



SPECIAL PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, January 29, 2025 at 6:00 PM

MINUTES

CALL TO ORDER- Chairman Farrar called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Bradley Farrar

Commissioner Lee Fralish

Commissioner Garth Hood

Commissioner Stewart Riding

Alternate Commissioner Kael Hirschi

CONFLICT OF INTEREST DISCLOSURES

None declared.

HEARING ON THE FOLLOWING

Chairman Farrar announced that the mayor would give a brief presentation to update the commission on ongoing matters and address any questions before the scheduled public hearing.

The mayor provided an update on multiple Master Development Agreements (MDAs) under review, clarifying that while some details were previously discussed in a closed meeting joint work session with the Town Council and Planning Commission, this presentation was to formally record key points for the public. The agreements involve seven separate developments initiated by Travis Holm. Initially, the combined projects were expected to accommodate 3,500+ residents across 2,000 acres, but through negotiations with the developer and legal teams, the revised agreements reduce density to 1,300 residents and 500 cabins/rentals, expanding the development footprint to 3,000 acres instead. The mayor emphasized that this adjustment benefits the town by reducing overall density while increasing available land area.

It was noted that much of the zoning was previously approved by past administrations, and the current efforts aim to refine and improve aspects of the projects to align with the town's goals. Some developments are already in the construction drawing phase, despite the absence of formal development agreements at the outset. The town is working to ensure that the new agreements provide a more structured and beneficial approach.

The mayor then reviewed the individual developments:

- **Crimson Peak and West Temple**
 - 700 acres, 433 residences, 55 acres of commercial property along the highway.
 - Rezoned from SF-0.5 (single-family half-acre) to RE-1 (rural estates) to allow for rural land use and livestock.
 - Infrastructure commitments include paving Gooseberry Way in phases and donating an easement for a new million-gallon water tank.
- **Miles Mark**
 - 70 acres, 45 RE-1 lots.

- Roadway improvements include paving the remainder of Rome Way, improving access for emergency vehicles in winter conditions, and providing an alternate entrance/exit for nearby subdivisions.
- Gooseberry Springs Ranch
 - 740 acres, currently zoned OST (Open Space Transition).
 - Rezoned to RE-1 with minimum one-acre lots (550 total lots).
- Gooseberry Preserve at Zion
 - 40 acres, 80 cabins.
 - Developer to pave Main Street in phases—initially treating the base to control dust during construction, followed by chip sealing after Phase 1, and full paving once 200 units are completed.
- Redstone at Canaan
 - 600 acres, previously zoned for half-acre lots, revised to 208 residences on 2.5-acre or larger lots.
 - Includes paving improvements to Main Street, curbs, and gutters.
- Solstice Resort
 - 600 acres, mixed zoning (RE-0.5 and RE-1).
 - Revised agreement allows for 150 residences, 112 employee housing units, 500 rental cabins, and hotel accommodations.
 - Developer to pave Main Street through the end of their property.

The mayor noted that minor modifications had been made since the initial review, but none required further major revisions. The agreements were the result of extensive discussions with multiple stakeholders, and the mayor expressed confidence that the negotiated terms represent the best possible outcome for the town and the developer. The presentation concluded with an invitation for the Planning Commission to ask questions.

1. Master Development Agreement for Crimson Peaks.

Chairman Farrar opened the public hearing.

Attorney Bruce Baird, representing the developer, addressed the commission, stating that he would provide general comments applicable to all the projects under discussion. He expressed appreciation for the mayor's efforts, acknowledging both cooperation and negotiation challenges throughout the process. Baird thanked Chairman Farrar, Town Attorney Heath Snow, and Associate Attorney Spencer Thomas for their contributions, emphasizing the significant effort invested in the agreements.

He noted that while negotiations were tough, both the town and the developer reached a fair and beneficial outcome. He reiterated that Travis Holms and its team aim to be good neighbors, citing their commitment to off-site paving improvements beyond what was required as an example of their efforts to enhance the town. He expressed gratitude for the commission's consideration and support, stating that the developer looks forward to returning for subdivision approvals in the future. Baird concluded by keeping his remarks brief, noting that he needed to return to Salt Lake City.

Chairman Farrar closed the public hearing.

2. Master Development Agreement for West Temple.

Chairman Farrar opened the public hearing.

See Attorney Bruce Baird's comments from agenda item number 1.

Chairman Farrar closed the public hearing.

3. Master Development Agreement for Gooseberry Preserve at Zion.

Chairman Farrar opened the public hearing.

See Attorney Bruce Baird's comments from agenda item number 1.

Chairman Farrar closed the public hearing.

4. Master Development Agreement for Gooseberry Springs Ranch.

Chairman Farrar opened the public hearing.

See Attorney Bruce Baird's comments from agenda item number 1.

Chairman Farrar closed the public hearing.

5. Master Development Agreement for Miles Mark.

Chairman Farrar opened the public hearing.

See Attorney Bruce Baird's comments from agenda item number 1.

Chairman Farrar closed the public hearing.

6. Master Development Agreement for Redstone at Canaan.

Chairman Farrar opened the public hearing.

See Attorney Bruce Baird's comments from agenda item number 1.

Chairman Farrar closed the public hearing.

7. Master Development Agreement for Solstice Resort.

Chairman Farrar opened the public hearing.

