Ivins City Staff Report
Planning Commission Meeting 5/18/21

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: Cody Mitchell, 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 hot tub, two separate bathhouses with restrooms and showers along with a variety of other outdoor recreational amenities. Although the layout is basically the same as before, the applicant would like to be allowed to put trailers where small cabins are ultimately to be built and would like permission to have the pads be gravel rather than cement. The latter request differs from the RV Resort ordinance that was drafted during his initial application process with input from the applicant.

FINDINGS AND ANALYSIS:

- Application is complete.
- However, given applicants current requests it is no longer in compliance with the City's RV Resort Ordinance.
- TRC Reviewed 5/6/21.

SUPPORT MATERIALS:

- Application
- Concept Plan/Vicinity map
- Building Elevations

Respectfully Submitted: Cody Mitchell, Building & Zoning Administrator

Content Review: Dale Coulam, City Manager