then pull through and back in sites. There will be a club house and pool area. It will be situated so people can go off the property to hike or mountain bike on the land hills to

the south which is BLM land designated for this use. We will not be selling any of the spaces and we will not be having any park models permanently placed. If all goes as planned we hope to be breaking ground early 2017.
Thanks for checking in.

Jon Graf

On Nov 9, 2016, at 11:26 PM, TSK, Inc. <info@ballpython.com> wrote:

Hello,

I just saw that you are looking to put in a RV Resort in Ivins. I just sold my home there in Citidale last month. I was saying all along that we need a RV Resort there and actually in the same spot on Hwy 91 only I was looking at about a mile further down the road. Any ways it is nothing I could ever do but I am happy to see you are working on it. I for one would be interested to know more about your plans and what will be offered. What my vision was is to have RV Port Homes. Not sure if you are familiar with those or not but someone like me could buy a spot in the park build a small bungalow with a place to park the RV indoors. When owners are not using their spots they could be rented out for other travelers. Any ways I thought it was a good idea. I miss Ivins already and it was just a second home for us and I will probably buy another place there soon. But I would love to also just drive the RV there and stay as well. Cheaper than paying the second home taxes in Utah. Any ways if you do not mind letting me know how it is progressing and what will be offered I would sure appreciate it.

Dan

**Sharon Allen**

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**From:** Fritz Sawyer <fpsawyer123@gmail.com>
**Sent:** Monday, November 14, 2016 3:39 PM
**To:** Sharon Allen
**Cc:** Fritz Sawyer
**Subject:** Public Hearing - Re-Zoning Request by Applicant Jon Graf

Sharon,

Please have my comments read into the record for tomorrows Ivins City Planning Commission Meeting (11-15-2016).

Planning Commission:

I am opposed to the zoning change requested by Jon Graf of Graf Land and Livestock. I feel the proposed zoning change will reduce the local property values and reduce the area's vista along the Old Highway 91 corridor. The sight of approximatly150 RVs as one travels either to Santa Clara and/or Kayenta is not pleasing nor projects Ivins in an appealing manner.

The ingresses/egresses of Ivins should promote not detract and must be protected. Center Street is a good example of promoting Ivins.

Thank You,

Fritz Sawyer
893 Sand Hollow Drive
Ivins