

28 Oct 2020 City of Hurricane Planning Commission Meeting

There were 16 items on the agenda. The zoning changes are still coming in hot and heavy. The big change is at least some of the Elim Valley lawsuits have been resolved and the developers have jumped in to propose uses for the land. This land is zoned commercial. There are 7 requests that are near Dixie Springs.

The entire agenda and meeting packet can be seen at this web page:

<https://www.utah.gov/pmn/files/652383.pdf>

It is very apparent that Sand Hollow Road is going to change dramatically. They will be increasing the width of the road, and both sides of the road are zoned commercial.

The items with stars (**) before them will probably be discussed at the City Council Meeting on Thursday, 5 Nov 2020. If you have anything you want to say about these, you need to attend the meeting. The agenda for the City Council meetings are posted 24 hours before the meeting, which means the day before the meeting. You can see the agenda at this web page:

<http://www.cityofhurricane.com/categories/mayor/city-council/>

Because of the red level of Washington County, meetings will probably have to be held online so watch the web site.

**** Consideration and possible recommendation on a Zoning Map amendment request located at approximately Sand Hollow Rd (future SR-7) and 3900 S from RA-1, residential agriculture 1 unit per acre, to R1-10, residential 1 unit per 10,000 square feet. Toquerville Enterprises LLC Applicant, Matt Ekin Agent.**

They want to rezone 700 acres from single acre lots to 10,000 ft 2 lots. This land is on Sand Hollow Road as goes east from Sand Hollow to the top of the hill. This is a very large development.

Commission discussion:

This is like another request voted on earlier. The earlier vote was split with some members wanting to wait until the new General Plan is completed. They would come to the City with a PDO if this is approved. They think the R1-10 zoning is appropriate. There is no PDO yet. They had submitted a PDO but it was not complete. They anticipate submitting a PDO in the future. It is hoped that the General Plan would be completed before a PDO is submitted so they can make sure the development is consistent with the General Plan.

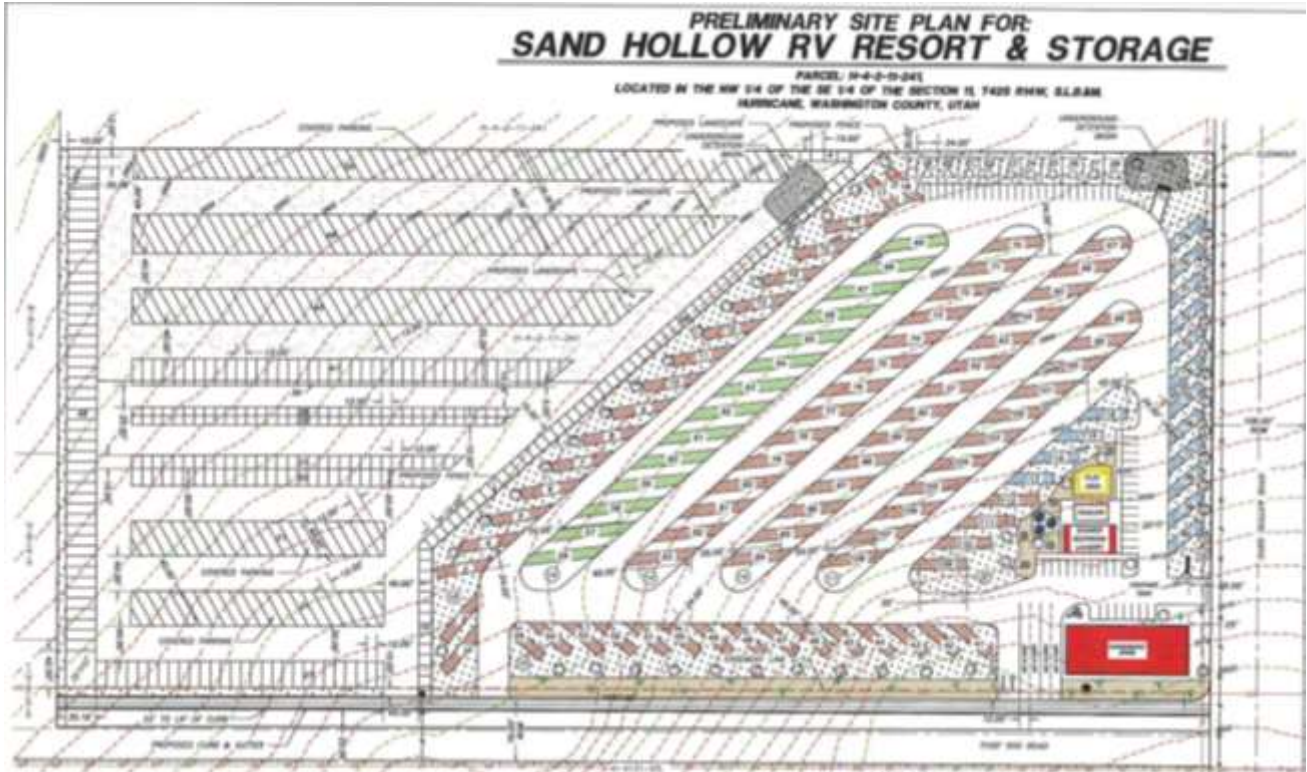
Zoning change request was approved unanimously.