See Attorney Bruce Baird's comments from agenda item number 1.

Chairman Farrar closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

8. Master Development Agreement for Crimson Peaks.

Chairman Farrar introduced the discussion and possible action items, beginning with agenda item number eight, the master development agreement for Crimson Peaks. The preliminary plat had been approved, and construction drawings were nearly complete. . Chairman Farrar noted that all necessary details had been addressed and asked if there were any comments.

Commissioner Hood commented that the agreement represented a good compromise that balanced the interests of both the town and the developer. Chairman Farrar agreed, and no further comments were made. Chairman Farrar then asked if anyone would like to make a motion.

MOTION: Commissioner Fralish motioned that we approve the Master Development Agreement for Crimson Peaks and pass it on the Council.

SECOND: The motion was seconded by Commissioner Riding.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Commissioner Hirschi - Aye
Chairman Farrar - Aye
Commissioner Hood - Aye
Commissioner Riding - Aye

The vote was unanimous and the motion carried.

9. Master Development Agreement for West Temple.

Chairman Farrar introduced agenda item number nine, the master development agreement for West Temple, stating that it was in a similar situation as the previous item. The preliminary plat had been approved, and construction drawings were nearly complete. Chairman Farrar noted that all necessary details had been addressed and asked if there were any comments. If there were no further remarks, a motion could be made.

MOTION: Commissioner Riding motioned we approve Master Development Agreement for West Temple.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Commissioner Hirschi - Aye
Chairman Farrar - Aye
Commissioner Hood - Aye
Commissioner Riding - Aye

The vote was unanimous and the motion carried.

10. Master Development Agreement for Gooseberry Preserve at Zion.

Chairman Farrar introduced agenda item number ten, the master development agreement for Gooseberry Preserve at Zion. The project consists of 40 acres with 80 cabins on Main Street. Chairman Farrar stated that the agreement looked good and asked if there were any comments.

MOTION: Commissioner Hood motioned we recommend approval of Master Development Agreement for Gooseberry Preserve at Zion.

SECOND: The motion was seconded by Commissioner Riding.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Commissioner Hirschi - Aye
Chairman Farrar - Aye
Commissioner Hood - Aye
Commissioner Riding - Aye

The vote was unanimous and the motion carried.

11. Master Development Agreement for Gooseberry Springs Ranch.

Chairman Farrar introduced agenda item number eleven, the master development agreement for Gooseberry Springs Ranch. The project covers 700 acres near West Temple and includes 550 lots, each over one acre in size. Chairman Farrar stated that the agreement was ready to proceed with no issues and invited any comments or questions.

MOTION: Commissioner Hood motioned that we recommend approval of the Master Development Agreement for Gooseberry Springs Ranch.

SECOND: The motion was seconded by Commissioner Riding.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Commissioner Hirschi - Aye
Chairman Farrar - Aye
Commissioner Hood - Aye
Commissioner Riding - Aye

The vote was unanimous and the motion carried.

12. Master Development Agreement for Miles Mark.

Chairman Farrar introduced agenda item number twelve, the master development agreement for Miles Mark. The project is located on a hill and consists of lots, all over one acre in size. Chairman Farrar noted that the developer is also donating a portion of land for the town's water tank and commented that this was a beneficial contribution.

MOTION: Commissioner Fralish motioned we approve the Master Development Agreement for Miles Mark.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Commissioner Hirschi - Aye
Chairman Farrar - Aye
Commissioner Hood - Aye
Commissioner Riding - Aye

The vote was unanimous and the motion carried.

13. Master Development Agreement for Redstone at Canaan.

Chairman Farrar introduced agenda item number thirteen, the master development agreement for Redstone at Canaan, located along Main Street. The project consists of lots that are at least two and a

half acres in size, with a total of approximately 250 lots. Chairman Farrar noted that the development is significantly less dense than previous plans.

MOTION: Commissioner Riding motioned that we approve Master Development Agreement for Redstone at Canaan.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Commissioner Hirschi - Aye
Chairman Farrar - Aye
Commissioner Hood - Aye
Commissioner Riding - Aye

The vote was unanimous and the motion carried.

14. Master Development Agreement for Solstice Resort.

Chairman Farrar introduced agenda item number fourteen, the master development agreement for Solstice Resort. The project includes hotel rooms and 150 single-family lots, all over one acre in size, and covers a significant amount of land. Chairman Farrar noted that the development maintains a low density and asked if there were any questions or comments.

MOTION: Commissioner Riding motioned that we approve Master Development Agreement for Solstice Resort.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Commissioner Hirschi - Aye
Chairman Farrar - Aye
Commissioner Hood - Aye
Commissioner Riding - Aye

The vote was unanimous and the motion carried.

ADJOURNMENT

MOTION: Commissioner Fralish motioned we adjourn.

SECOND: The motion was seconded by Commissioner Riding.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Commissioner Hirschi - Aye
Chairman Farrar - Aye
Commissioner Hood - Aye

Commissioner Riding - Aye

The vote was unanimous and the motion carried.

Meeting adjourned at 6:13 p.m.

Date Approved: _____

Approved BY: _____
Chairman | Bradley Farrar

Attest BY: _____
Town Clerk/Recorder | Jenna Vizcardo

DRAFT