Ivins City Staff Report
Planning Commission Meeting 10/3/23

Agenda Item: Discussion and recommendation regarding amending Hidden Springs RV Resort Conditional Use Permit and Ivins Code section 16.17.211 (1) to increase the allowed total square footage of the clubhouse, including the living area within the clubhouse and allowing the clubhouse height to be increased to 35 feet as allowed in the RC Zone.

Submitted by: Mike Haycock, Building & Zoning Administrator

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 approximate 9000 square foot clubhouse with a residential component on the second floor to house staff for day to day operations, along with two separate 1200 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.

SUPPORT MATERIALS:

- Application
- Vicinity map
- Narrative
- Floorplan/Elevations

Respectfully Submitted:

Mike Haycock, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager