IVINS CITY COUNCIL
WORK MEETING MINUTES
November 21, 2024

NOTICE: This meeting was held electronically and in person. City Hall was the anchor location for the electronic meeting. You may watch the audio and video feed by going to www.ivinsutah.gov under "City Council" on the right of the home page and selecting "Audio".

1) WELCOME AND CALL TO ORDER

MAYOR AND COUNCIL: The meeting was called to order at 4:01 p.m. and announced there was a quorum present.

All present included Mayor Hart, Council Member Scott, Council Member Smith, Council Member Barton, Council Member Gillespie, and Council Member Anderson.

STAFF: City Manager Dale Coulam, City Attorney Bryan Pack and City Recorder Kari D. Jimenez.

EXCUSED: None.

Audience: Jon Graf, Nicole Graf, Heidi Gunn, Bonnie Kline and others who did not sign in.

A. Acknowledgement of Quorum

Mayor Hart acknowledged that there was a quorum present. All Council Members were in attendance.

B. Disclosures

There were no disclosures or conflicts of interest with items on this meeting's agenda.

2) WORK MEETING

A. Continued discussion regarding Ordinance No. 2024-15, an Ordinance of Ivins City, Utah, amending regulations governing Recreational Vehicle Resorts by, among other things, eliminating the requirement for paved pads, altering the bathroom requirements, and allowing the rental of clubhouse units and status of compliance with Conditional Use Permit for Hidden Springs RV Resort

Mayor Hart provided background information on Hidden Springs RV Resort, indicating that the resort was permitted under a CUP (Conditional Use Permit), with recent requests from the owners to reconsider certain requirements per the ordinance to assist with the owners financial and operational realities. The owners clarified that their initial request was for an extension to comply with the CUP, rather than amendments to the ordinance. However, discussions evolved to include potential changes to facilitate their operations and reduce financial burdens.

The **Mayor and City Council** discussed proposed amendments to the Ordinance, including eliminating cement pad requirements, revising the number of bathrooms required, modifying landscaping rules, and permitting the clubhouse units to be rented. The current ordinance requires concrete pads for all RV sites, reflecting the goal of creating a high-end resort. Resort owners argued that gravel pads are more cost-effective and visually blend better with the landscape. A compromise was discussed, suggesting concrete for specific sites. Regarding landscaping, the current ordinance mandates three (3) trees every 30 feet along the boundaries, including Highway 91. Landscape architects recommended reducing the requirement to two (2) trees every 30 feet, aligning with professional standards and existing corridor aesthetics. The owners supported this suggested change, citing cost and the need for consistent design.

The **Mayor and City Council** discussed bathroom requirements. The current ordinance requires more facilities than State standards and the proposed revision aligns with state guidelines,

requiring one toilet, one sink, and 0.9 showers per 15 sites. The owners indicated that they plan to add more bathrooms over time. Regarding rental of the clubhouse units, the current CUP designates the second floor of the clubhouse for manager accommodations but the owners are requesting that they be able to rent those units as short-term rentals. That change would require an amendment to the CUP and potentially the ordinance. The **Mayor and City Council** discussed cabin and RV site specifications. Cabins are limited to 18% of the total sites and proposed to be restricted to designated locations in the site plan, as well as the height being limited to one story, or up to nine or ten feet for sites along Panorama Point, to preserve visual aesthetics. The owners emphasized financial constraints and their priority to open the resort fully while meeting basic compliance requirements. They expressed willingness to adhere to existing rules with extended timelines but also welcomed adjustments, like the reduction of concrete pads and landscaping obligations. The **Mayor and City Council** discussed potential trade-offs, like changing some requirements in exchange for stricter controls in other areas but acknowledged the need for balance to ensure that the community benefits. The City Attorney clarified procedural requirements, including public hearings for Conditional Use Permit and/or ordinance changes. The **Mayor and City Council** continued this discussion in the regular City Council meeting following this meeting.

3) ADJOURNMENT

MOTION: Council Member Anderson moved to adjourn
SECOND: Council Member Smith
VOTE: The motion carried unanimously.

Council Member Scott	AYE
Council Member Smith	AYE
Council Member Barton	AYE
Council Member Gillespie	AYE
Council Member Anderson	AYE

The meeting adjourned at 5:18 p.m.

Respectfully,

Kari D. Jimenez, MMC
Ivins City Recorder