Kari Jimenez

From: Sharon Aspenberg
Sent: Monday, September 16, 2024 11:20 AM
To: Kari Jimenez; Sharon Allen
Subject: Public Hearing on Hidden Springs

Kari and Sharon, please distribute. Thanks.

Planning Commission and City Council.

I felt the planning commission that wrote the original ordinance did a great deal of research to ensure this property would be a 'luxury RV resort' that fit in with Ivins and be accepted by the community. They set high standards. Hidden Springs wants to be the # 1 RV Resort in Utah. Now it appears there are several code violations and the owners want to compromise on the standards they and the city established.

I would like to see concrete pads for RV's and the trucks that pull them because of their weight. I think cabins would have fewer heavy vehicles so gravel would probably hold up well.

Club house rental units. Why are there multiple units they want to rent? Did the owners plan these units all along and now asking for permission? Was permission denied on the original plan?

I don't think any properties should be rented for more than 29 days so the city gets the room tax.

Bathrooms. I think family bathrooms are important in a campground. Isn't the number that is most important the number of toilets available? Family bathroom use is generally a lot longer than a normal bathroom.

Tiny house concerns me. I think there should be uniformity to the permanent structures on the property.

I must say I have a concern that the owners seem to be doing whatever they want and asking the city for forgiveness. I don't think we should operate that way.

Thank you for your consideration.

Sharon Aspenberg