



STAFF REPORT

MEETING DATE: April 10, 2025

ITEM TITLE, PRESENTER: Consideration and Approval of Project Plan and Development Agreement for Valley Estates Subdivision under the Spanish Valley Overnight Accommodations Overlay Zone, Dana Farmer, Valley Estates

RECOMMENDATION: Make a motion approving the Project Plan and Development Agreement.
Make a motion denying the Project Plan and Development Agreement.

SUMMARY

A project plan and development agreement were received by the county in February 2025 from Dana Farmer (previously by Shik Han) for the Valley Estates Subdivision. The subdivision has gained previous approvals as an Overnight Accommodations Overlay Zone and is on the final step of the process as outlined in Chapter 10 of the 2019 Spanish Valley Development Ordinance. This application requests the approval of both the Project Plan and the Development Agreement as provided.

Property:

Parcel 1: 27S22E011800

Parcel 2: 27S22E010002

Collectively 45.5 acres

Current Zoning:

These parcels are in the Residential Flex Planned Community District (RF) with a previously approved Overnight Accommodations Overlay as approved at the December 14, 2023 Planning Commission Meeting.

As outlined in Chapter 10, the Spanish Valley Overnight Accommodations Overlay Ordinance should be applied to all new proposals to ensure approved projects minimize community impacts and result in tangible community benefits through the application of creative design, the incorporation and support for mixed uses both on-site and elsewhere in the San Juan Spanish Valley, and through the provision and support for public uses and spaces to help support a balanced community structure.

HISTORY/PAST ACTION

At the October 26, 2023 Planning Commission Meeting the Planning Commission held a public hearing on this rezone application. The Planning Commission voted to recommend approval of the rezone application. The positive recommendation passed with 5 voting yea and 1 voting nay.

At the November 7, 2023 Board of County Commissioners Meeting, the County Commission approved the rezone request with a unanimous vote.

At the December 14, 2023 Planning Commission Meeting the Planning Commission approved the Spanish Valley Overnight Accommodations Overlay. The positive recommendation passed with 6 voting yea and 1 voting nay.

At the March 13, 2025 Planning Commission Meeting the applicant presented the Project Proposal. Planning Commissioners needed additional clarification on the Chapter 10 section of Overnight Accommodations Overlays. Staff and applicant will gather more evidence to present at the April Meeting.