Ivins City Staff Report
Planning Commission Meeting 2/19/19

Agenda Item: Concept Plan Report for Hidden Springs RV Resort, located at approximately 91 W Old Highway 91. Jon and Jan Graf—Owner/Applicant.

Submitted by: Mike Rodriguez, Building & Zoning Administrator

Recommended Action: No action is required for concept plans

BACKGROUND: Hidden Springs RV Resort is located on 24.52 acres on the southern portion of Highway 91 between 200 West and Main Street. The proposed project in this concept plan includes 110 RV sites, 26 cottages and 10 tent sites. The project will include a clubhouse with a pool and spa, two separate bathhouses with restrooms and showers along with a variety of other outdoor recreational amenities. The proposed improvements appear to be in compliance with city ordinances.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed lots and improvements appear to be in compliance with City Ordinances.
- TRC Reviewed 2/7/19.

SUPPORT MATERIALS:

- Application
- Concept Plan/Vicinity map
- Building Elevations

Respectfully Submitted:

Mike Rodriguez, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager