IVINS CITY STAFF REPORT

Planning Commission Meeting September 17, 2024

Agenda Item: Amending the Recreational Vehicle Resort Requirements Ordinance.

Submitted by: Ivins City Staff

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FACTUAL BACKGROUND

1. On the 15th of August 2024 City Council requested a review of the RV ordinance. The request to review the landscaping, hard surfacing, bathroom requirements and rental terms to ensure the RV ordinance embodied the vision of the City,
2. A draft ordinance has been completed to attempt to address the concerns identified.

ANALYSIS[1]

Ivins City Staff has prepared a draft ordinance attached. The first change adds tiny houses as an option in the Cabin Site Definition. The two recommended changes in 16.17.204 add compacted rock as an alternative to hard surfacing. In 16.17.207 The council wanted a recommendation on renting the two manager apartments as short-term rentals. The second sentence was a place holder sentence if limits want to be added for cabins and club house units like RV resort sites are limited above in the same paragraph. The draft landscaping reduces the number of trees in a cluster. The requirement wording changed from boundaries to frontage. A minimum caliber was added to identify a standard of the size of tree installed and is at your discretion for recommendation. 16.17.211: (1) again restates the club house can be used as rental units. A family bathroom option was added. The language and table only required bathrooms for RV Sites. The requirement for tent sites to require bathrooms and how many of each class is up for debate. The location should be discussed to consider if the bathrooms need to be in one place, or scattered.

RECOMMENDATION

Staff has provided a redlined document for review identifying points of interest. The recommendation is from the Planning Commission to the City Council.

Mike Haycock-Building and Zoning Administrator

[1] This statement is not intended to be comprehensive. Ivins City reserves the right to apply any additional authority and/or procedures allowed by law.