CONDITIONAL USE PERMIT LIST OF CONDITIONS FOR
HIDDEN SPRINGS RV RESORT
APPROVED BY IVINS CITY COUNCIL ON AUGUST 19, 2021

Description of Project

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 5,040 square foot clubhouse with a residential component on the second floor to house staff for day to day operations, along with two separate 1144 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.

Standard Conditions

1. The Project shall comply with the Ivins City Standard Specifications for Design and Construction.

2. The Project shall comply with all applicable requirements of the Ivins City Zoning Ordinance (Title 16 of the Ivins City Code), particularly chapters 11 (General Development Standards), 12 (Supplementary Development Standards), 19 (Site Plan and Building Design Requirements), 20 (Off Street Parking and Loading), 21 (Signs), 22 (Landscaping and Outdoor Lighting), and 26 (Building Code and Building Permits).

3. The Project shall comply with all applicable Building and Construction Codes as adopted by Ivins City in Title 14 of the Ivins City Code, including the City's current Outdoor Lighting ordinance (Chapter 10).

4. Before any grading begins or is allowed on the Property, a Grading Permit must first be obtained from the Ivins City Public Works Department and all conditions thereof must be strictly followed and complied with throughout the duration of such permit.

5. The Project must comply with all City Master Plans, including Transportation, Culinary Water, Secondary Water (Irrigation), Sewer, Storm Drain, Parks and Public Safety.

6. There is a potential shortage of culinary and secondary water in the City and building permits will be issued only upon water availability.

Conditions Specific to this Project

1. Compliance with all applicable requirements for RV Recreational Vehicle Resorts found in Title 16, Chapter 17, Part 2 of the Ivins City Code.

2. The Hidden Springs RV Resort shall be built in accordance with the updated Presentation Materials showing, among other things, emergency ingress and egress.

3. The Project shall be completed within 2 years of commencement.

4. The Project shall be built in accordance with the Presentation Materials presented at Planning Commission on August 3, 2021, and City Council on August 19, 2021.

Recordation

This List of Conditions shall run with the land, and shall be binding upon all heirs, successors and assigns of the Owner (and the term "Owner", as used herein, shall include all such successors and assigns). This List of Conditions shall not be recorded in the Office of the Washington County Recorder, but the City or the Owner may record a notice of the existence of the Conditional Use Permit for the Project, advising interested third parties that additional information regarding the CUP and this List of Conditions may be obtained from Ivins City, and including the appropriate contact information for the City.

Breach of Conditions

Any failure of the Owner to comply with any of the foregoing conditions shall entitle the City to withhold further permits for the Project until such conditions have been fully satisfied, modified by the City Council, or the City Council accepts a detailed plan to remedy the breach of the condition. This would be in addition to any other legal or equitable remedies the City may have.