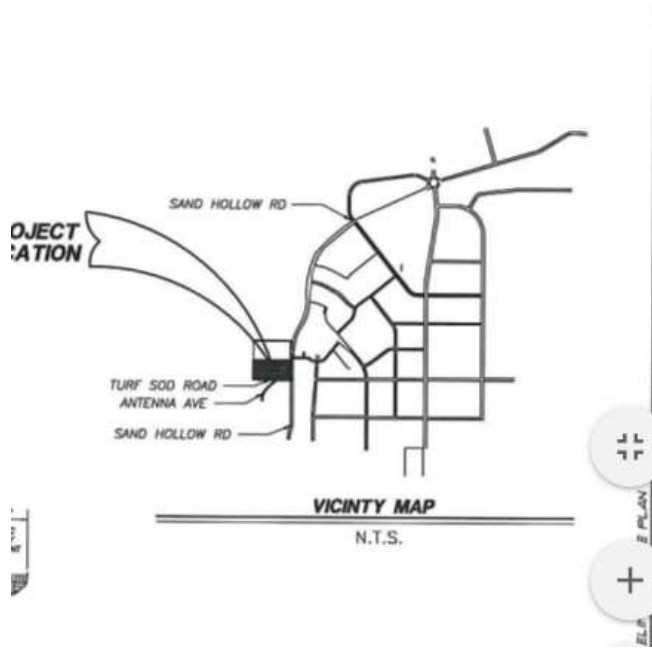
Sand Hollow Bench Zone Change



**** Consideration and possible approval of a Preliminary Site Plan for Sand Hollow RV Resort and Storage, an RV Park and Storage Unit Complex located at North West Corner of Sand Hollow Road and Turf Sod Rd. Western MTG and Realty Co Applicant, David Crowther Agent.**

This area's zoning has been recently approved as part of the Elim Valley Development lawsuit. They are wanting to rezone 19.1 acres and have a total of 116 RV sites and 372 storage units. It located on the northeast corner of Sand Hollow Road and Turf Sod Road.





Commission discussion:

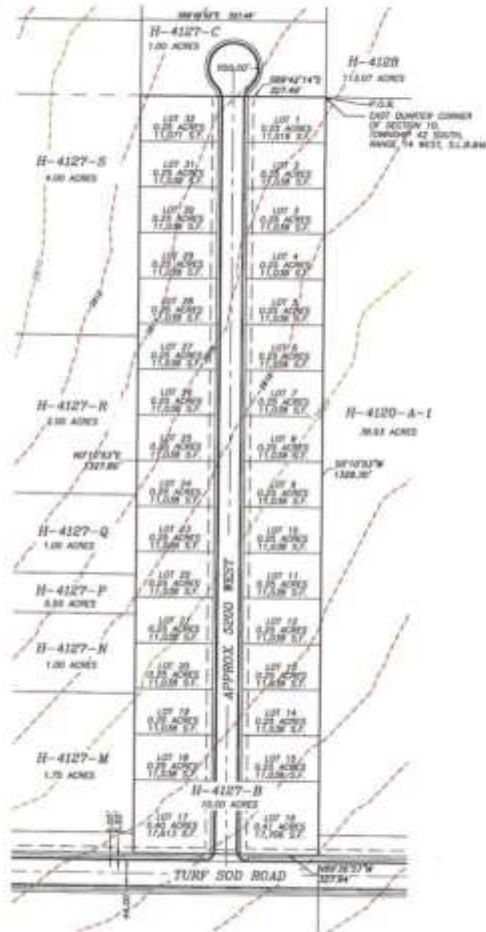
An updated site plan was sent out. The applicant responded to the staff comments in the packet yesterday. An updated plan was sent to the Commission the afternoon of the meeting. The comments were that they provide 10% of the area as open and recreation space, the plan is updated with proper setbacks, and the plan is updated with property stall sizes. Approved unanimously subject to staff and JUC comments

