Ivins City Staff Report
City Council Meeting 08/01/2024

Agenda Item: Hidden Springs RV Park.

Submitted by: Mike Haycock, MCP Building and Zoning Administrator

Recommended City Council Action: Consider request by Developer

BACKGROUND: An Inspection of the Hidden Springs parking area by The Ivins City Building Department and combined Fire Department was conducted on 25 July 2024. The Conditional use permit was reviewed for completion

FINDINGS AND ANALYSIS:
The Clubhouse was Inspected by the Building Department previously. The Fire Department inspected it for the first time. A Certificate of Occupancy was not granted but a detailed list was created and sent to the permit holder. The onsite attendant was asked to turn off the open sign. The pool is not complete and not ready for inspection. The biggest item not resolved is ADA chair lifts are not installed. The Conditional use permit authorized two bath houses. Neither one was completed. A pool house with bathroom and laundry facilities was built that also is used as the pool equipment screening required by the zoning ordinance but was not ready to be inspected. The lower section of the park had two unpermitted buildings (1) one a permanent "Tiny House" or cabin and (2) two a maintenance building partially constructed of a conex box. Neither were approved on the Conditional Use Permit. Overview of the inspection.

- Pool house not ready for a complete inspection
- ADA lifts not installed for pool
- Fire Extinguishers required
- Provide letter of operation from health department for pool
- Conductivity test for metal around pool to ensure bonding is correct
- Mark parking specifically ADA
- Provide Brail on ADA placards
- Other items may be generated when areas are completed and ready for inspection.

The Building Department recommends that before consideration of a time extension that the pool, pool house and club house have a certificate of occupancy. The items if completed prior to August 1st 2024 can be reinspected.

Note: The living quarters are set up for occupancy. This area can not be occupied until a certificate of occupancy is issued.

Respectfully Submitted: _____

Mike Haycock, Building and Zoning Administrator