Council Member Gordhammer	AYE
Council Member Larsen	AYE
Council Member Mehr	ABSENT

5) DISCUSSION AND POTENTIAL ACTION ITEMS

C. Discuss and consider the Planning Commission's recommendation on Hidden Springs RV Resort Class V Conditional Use Permit

Cody Mitchell reported that the 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 includes 109 RV sites, 26 future cottage sites and 10 tent sites, all served with utilities. The project will include a 5,040 square foot clubhouse with a residential component on the upper floor to house staff for day to day operations. The project will also include two separate bathhouses that will provide restrooms and shower facilities. The project will also include a pool, hot tub and playground and will provide 8.98 acres of open space, which exceeds the 5% that is required. Ivins ordinance addresses time stay limitations which identifies the duration of the stay allowed by guests to encourage short-term occupancy at the resort. There have been concerns by some regarding water but the applicants have rights to water that date prior to most of Ivins residents and data indicates that water usage per RV lot is much less than a single family residential home. Ivins ordinance also addresses the timeline for the project, colors and design and the applicants have provided some presentation materials for floor plans, materials board and similar. **Dale Coulam** commented that information is typically added as a condition, that the project will be in conformance with the presentation materials. **Council Member Gordhammer** inquired who was responsible for enforcing the stay limitations. **Dale Coulam** indicated that the applicants have said that they would monitor that and Ivins Code Enforcement would be able to check in with the clubhouse to see how many staying at the resort are short-term and long-term. **Cody Mitchell** commented that it could be tough to enforce because the long-term time limit is 180 days but one couldn't pull their RV out for one night and then return the next day and the time starts over but the City can identify how well the RVs are kept at the resort. **Mayor Hart** commented that a lot of the recent criticism fails to acknowledge that all of that was addressed some time ago when the ordinance was created. **Council Member Gordhammer** inquired when the ordinance was passed. **Mayor Hart** stated approximately five (5) years ago.

MOTION: Council Member Johnson moved to approve the Planning Commission's recommendation on Hidden Springs RV Resort Class V Conditional Use Permit, to be built in accordance with the presentation materials
SECOND: Council Member McDonald
VOTE: The motion carried.

Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Gordhammer	AYE
Council Member Larsen	AYE
Council Member Mehr	ABSENT

The meeting went into recess at 8:18 p.m. and reconvened at 8:22 p.m.

D. Discuss and consider the Planning Commission's recommendation on a Special Height Exception within the Resort Commercial Zone for Black Desert Resort