



STAFF REPORT

MEETING DATE: October 9, 2025

ITEM TITLE, PRESENTER: Consideration and Approval of a Planned Unit Development for the Homes at Wilson Arch Development Located on Parcel H and I of the Wilson Arch Resort Community Phase I Amended. Mack McDonald, Chief Administrative Officer.

RECOMMENDATION: Make a motion approving the Planned Unit Development proving findings of fact if Short-Term Rentals are in harmony and permitted in the Highway Commercial CDh Zone. Include findings of facts allowing for a density exception in parcel size allowing $\frac{3}{4}$ and $\frac{1}{2}$ acres parcels in a subdivision amendment.

SUMMARY

Developer Curtis Wells has approached the County and has applied for a Planned Unit Development (PUD) for the Homes at Wilson Arch Development to be located on Parcel H and I of the Wilson Arch Resort Community, Phase I Amended properties. The property is located within the Highway Commercial CDh Zone within the Control District. The parcel is within the 1,000 foot area along Highway 191. To permit the proposed development allowing for short-term rentals and a higher density on these parcels, a PUD process allows for exceptions to be approved as long as it meets the overall intentions of the underlying zoning for the property. In order to satisfy the requirements for water service and fire-suppression capabilities, the developer has received a “Will Serve” commitment of water from the Special Service District for this development.

DISCUSSION

The parcels for this proposed development are within the 1,000 foot boundary from the center of highway 191 placing it within the Control District, specifically the Highway Commercial CDh zone. The original intentions for these two parcels were one parcel as commercial development and the other as housing. All parcels in the subdivision plat are over an acre. In the CDh zone, there is no process or ability to reduce lots sizes. However, under the Planned Unit Development (PUD) Process, there are exceptions that can be approved by the Planning Commission as long as the underlying zoning for those parcels is in compliance in the use.

The 2011 Land Use Ordinance defines a PUD as: “An integrated design for development of residential, commercial or industrial uses, or limited combinations of such uses, in which the density and location regulations of the district in which the development is situated may be varied or waived to allow flexibility and initiative in site and building design and location, in accordance with an approved plan and imposed requirements.”

Chapter 12 provides the details regarding the Controlled Districts.

Chapter 7 provides the details regarding the Planned Unit Development where it states that the purpose is to allow diversification in relationship to various uses and structures...to permit more flexibility in the use of such sites. It is intended to encourage good neighborhood, housing or area design. All in relation to the public health, safety and general welfare.

The chapter has 11 required conditions that must be met.

HISTORY / PAST ACTION

Wilson Arch Subdivision was originally approved back in 1997 as a subdivision containing a mix of commercial and residential uses. These have since been amended over the years. Development on the west side of the highway has commenced at a quicker pace than those parcels on the west side of highway 191. The east side had better water infrastructure allowing for quicker growth. Specifically, in 2007 and 2008, the County provided written approvals for fire flows of 154 gallons per minute as sufficient for fire hydrants within Wilson Arch Resort and approved a minimum water storage requirement of 12,000 gallons.

For over a decade, Developer relied on these approvals by constructing the West Side Water System, selling lots, and connecting those lots to water and septic.

In February 2019, the County changed its position by informing Developer that it would no longer permit any more housing along the west side due to fire-flow requirements and that the fire-flow requirements in fire code requiring that the minimum fire flow be 500 gallons per minutes for two hours for all new houses constructed on the west side of Wilson Arch. The County also added the requirement that if any commercial lots were developed on the West Side, the minimum flow rate would have to be 1,500 gallons per minute for two hours.

In April of 2020, the County paid an engineer to test the west side fire flow, after the developer indicated that the water system was up and operational. The engineer provided a field fire flow test in which the system failed and did not have the fire flow capacity exceeding 500 gallons per minute so we again prohibited additional homes to be permitted.

In March of 2021, I also began working with the developer as he began upgrading the infrastructure there. This also included working with their attorney who agreed to place deed restrictions on the commercial lots at Wilson Arch, requiring anyone who purchased a commercial lot to provide their own water for their development for fire-suppression. This restriction was to be recorded against each commercial parcel and would be acknowledged by anyone purchasing those parcels.

In 2021, the Wilson Arch Special Service District purchased the west side water infrastructure from Wilson Arch Water and Sewer Company, a Utah non-profit corporation, who originally controlled both east and west sides of the infrastructure created initially by the developer.

In 2022, the Special Service District received funding from the State of Utah to implement upgrades to the infrastructure after they performed a feasibility study and a 40 year culinary water systems master plan.

Since that time, construction has commenced on an additional water tank, pumps and piping on the west side. With these upgrades, the Special Service District now has the ability to provide adequate water for fire suppression allowing for the development to come to fruition.