



APPLE VALLEY, UT

DECEMBER 07, 2022

OCULTA ROCA

PLANNING COMMISSION CONCEPT PACKAGE



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CONSERVATION HOSPITALITY + AGRITOURISM

"THE GOOD BUILDING IS NOT ONE THAT HURTS THE LANDSCAPE, BUT ONE WHICH MAKES THE
LANDSCAPE MORE BEAUTIFUL THAN IT WAS BEFORE THE BUILDING WAS BUILT."

-FRANK LLOYD WRIGHT



01

CONCEPT INTRODUCTION

OUR INTENTIONS

Hidden Rock Development Group is pleased to present a zone change request to Apple Valley for the properties shown in the Zone Change Application. Our Development, Oculta Roca (the “Project” or “Development”), is in control of parcels AV-2194-B and AV-2194-D located where the Kokopelli golf course was previously held.

The concept for Oculta Roca (“Hidden Rock” in Spanish) is an architectural + community driven hotel, restaurant and farm experience nestled within the beautiful landscape of Apple Valley.

By designing within nature and creating a space of togetherness and grounding we aspire to inspire and to create ripples contributing to the greater good.

It is our goal that this project can serve as an example of truly sustainable development; one that creates a symbiotic relationship between environment, community and economy.

OCULTA ROCA HAS A MISSION TO INSPIRE THE MIND AND NOURISH THE BODY WITHIN OUR PROPERTY LINES AND BEYOND.



LAYERS OF THE CONCEPT

It is our belief that when a project is successful at all three layers the outcome leads to a beautiful and unique development.

Land stewardship concepts for programming and amenities are to develop an agricultural focus in line with native ecology, guests, lifestyle, and a culinary experience, all while living lightly on the land and yielding immense positive results.

PROGRAMING

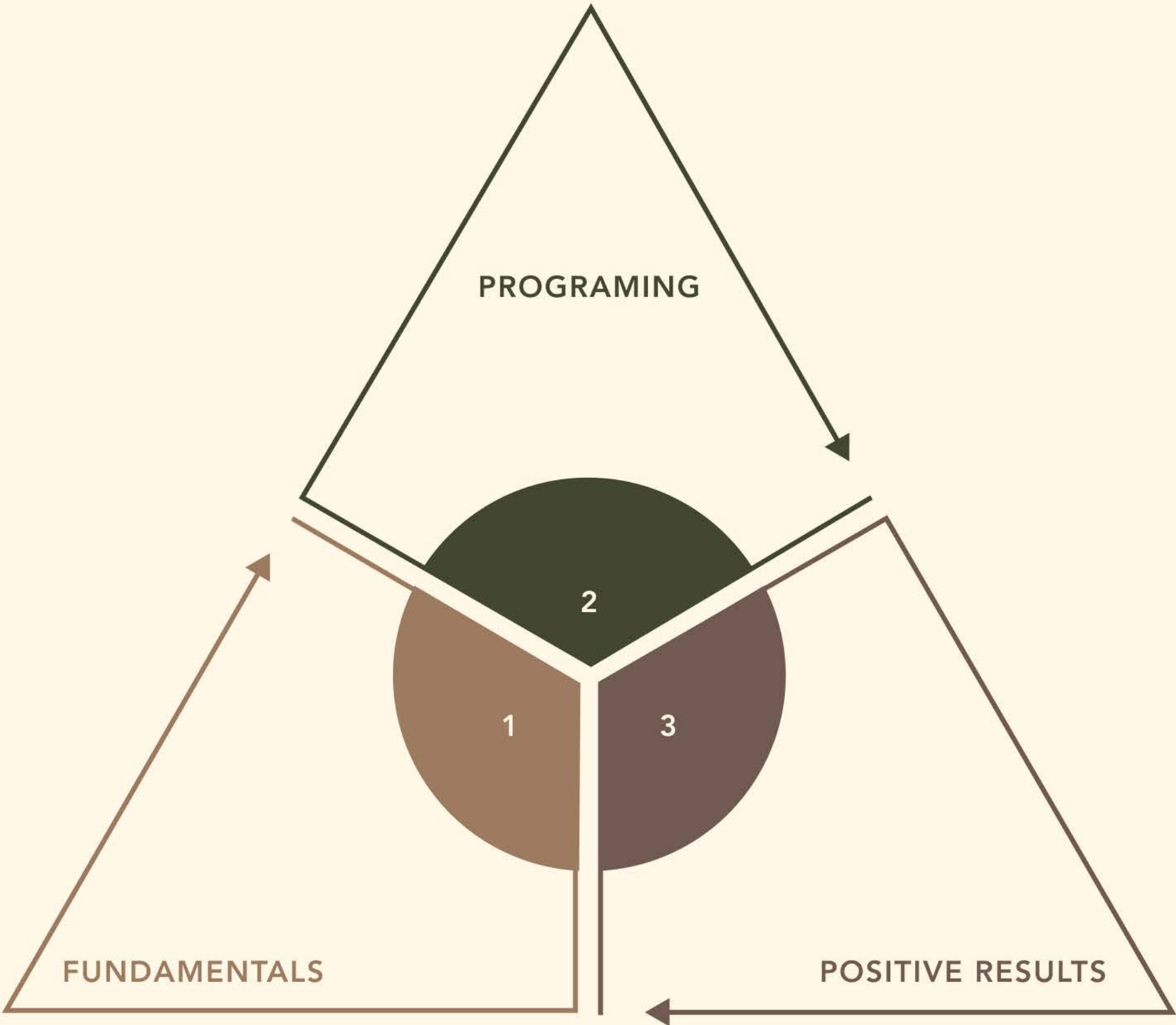
- Open Space
- Community Space
- Farm
- Hotel
- Amenity

FUNDAMENTALS

- Land Stewardship
- Native Habitat Restoration
- Sustainability
- Design/ Architecture
- Activation

POSITIVE RESULTS

- Inspiration
- Education
- Open Space Preservation
- Community Engagement
- Economic Impact
- Job Creation
- Tax Revenue



GUIDING PRINCIPLES

WE ARE COMMITTED TO AN ONGOING RELATIONSHIP WITH HUMAN, LAND & COMMUNITY.

- To develop a concept that Apple Valley is proud of
- To regenerate the land’s native landscape
- To live lightly on the land
- To ground, connect and inspire the community and guests
- To remind people of their connection with the land
- To create a space for like-minded people to share common goals and explore new ideas
- To improve the health and wellness of the community and guests from the soil up
- To create a project that is inherently sustainable
- To nourish the land and the community
- To contribute to the greater good by offering visitors the experience of these guiding principles to take back to their communities
- To encourage ongoing community participation with the program and the land



CONSERVATION & RESTORATION HOSPITALITY

CONSERVATION

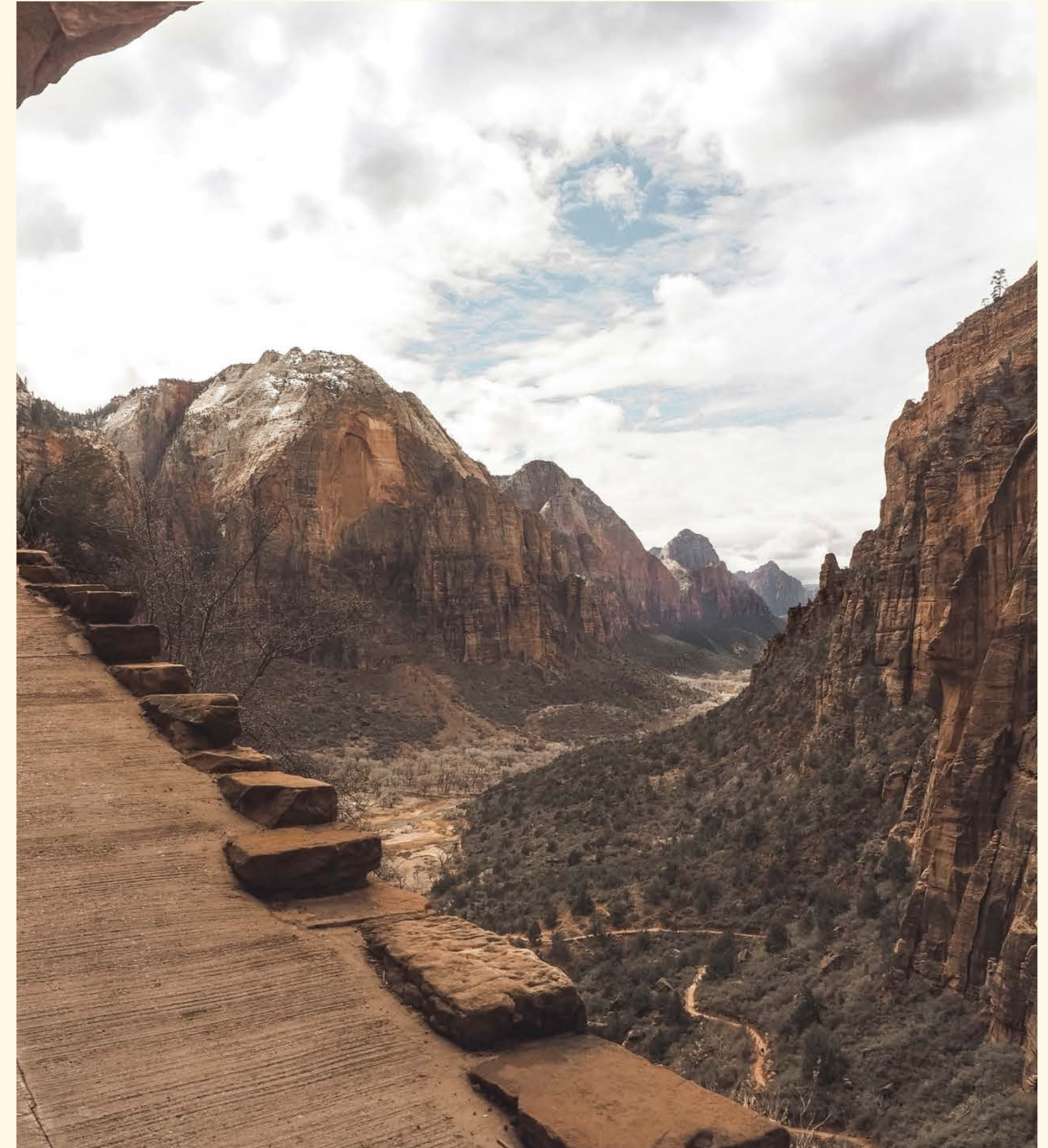
- By dedicating significant space to developing a diversified collection of native plant species, the project can demonstrate the rationale for integrating genetic preservation, conservation, restoration, and food production into a hospitality model.
- Developing a biodiverse plant collection will help achieve the project's overall vision while providing a source for plant material and a continuous resource for education and participation in the local community.
- Not only will the project strive to represent and embrace Utah native flora but will evolve into a diverse botanic collection and living seed bank of native Utah flora, supported by the hospitality / agritourism model.

RESTORATION

- Use compromised portions of the property, such as the previous golf greens, to implement an in-depth and comprehensive restoration model.
- Ecology and biodiversity encompasses a cornerstone of the project vision with the ultimate goal of creating a thriving, diverse interplay between native habitats and restoration agricultural systems.

Develop an initiative to actively support restoration initiatives and increase diversity throughout the neighboring bluffs preserve.

- Explore the potential of a mutually beneficial relationship with the adjacent BLM.





02

SITE OVERVIEW

AERIAL PERSPECTIVE



As seen on the map, these parcels are located on the far westerly portion of Apple Valley, annexed in over a decade ago.

AERIAL PERSPECTIVE



The site is accessed by two roads: Cinder Hill Road and Gouldwash Road. Soon to be updated to Bobcat Lane as defined by the Transportation Plan.

AERIAL PERSPECTIVE



The parcel benefits from trails and direct access to BLM land making a well suited site for recreation.

SITE PHOTOS



SITE PHOTOS

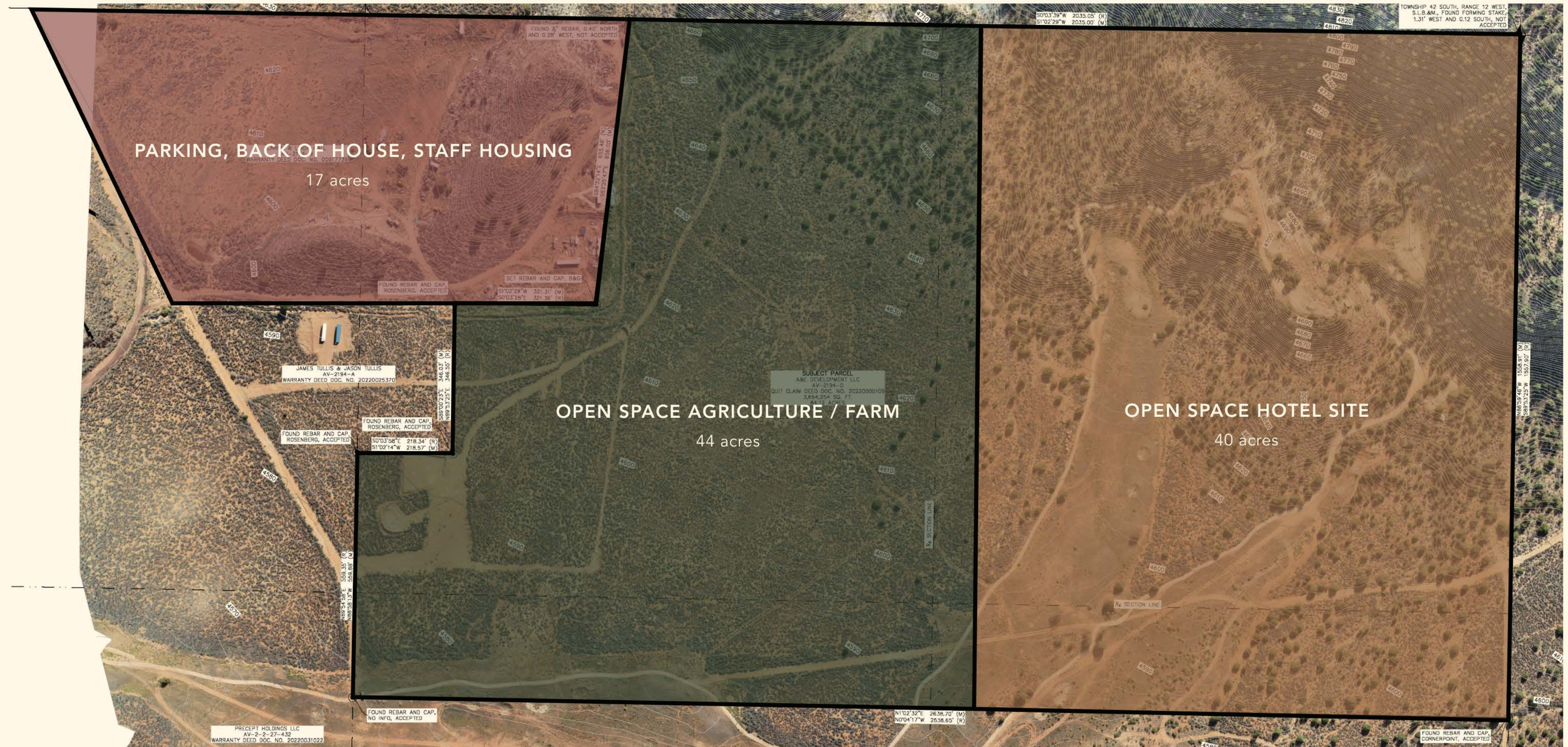




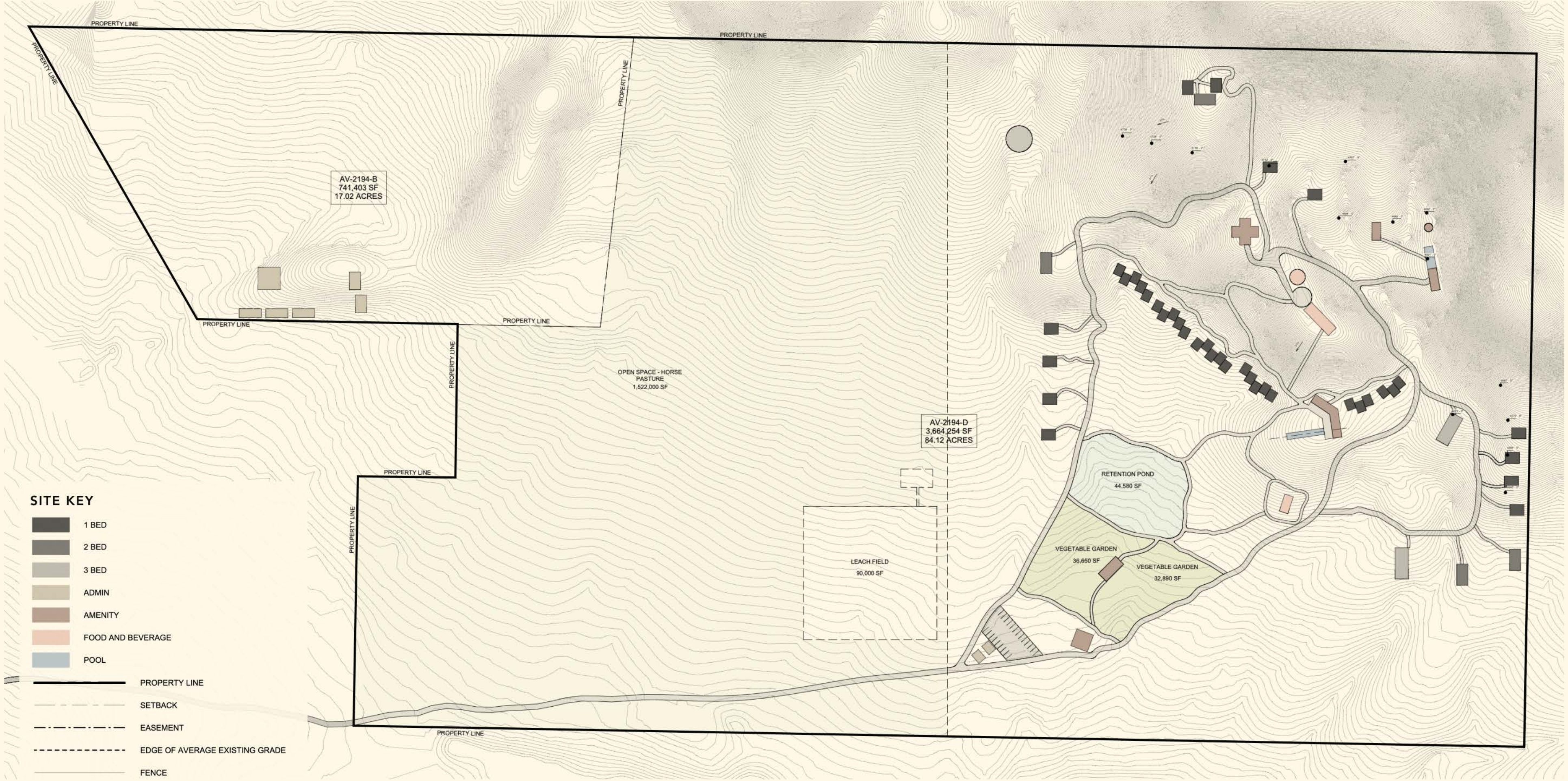
03

PRELIMINARY SITE DESIGN

SITE DISTRIBUTION



CONCEPT SITE PLAN



Oculta Roca Programming



OPEN SPACE

More than 96% of the project site's total 101 acres will be programmed as Open Space including native habitat restoration, walking trails, horse pasture, and an organic farm/garden. Another ~3% will be of permeable surfaces will be at grade hardscape including walkways, terraces, driveways and parking. The remaining ~1% will be used for the hotel, restaurant, back of house operations, and amenity spaces with sustainable design practices. This represents only a tiny fraction of the site covered by building footprint.

FARM

Organic agricultural farmland used to supply the on-site restaurant, farmstead, hotel and spa in a self-sustaining system.

RESTAURANT

A restaurant serving the community and guests with produce grown only a few feet away on the property's Farm. Additional produce needs will be sourced from the local farming network as priority.

HOTEL

Including a low density, decentralized, horizontal hotel of 44 keys.

SPA

A small retreat open to the community utilizing the botanicals grown on the Farm.

EMPLOYEE HOUSING

Workforce housing units to provide housing for on-site team members, along with the Oculta Roca workforce community.

PARCEL BUILDING COVERAGE



Room	Count	Area
AV-2194-B		
Admin		
BACK OF HOUSE	1	2,500 SF
STAFF HOUSING	5	5,000 SF
	6	7,500 SF
AV-2194-D		
1 Bed		
DELUX - 800 SF	12	9,600 SF
REGULAR - 500 SF	26	13,000 SF
2 Bed		
DELUX - 1200 SF	4	4,800 SF
3 Bed		
CASITA - 2100 SF	2	4,200 SF
Admin		
BACK OFFICE	1	500 SF
CHECK IN	1	500 SF
Amenity		
FITNESS CENTER	1	800 SF
GREEN HOUSE	1	1,400 SF
LIBRARY LOUNGE/ LOBBY	1	2,400 SF
OUTDOOR POOL BAR/ LOUNGE	1	2,300 SF
SHED	1	1,600 SF
SPA/ SAUNA	1	1,300 SF
Food and Beverage		
DINING	1	800 SF
RESTUARANT/ BAR	1	3,000 SF
Pool		
MAIN POOL	1	1,200 SF
SECONDARY POOL	1	1,000 SF
	56	48,400 SF
	62	55,900 SF

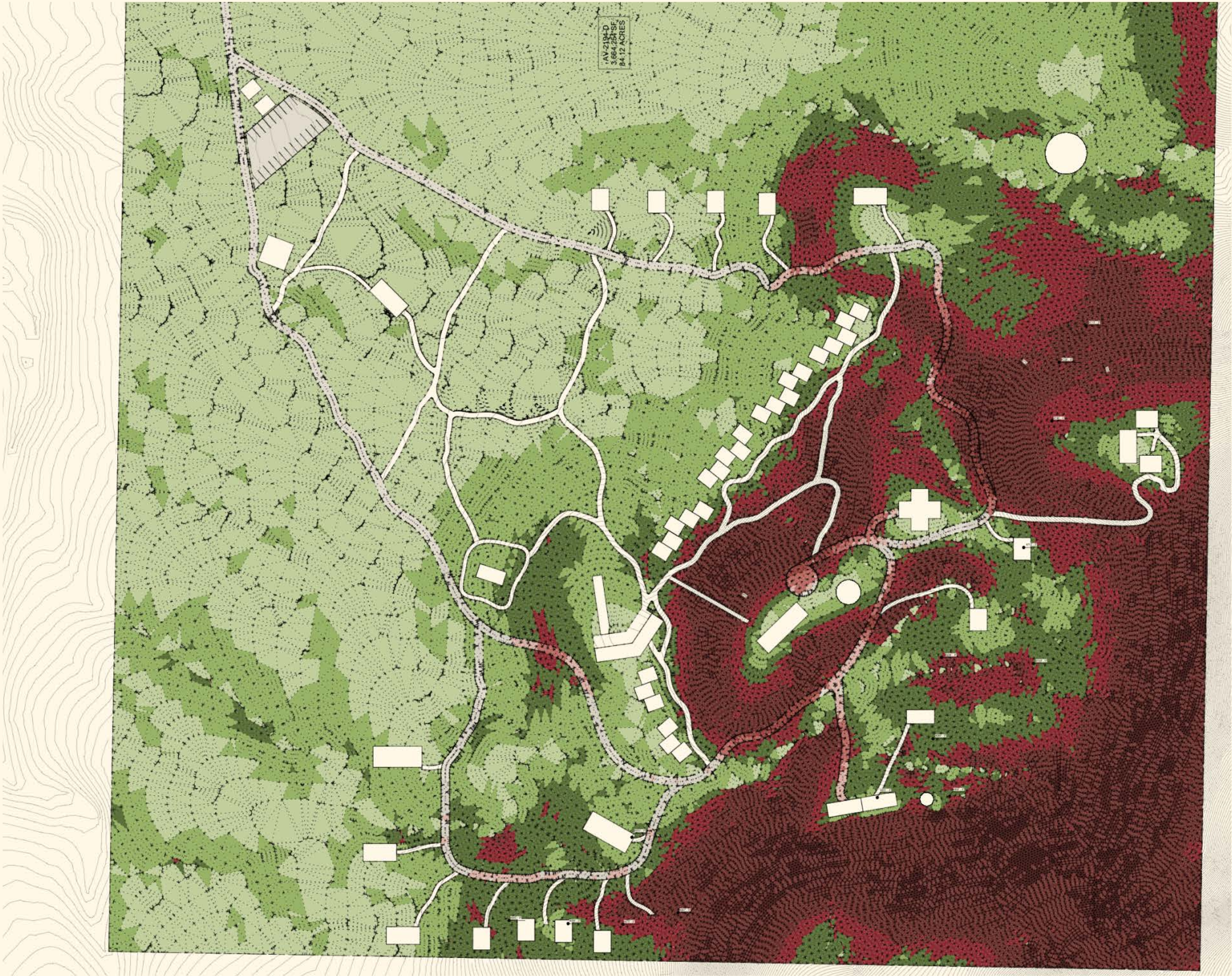
LOT - AV-2194-D			
BUILDING COVERAGE	-	48,400 SF	1.3%
ROAD/ PATH COVERAGE	-	116,690 SF	3.2%
OPEN SPACE	-	3,499,164 SF	95.5%

TOTAL AREA	=	3,664,254 SF	(84.12 ACRES)	100%
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LOT - AV-2194-B			
BUILDING COVERAGE	-	7,500 SF	1.0%
ROAD/ PATH COVERAGE	-	TBC SF	0.0%
OPEN SPACE	-	733,903 SF	99.0%

TOTAL AREA	=	741,403 SF	(17.02 ACRES)	100%
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SLOPE ANALYSIS



HILLSIDE ORDINANCE COMPLIANT

The project concept recognizes that the parcels are within the Hillside Slope Ordinance and the Development will be compliant within the ordinance set forth by Apple Valley.

THE ANALYSIS DEMONSTRATES THAT ALL OF THE CONCEPT'S BUILDING ENEVELOPE ARE WITHIN A GRADE 25% AND UNDER.

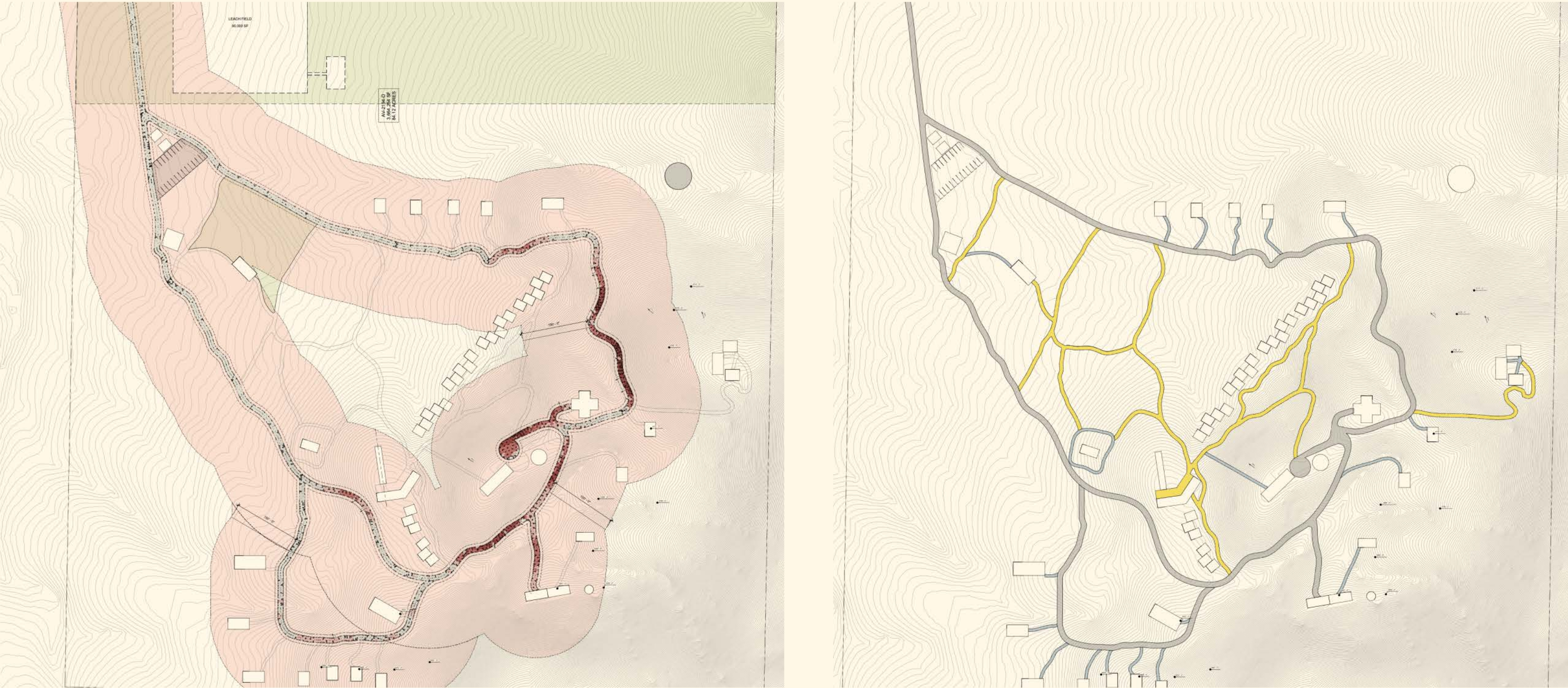
We plan to work with the Town's standards to minimize soil and slope instability and erosion, minimize the adverse effects of grading, cut and fill operations, preserve the character of the city's hillsides, and and otherwise supplement and amplify the town subdivision and zoning titles.

To further our sustainability practice, the Project aims to utilize existing roads and infrastructure cut previously by Kokopelli Golf Course into the site while upgrading the construction to current engineering requirements.

All road cuts will utilize natural bouldering retention to preserve the surrounding natural landscape.

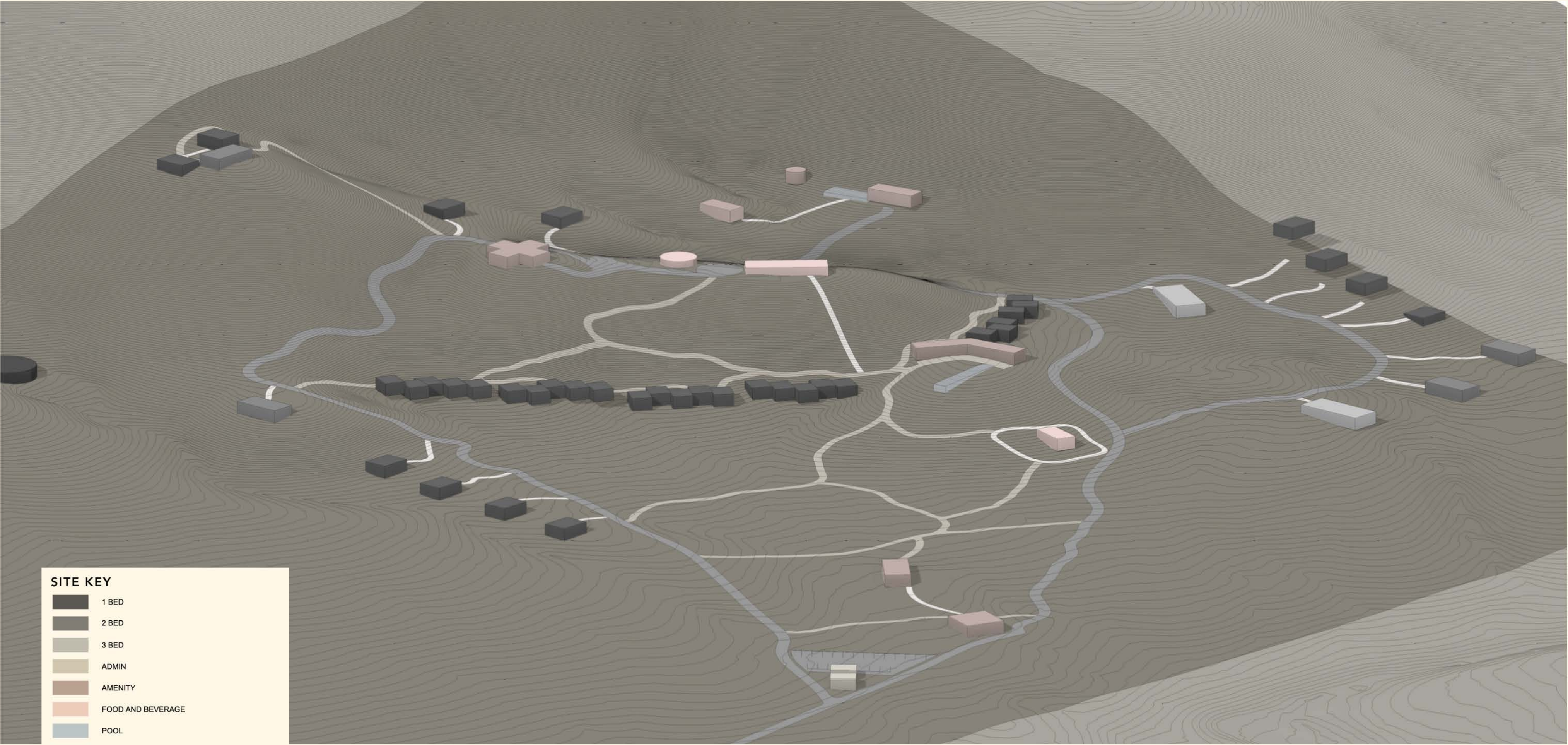
0:12 - 1:12	0% - 8.3%
1:12 - 2:12	8.3% - 16.7%
2:12 - 3:12	16.7% - 25.0%
3:12 - 4:12	25.0% - 33.3%
4:12 - 5:12	33.3% - 41.7%

WATER REQUIREMENTS AND FIRE ACCESS



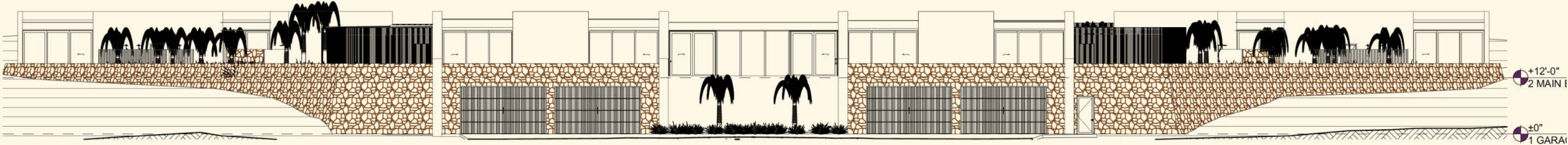
The Development is proposing a 500,000 gallon water tank (or greater if needed) and a new system within Big Plains Water District. This tank will supply all fire suppression, culinary and irrigation water requirements. The Development will collaboratively work with engineering to appropriately size the system to our requirements. The Project is proposing a fire lane to supply adequate aerial apparatus to all dwelling and amenity units. We acknowledge that a portion of the building envelope may require alternative means and methods to comply with fire code requirements. A percolation test has been completed and we will work with engineering to design and provide a fully compliant septic system for the Project. As indicated in the second image, the Development will increase walking trails, roads and pathways for improved access and use.

3D AXONOMETRIC VIEW



EXAMPLE LOUNGE ELEVATIONS

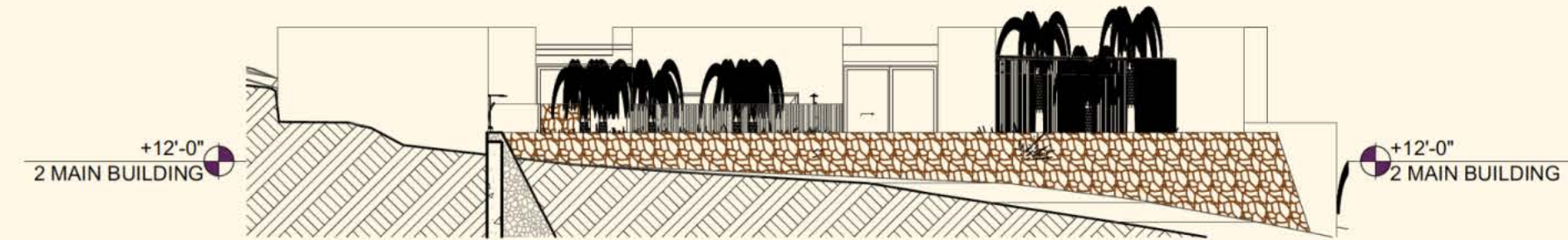
FRONT ELEVATION



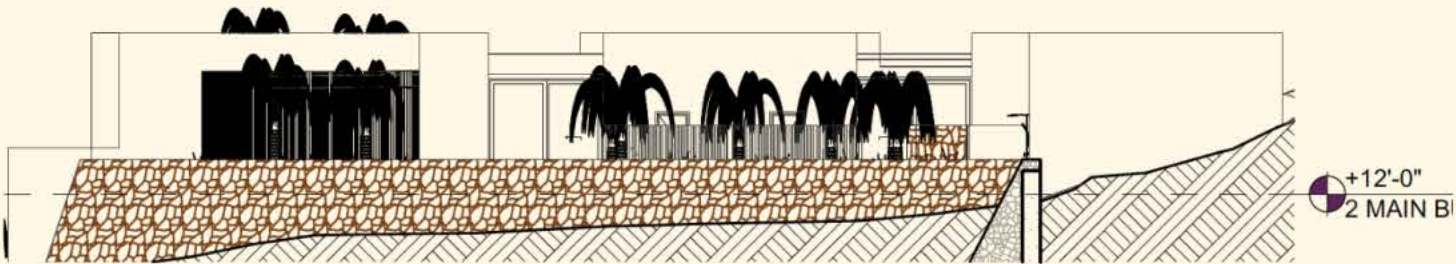
C1
A.05 West Elevation
SCALE: 1/16" = 1'-0"



SIDE ELEVATIONS



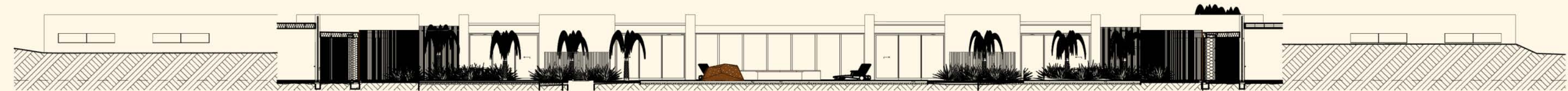
D1
A.05 North Elevation
SCALE: 1/16" = 1'-0"



D4
A.05 South Elevation
SCALE: 1/16" = 1'-0"



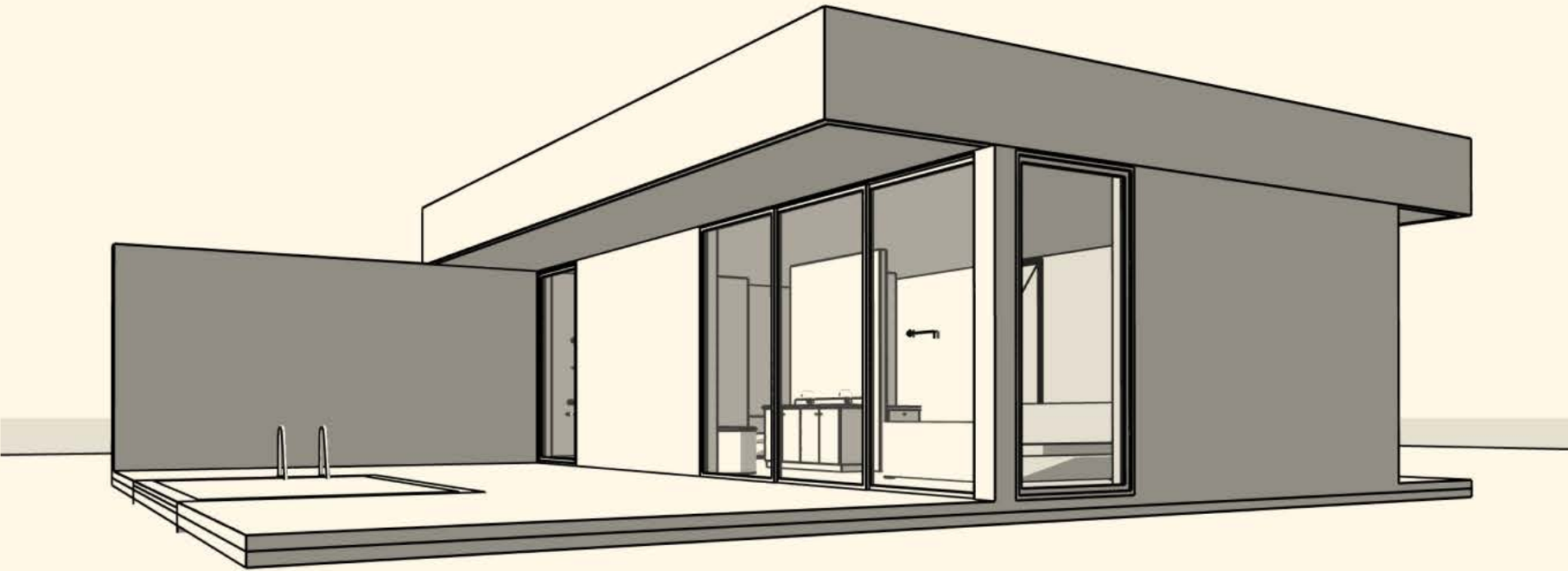
REAR ELEVATION



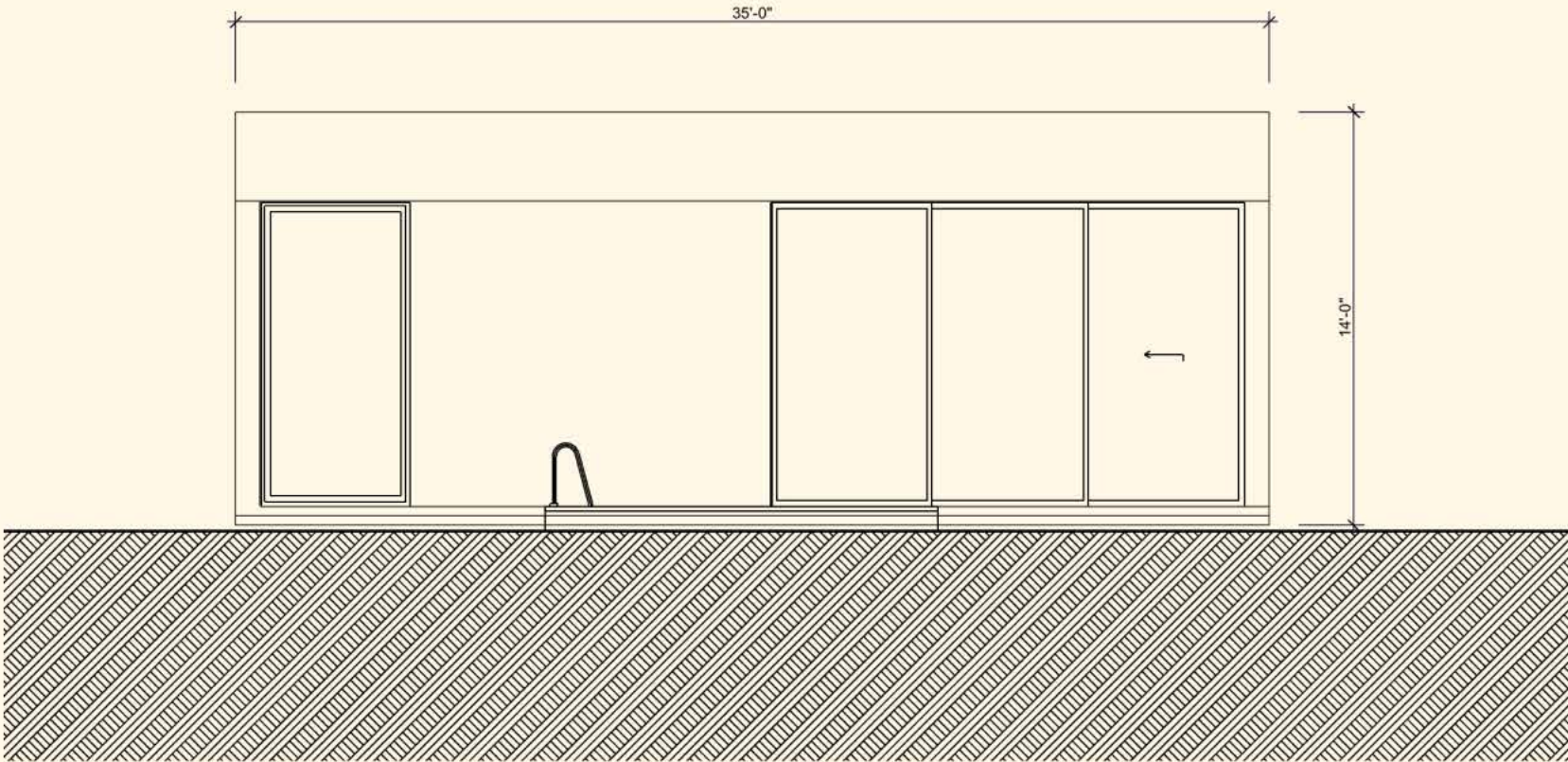
D1
A.05 East Elevation
SCALE: 1/16" = 1'-0"



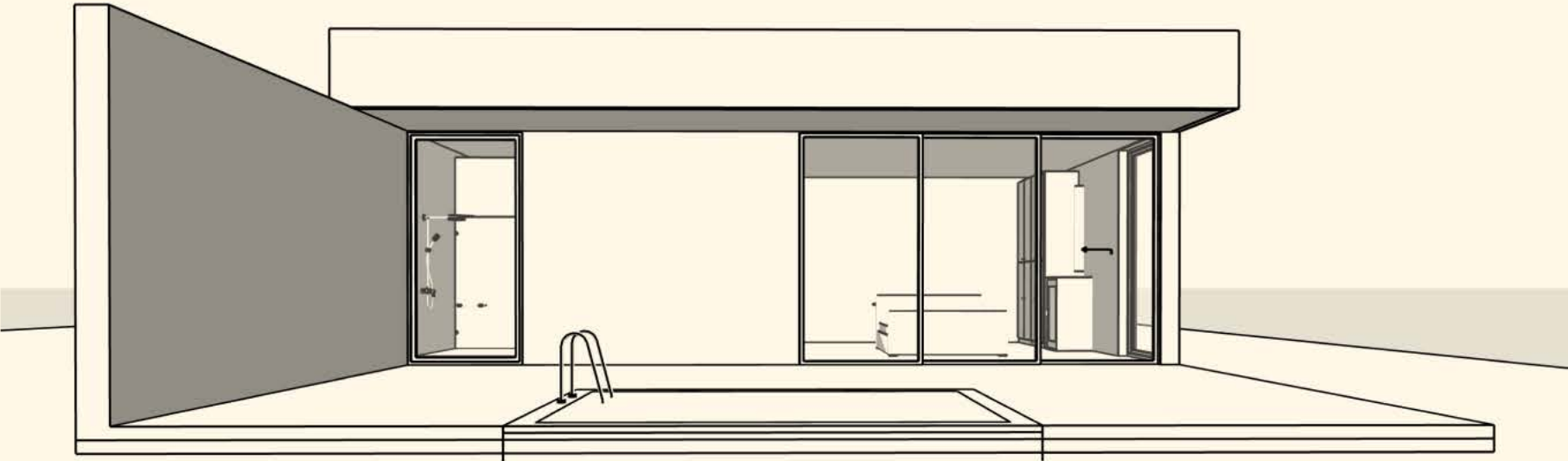
EXAMPLE BEDROOM ELEVATIONS



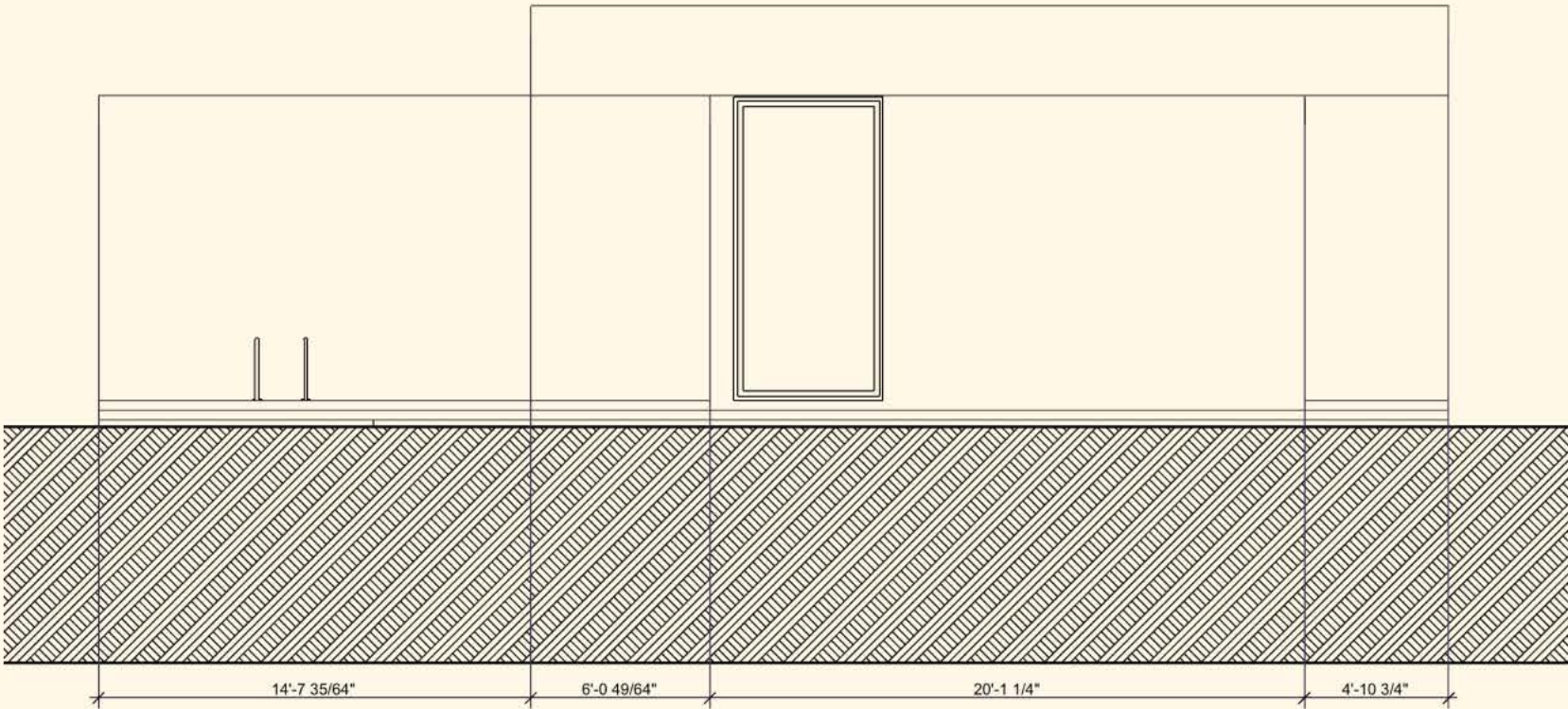
3D SIDE VIEW



FRONT ELEVATION



3D FRONT VIEW



SIDE ELEVATION



04

CONCEPT DESIGN LANGUAGE

DESIGN INTENT

The site and its existing natural topography can provide many moments for beautiful site lines when nestling the buildings into the site instead of developing over-scaled massings.

The proposed concept purposefully creates single-level small-formed structures in favor of a more fragmented and decentralized approach. Each function is accommodated in a separate building encouraging permeability, openness and access.

This allows each building to sit comfortably within the landscape - adopting their own character, while being part of a unified collection of structures.

Natural textured materials including rammed earth siding and stone that will patina over time, seamlessly integrating into the landscape, to celebrate Oculta Roca’s agrarian heritage.

“A BUILDING SHOULD APPEAR TO GROW EASILY FROM ITS SITE AND BE SHAPED TO HARMONIZE WITH ITS SURROUNDINGS IF NATURE IS MANIFEST THERE.”

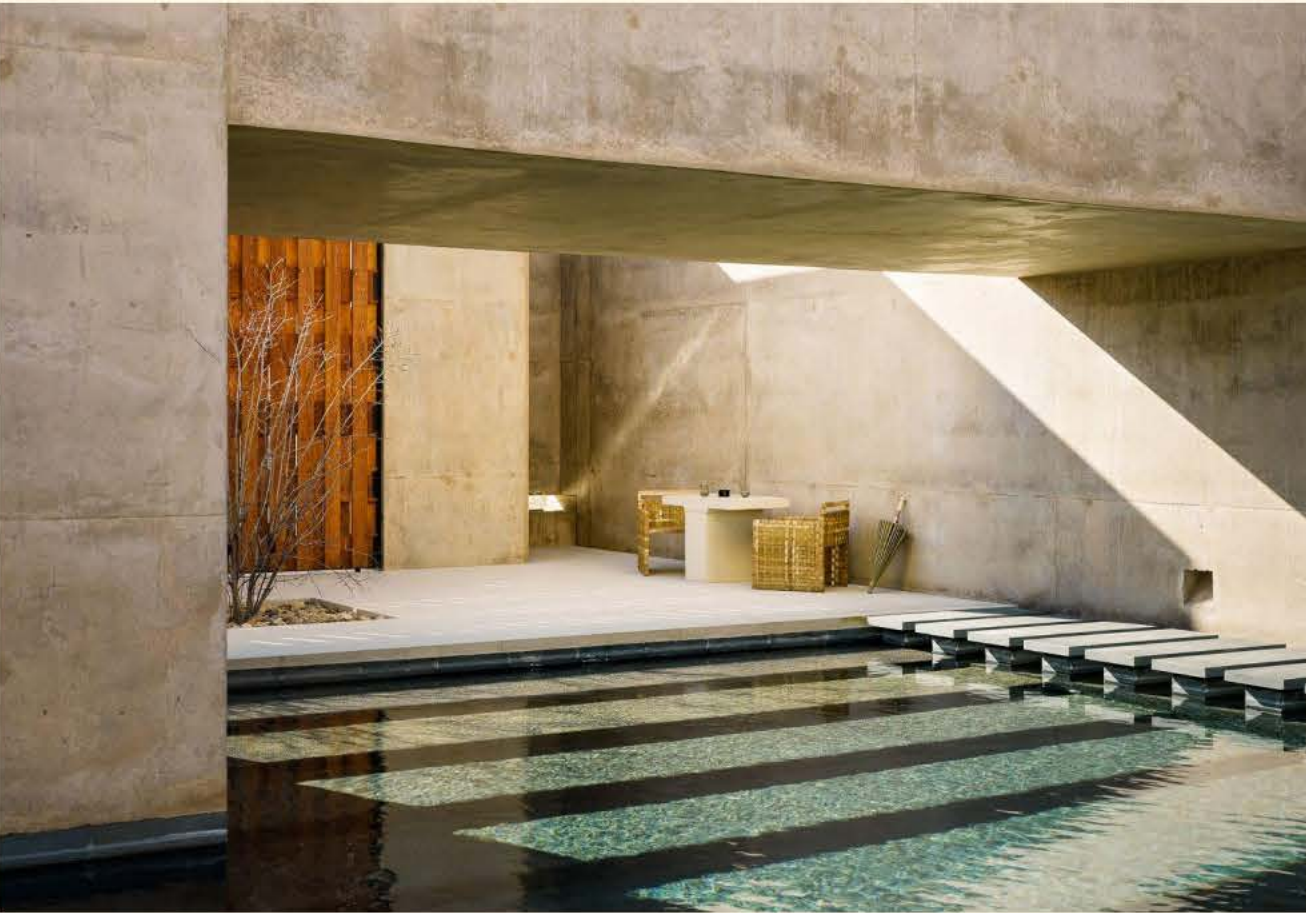
-FRANK LLOYD WRIGHT



ARCHITECTURAL DESIGN LANGUAGE



ARCHITECTURAL LOOK AND FEEL



FARM LOOK AND FEEL



AGRITOURISM CASE STUDIES



SEA RANCH - CALIFORNIA

One of the most prolific projects in California that blends nature with architecture is the Sea Ranch community in Northern California along 10 miles of coastline. Their original mantra was to “live lightly on the land”. The architecture and buildings were subordinate to the natural conditions of each site. They required the use of local natural materials that would age naturally with time. The landscape design was nearly no design, as it was all local and native and could only be restored to native condition.

BABYLONSTOREN FARM & HOTEL - SOUTH AFRICA

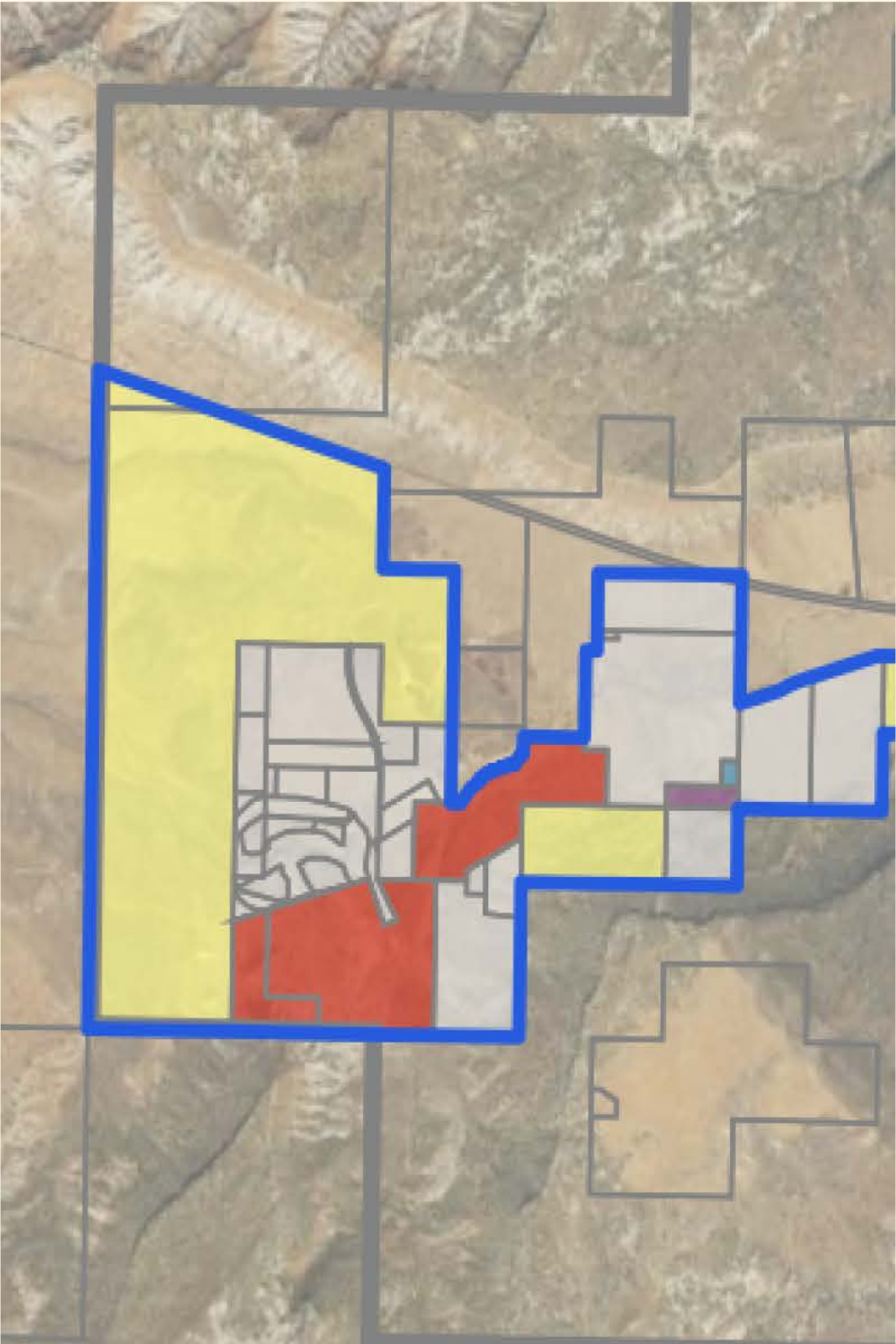
Babylonstoren is a beautiful property in South Africa that is a functioning farm, winery, hotel, restaurant and educational center. Their restaurant serves food grown on property and their spa utilizes botanicals from the gardens. A large component is educational workshops and creative classes that hover around utilizing and working with the land.



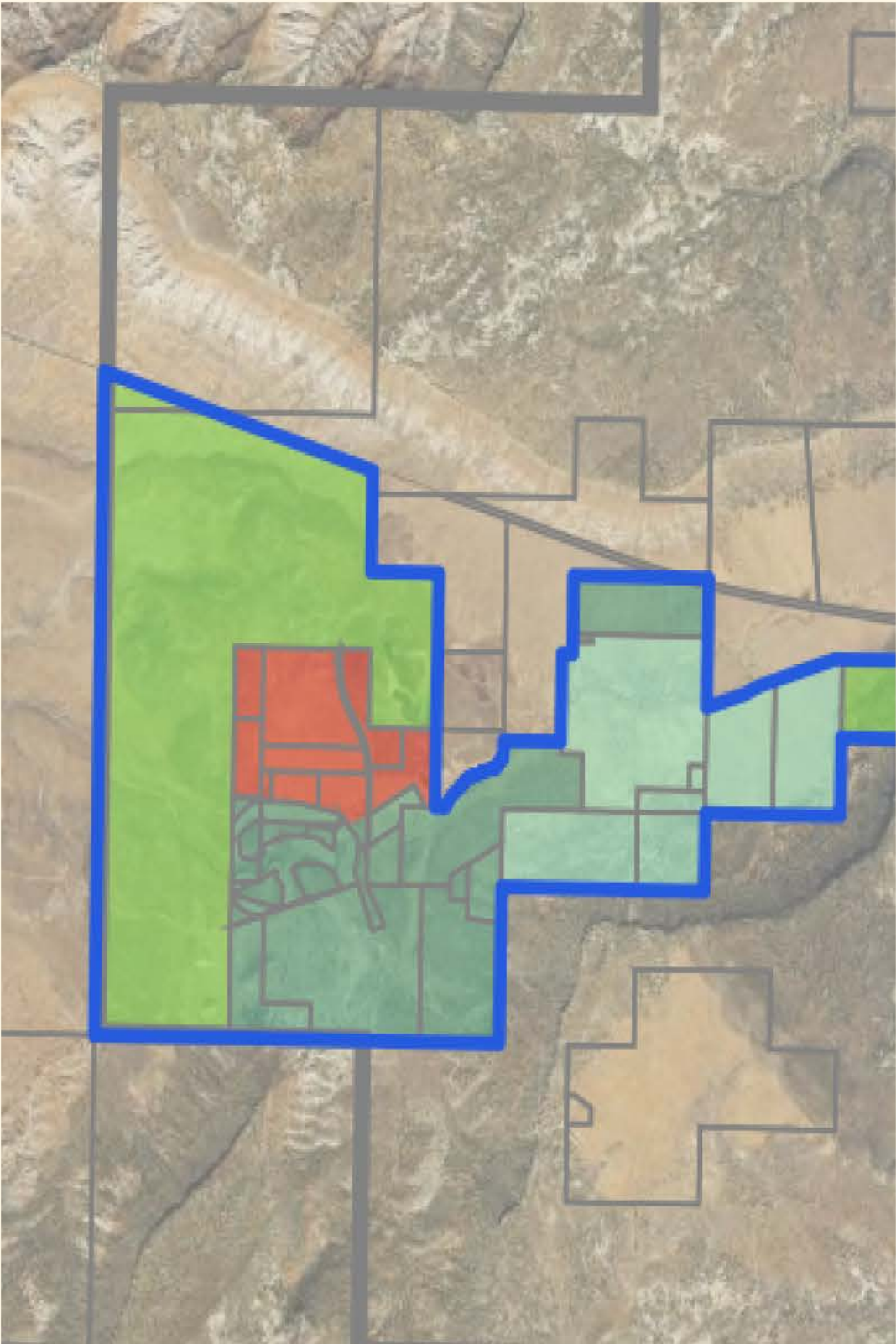
OS

ZONING CODE

WHY THIS SPECIFIC PARCEL?



ZONING MAP



GENERAL PLAN

Apple Valley Township annexed this area from Washington County with the original commercial use by Kokopelli Golf Course. We aim to rehabilitate the lands used by the golf greens, replanting the original natural flora and maintaining topography.

We believe that the area’s current zoning is disjointed and requires the Town’s oversight for future development. The Town’s participation in the master planning of this area is crucial to maintain the area’s natural integrity while permitting uses that benefit the community on a case by case basis. The Town is uniquely positioned to set the standard for sustainability and best practice developments in the area.

DEVELOPMENTS THAT PRESERVE THE RURAL CHARACTER OF APPLE VALLEY.

We believe this area is well positioned for Planned Commercial due to its remote nature and access while being suitable for low-medium density Agricultural/ Commercial based on the area’s significant distance from residential developments. Furthermore, this parcel benefits from its privacy and direct access to BLM land increasing recreational use while limiting negative impact on it’s neighbors.

The parcel is bordered by C-3 commercial on two sides. Current C-3 zoning allows for a plethora of commercial uses that, as stated by the Town’s General Plan Themes, would negatively impact the area such as large scale commercial (ie. industrial/manufacturing/retail/office).

The General Plan shows this property as Agricultural Area. The proposed PDC zoning and concept site plan is consistent with agritourism and open space conservation. We believe the Project creates a unique symbiotic relationship between the current area Zoning and future General Plan initiatives.

PROPOSED ZONE CHANGE REQUEST: FOUR STANDARDS

1. WHETHER THE PROPOSED AMENDMENT IS CONSISTENT WITH GOALS, OBJECTIVES AND POLICIES OF THE TOWN'S GENERAL PLAN;

We believe the Project aligns with the Town’s General Plan to support and encourage the preservation of natural open space with the proposed Project planning to develop only 2% of the total lot size.

The General Plan shows this property as Agricultural Area. The proposed PDC zoning and concept site plan is consistent with agritourism and conservation. The Project will maintain the integrity of the long-term objectives set forth by the Planning Commission, City Council and Town’s General Plan.

The Concept’s dedicated open space will provide a multitude of agricultural used that are in-line with the General Plan, inclusive of small-scale farm, greenhouse, vegetable garden, horse pasture, live-stock grazing, natural vegetation preservation.

3. THE EXTENT TO WHICH THE PROPOSED AMENDMENT MAY ADVERSELY AFFECT ADJACENT PROPERTY;

Due the Project concept, we believe that the proposed PDC zoning is not only consistent with the C-3 properties that surround it but that the Project will have an immensely positive impact on the adjacent properties and broader Town. (ie: neighborly cooperation on improved access and added utility infrastructure).

2. WHETHER THE PROPOSED AMENDMENT IS HARMONIOUS WITH THE OVERALL CHARACTER OF EXISTING DEVELOPMENT IN THE VICINITY OF THE SUBJECT PROPERTY;

The property is surrounded by mostly undeveloped property. The Property is bordered by BLM land on both the East and South Side and bordered by C-3 Zoning on its North and West Side. The surrounding areas also contain OST and OSC zoning.

The Project utilizes a blend of existing permitted OST uses (ie. horticulture, farming operations, trails, bona fide farm buildings) while also introducing permitted uses allowed in the neighboring C-3 zoned parcels (ie. hotel, restaurant). We believe our project is harmonious with existing zoning in the area.

4. THE ADEQUACY OF FACILITIES AND SERVICES INTENDED TO SERVE THE SUBJECT PROPERTY, INCLUDING, BUT NOT LIMITED TO, ROADWAYS, PARKS AND RECREATION FACILITIES, POLICE AND FIRE PROTECTION, SCHOOLS, STORMWATER DRAINAGE SYSTEMS, WATER SUPPLIES, AND WASTEWATER AND REFUSE COLLECTION.

We have provided feasibility documentation from major utility providers. Our aim is to work with all public works to provide more-than adequate services to the project. It is our intent to create public road ways, highway turn lanes, fire lanes and public access to and from the property. Furthermore, we will provide a new water system (tank and lines), wastewater septic systems and storm water collection and retention.

PLANNED DEVELOPMENT COMMERCIAL

PURPOSE: The overall purpose of the planned development (PD) zone **is to allow and encourage flexibility and creativity in the design and development** of comprehensively planned projects, including but not limited to, cluster subdivisions that would not be possible under conventional zoning districts.

The PD Zone requires creative and efficient subdivision designs that provide areas of open space and other desirable subdivision design features.

The PD Zone is provided to promote efficiencies in the delivery of required infrastructure, facilities, and services, and reductions in initial subdivision development costs and long-term maintenance costs.

1. Provide for the planned, orderly, and efficient improvement of large, unique or strategically situated landholdings while protecting the natural open space, ecological, topographical, geological, and/or historic features which may exist, from damage which might occur from development permitted by conventional zoning and subdivision regulations. Such features may include, but are not limited to, steep slopes, soils, streams and other water bodies, and pasturelands, wetlands, floodplains, historic structures or sites, cultural features, and scenic views.
2. Encourage protected open space to be accumulated into larger contiguous open space tracts that may be linked throughout the community.
3. Allow for a more efficient and imaginative development of a specific property.
4. Permit property to be used in a manner not sanctioned by the existing zoning regulations in harmony with and without detriment to neighboring properties.
5. Provide a review process by the planning commission, which will allow them an opportunity to evaluate whether the proposed development will be in harmony with the character of the neighborhood in which the development is located.
6. Encourage the best possible site plans and building arrangements under a unified plan of development rather than under lot-by-lot regulation. This may permit buildings to be clustered or arranged in an unconventional manner to maximize open space, create a pedestrian scale, and other public benefits.
7. Encourage better land utilization, economy in the provisions of roads and utilities, and flexibility in design.
8. Encourage ingenuity and resourcefulness in project and site planning and to assure the provision of park and recreation land and facilities for the use of the occupants of the development in order to obtain a more desirable environment.
9. Encourage the mixing of uses as appropriate including housing, neighborhood commercial, office, institutional, and other compatible uses.
10. Discourage clearly incompatible land uses and prevent conflicts where such uses cannot be physically separated by the use of buffer strips and open space, gradations in the intensity of use, control of traffic patterns (through the arrangement of streets), the arrangement of uses in relation to topography, and other means.
11. Facilitate more affordable and efficient housing by providing possibilities for cost savings in infrastructure, installation costs, and energy costs through clustering of dwellings and other structures, and other means.
12. Encourage pedestrian circulation within the project and connections with adjacent land uses.
13. Provide long-range stability in the planning of public facilities and services for the area through the use of a master plan specifying the arrangement and schedule of the various lands use components and project phases.

CONSERVATION HOSPITALITY + AGRITOURISM

OUR GOAL IS TO HUMBLY CREATE A PLACE THAT WE ARE PROUD OF AND THAT THE COMMUNITY OF
APPLE VALLEY IS PROUD TO HAVE.



FOR MORE INFORMATION:

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