Consideration and possible recommendation for a 32 Lot Preliminary Plat for Apple Fox Hollow Subdivision, located at appx at 5200 W Turf Sod RD. James Gregory C TR Applicant, Orin Bliss Agent.

This subdivision is a 10 acre parcel that will have 32 lots. It is a long road with a cul-de-sac off Turf Sod Road. There is a map in the meeting packet. This is on the west side of Sand Hollow Road across from Elim Valley.

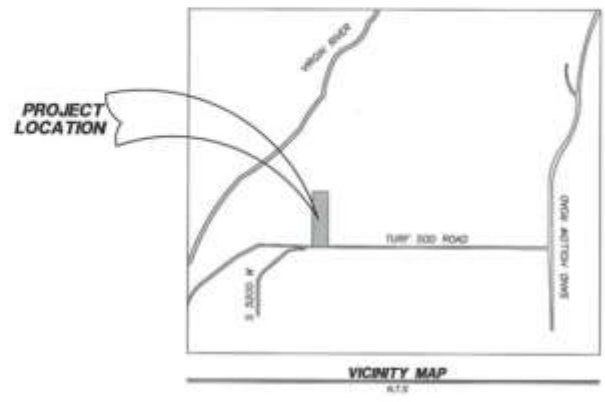
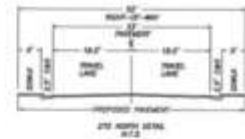
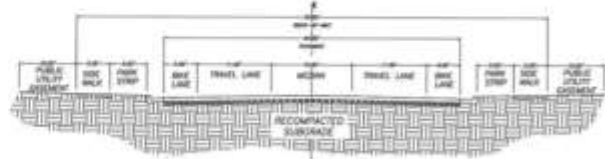
PRELIMINARY PLAT FOR: APPLE FOX HOLLOW SUBDIVISION

LOCATED IN SECTION 10, T42S, R14W, S14.88M
HARRIS, WASHINGTON COUNTY, UTAH



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- ⊕ SECTION CORNER AS DESCRIBED
- ⊙ RECORD BEARING OR DISTANCE



Commission discussion:

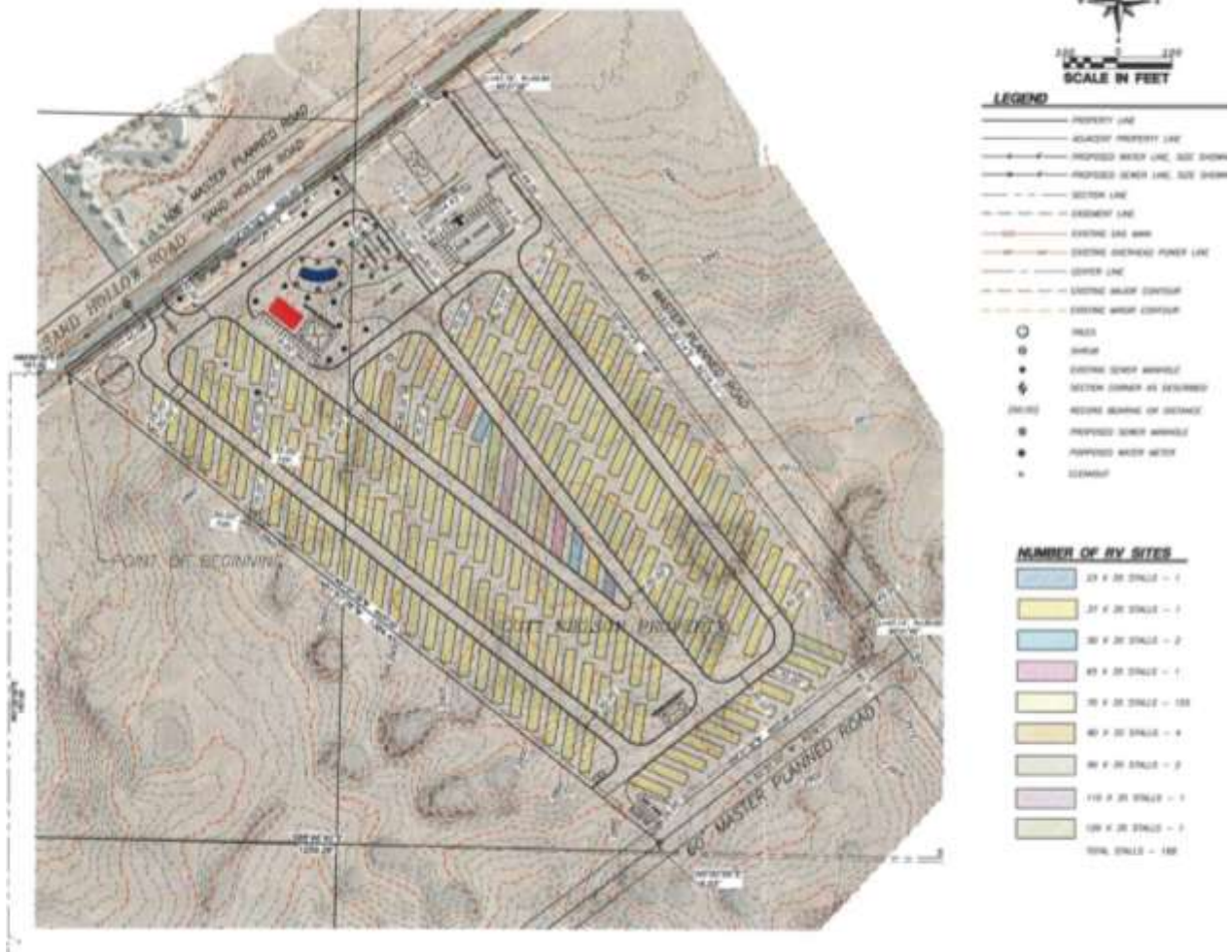
The staff comments had a lot of reasons why this development should not be approved. The applicant submitted an updated plan but it came in so late that another analysis could not be completed. The main concern was the cul-de-sac was too long. Recommended continuing the request to the next meeting so the updated plan can be analyzed.

**** Consideration and possible approval of a Preliminary Site Plan for Neilson RV Resort, located on Sand Hollow Road, across from Diamond Valley Ranch Academy. Western MTG and Realty Co Applicant, Scott Neilson Agent.**

This area's zoning has been recently approved as part of the Elim Valley Development lawsuit. It is 21 acres and would have 168 RV sites.

**PRELIMINARY PLAN FOR:
NIELSON RV RECREATION RESORT**

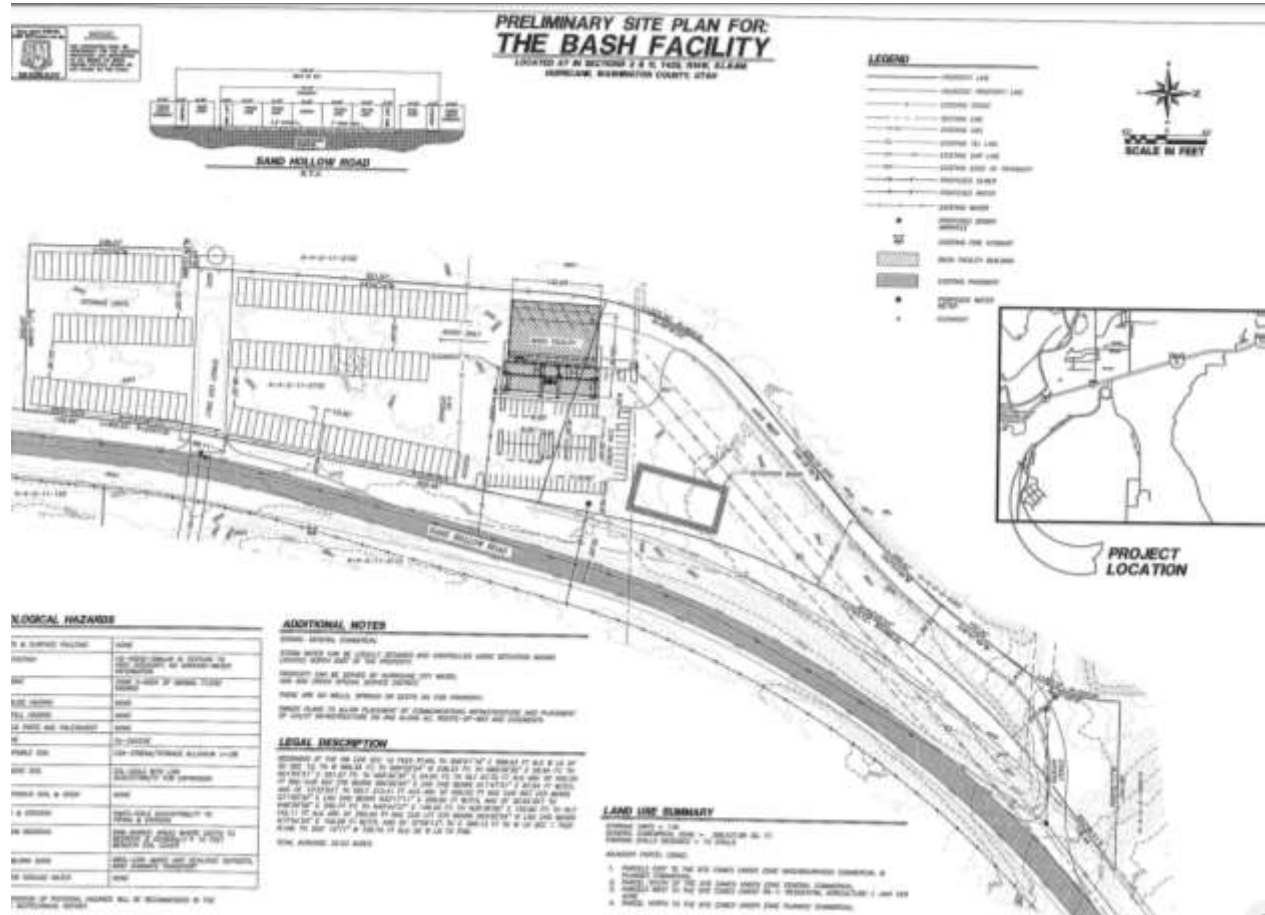
LOCATED IN SECTION 5, T48N, R99W, S11.84M
WASHINGTON COUNTY, UTAH



This is about ¾ of a mile from the other RV park that was requested. They submitted an updated a plan in response to the staff comments. They are working together to not have two parks next to each other. They think it is a good area for an RV park. There is a gas station on the property. An RV park is permitted use of planned commercial, which is what this property is classified as. Sand Hollow Road will be increased to 4 lanes with turn lanes to the projects. They are working on a transportation Master Plan based on the zoning along Sand Hollow Road. Right now, this would be the only gas station on Sand Hollow Road. The Master Plan for the area says that Sand Hollow Road will be a major road. Would like to see a convenience store at the gas station. Concerned that the RV check in is at the club house where the gas station is. There would be RVs backed up onto Sand Hollow Road. Approve subject to staff and JUC comments with the strong recommendation for a convenience store and additional parking.

**** Consideration and possible approval of a Preliminary Site Plan for The Bash Facility, a mix between storage units and commercial, located on Sand Hollow Rd, Northwest of Abbey Road. Western MTG and Realty Co. Applicant, Brent Moser and Karl Rasmussen Agent.**

This application is for a 25.93-acre commercial development with storage units. This project is located in the Elim Valley area, and the zoning has recently been approved as part of the Elim Valley Lawsuit. The applicant is planning to have self-access storage units and building to perform repairs for sports vehicles leased at Sand Hollow State Park This is also on the east side of Sand Hollow Road.



Commission Discussion: An updated plan was submitted that removed an area that was accessed from a planned road. A repair facility in back and retail facility in front. Unanimously approved subject to staff and JUC comments.

Discussed that there needs to get the changes sooner so the changes can be reviewed. Set a timeframe so that anything after that timeframe would not be considered and would have to be continued.

Consideration and possible approval of Preliminary Site Plan for Sand Hollow Gateway Resort, a Recreation Resort with a proposed 885 Units, located at Sand Hollow Rd Secure Private Fund LLC and Western MTG and Realty Co. Applicants, Brent Moser and Karl Rasmussen Agent

This application is for a 65.17 Acre, 885 Unit Recreation Resort. This project is located in the Elim Valley area, and the zoning has recently been approved as part of the Elim Valley Lawsuit. The applicant is planning on subdividing the property, for each unit to be sold off individually.

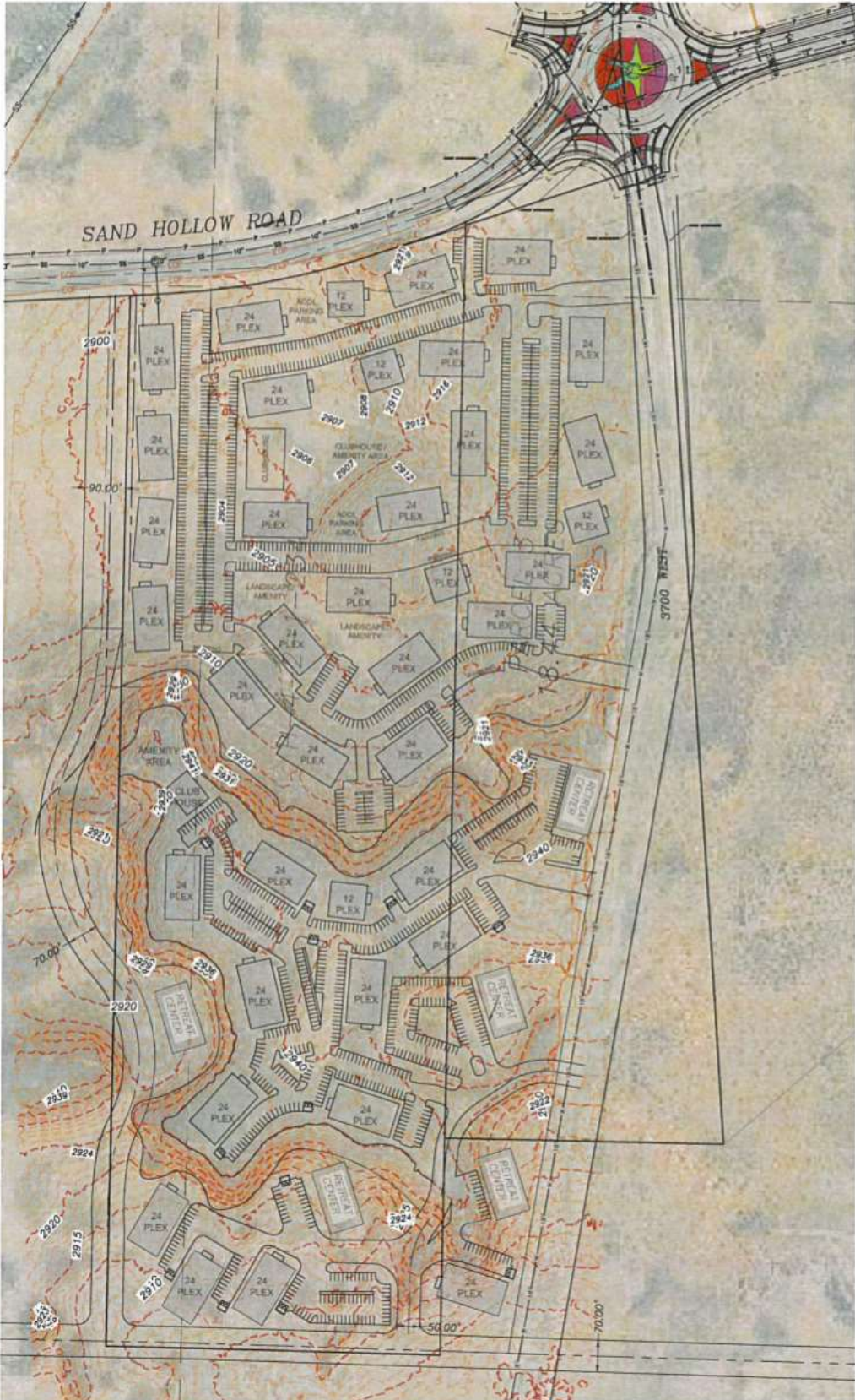
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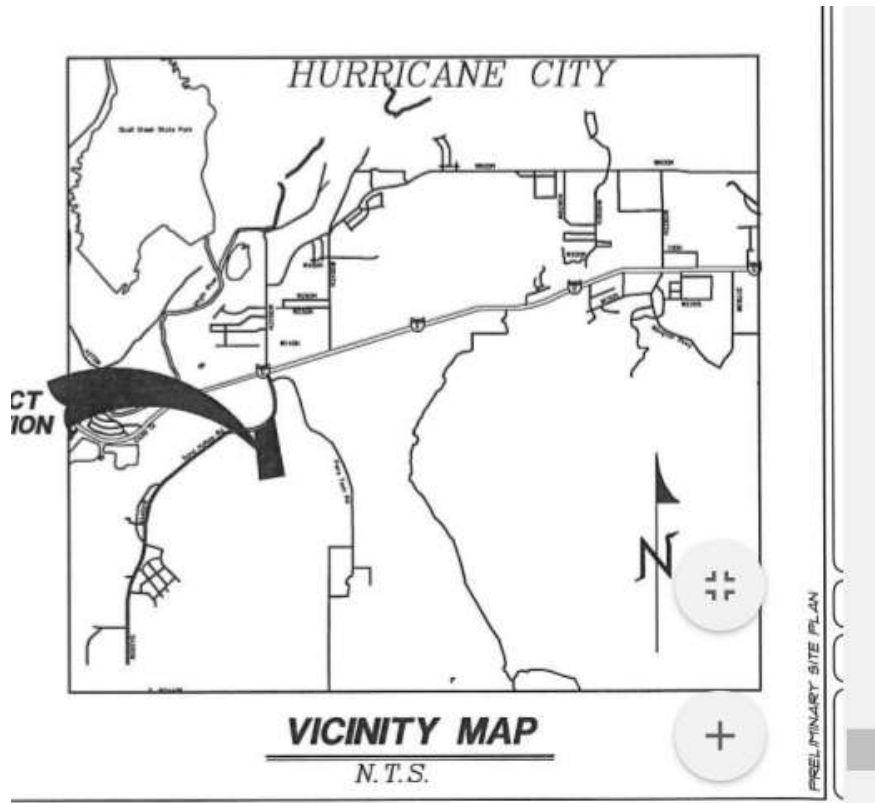
NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BUIES OR HOME GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

PRELIMINARY SAND HOLLOW C

LOCATED IN SECTION
 HURRICANE, WASH





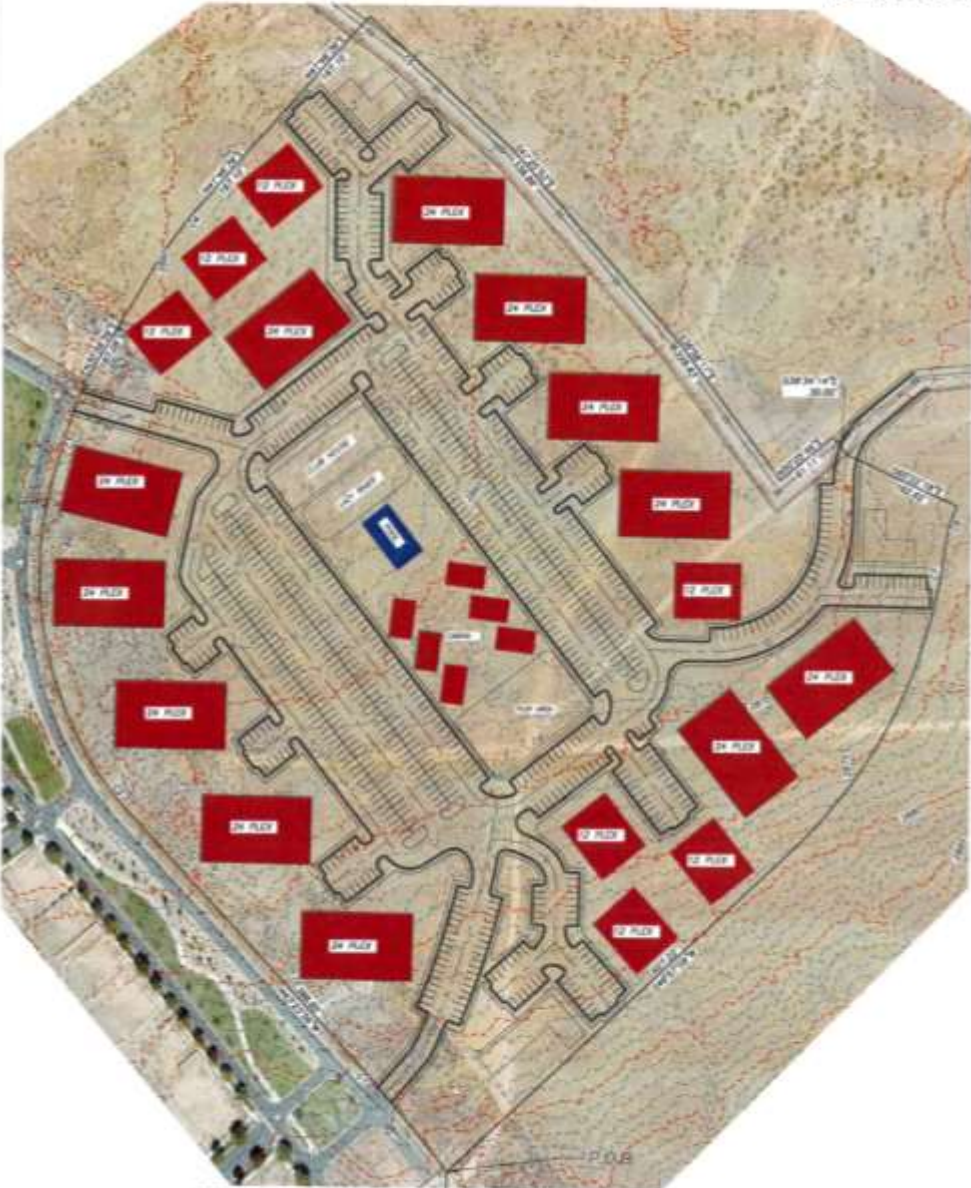
Commission discussion: This is a very large development. There needs to be more time to review the information since it was received recently. Unanimously approved continuing this request to the next meeting.

Consideration and possible approval of a Preliminary Site Plan for Bash Resorts, a 378-unit recreation resort, located on Sand Hollow Rd, Northwest of Abbey Road. Western MTG and Realty Co. Applicant, Brent Moser and Karl Rasmussen Agent

This application is for a 24.695 Acre, 378 Unit Recreation Resort. This project is located in the Elim Valley area, and the zoning has recently been approved as part of the Elim Valley Lawsuit. The applicant is planning on subdividing the property for each unit to be sold off individually.



**PRELIMINARY SITE PLAN
BASH RESORT**
LOCATED IN SECTION 1, T48N, R9W
HARRISBURG, WASHINGTON COUNTY



GEOS

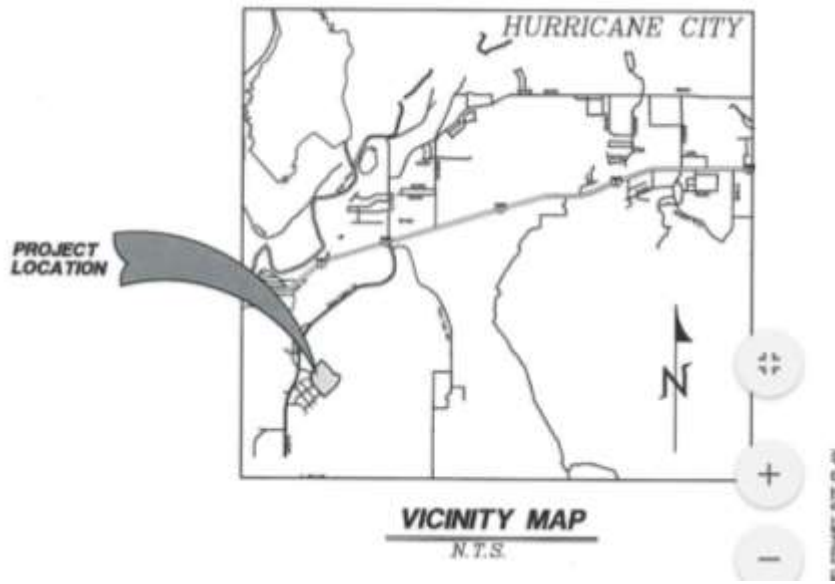
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Commission discussion: The update was sent that day. Need time for review. Unanimously approved continuing this request to the next meeting.