Ivins City Staff Report
Planning Commission Meeting 7/13/21

Agenda Item: Class V Conditional Use Permit 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: Staff recommends approval

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 136 RV sites, 26 cottages and 10 tent sites. The project will include a 5040 square foot clubhouse with a pool and hot tub, two separate 1144 square foot 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.

FINDINGS AND ANALYSIS:

- Application is complete.
- TRC Reviewed 6/17/21.

SUPPORT MATERIALS:

- Application
- Vicinity map
- Narrative

Respectfully Submitted:

Cody Mitchell, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager