Ivins City Staff Report
Planning Commission Meeting 8/3/21

Agenda Item: Class V Conditional Use Permit for Hidden Springs RV Resort, located at approximately 91 West 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 22.62 acres on the southern portion of Highway 91 between 200 West and Main Street. The proposed project layout represented in this application includes 109 RV sites, 26 future cottage sites and 10 tent sites, all of which are served with utilities. The project will include a 5,040 square foot clubhouse with a residential component on the second floor to house staff for day to day operations, along with two separate 1144 square foot bathhouses providing restrooms and shower facilities. In addition to the clubhouse, a pool, hot tub and playground will be provided in the open space to suffice the required recreational amenities prescribed by ordinance. The resort will also provide 8.98 acres of open space exceeding the 7.95 acres (5%) required. Ivins City Ordinance addresses time limitations which prescribe the duration of stay allowed by guests designed to encourage short-term occupancy of the resort.

FINDINGS AND ANALYSIS:

- Application is complete.
- TRC Reviewed 7/29/21.

SUPPORT MATERIALS:

- Application
- Vicinity map
- Narrative
- Conditional Use Permit

Respectfully Submitted:

Cody Mitchell, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager