

SUMMARY

This rezone application includes parcels 00056000003B, 00056000003C, 00056000003D, 00056000003E, 00056000003F, 00056000003G and 00056000003H as shown in the application. The property totals approx. 2.5 +/- acres and is currently in the Spanish Valley Residential District (SVR). The application is to rezone the property to the Spanish Valley Residential Flex (RF).

REZONE APPLICATION

CONTACT INFORMATION

Property Owner: Shik Han

Contact: Shik Han

Address: 50 South Ranch Trail, Spanish Valley, UT 84532

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PROJECT INFORMATION

Residential Flex Community: El Rancho

General location of property: South of Spanish Valley

Size of property: 2.5 acres (per the survey)

Current zoning: SVR

Proposed zoning: Residential Flex

NARRATIVE

- The Subject Property falls within the Spanish Valley Ordinances' definition for Central Development Areas:

These are the flattest, least sensitive, and easiest-to-develop sites in the Spanish Valley, which makes them suitable for a wide range of residential and park/open space uses. These are the preferred areas for locating higher residential density and mixed-use neighborhood centers, where a mix of residential, locally scaled commercial and civic services will be provided. 4 residential units/ERUs per acre.

- The San Juan County Spanish Valley Area Plan (April 17, 2018) recommends that, "...development should be implemented sequentially from north to south as part of a rational extension of municipal water and sewer services (Phases 1-6)." (p. 33) The Subject Property lies within Phase 1 of the SUMMARY OF LAND USE PHASING ASSUMPTIONS table which anticipates that Phase 1 properties will be developed first, within the next 0-10 years (written in 2018), and that these properties will draw from the existing 5,000 acre-feet of water supply. (p.36)

- This application to rezone approximately 2.5 acres ["Subject Property"] to the Spanish Valley Residential Flex is requested to accommodate a large-scale planned development, in accordance with the San Juan County Spanish Valley Development Ordinances of the San Juan County Zoning Ordinance, dated September 13, 2019.

- The proposed permitted and uses for the El Rancho Sub-division (Subject Property) include a range of lots consisting of single family and duplex.
- The rezone would allow for NO additional density changes.
- The current preliminary layout includes a mix of single-family lots, duplex lots.
- The major utilities (gas, water, sewer, electric) are already in place or nearby.

APPLICANT STATEMENT

The applicants submit this request for a rezone with the intent of using the Residential Flex zone to the existing subdivision plan. We believe that the type of residential product mix will hold high appeal to the types of residents and visitors who want to be in this beautiful area. Our goal is to create a quality community that helps create values for home/property owners including the surrounding community. This rezone to residential flex allows for broader base set in a residential setting that continues to create options for residents. We are surrounded by commercial, nightly rental, long term renters living in RVs and tiny sheds. The entire El Rancho Subdivision is in-between commercial quarry, outdoor recreation company and nightly rentals and creates future risks in property owner property value if zoning is not changed to be better align approved surrounding usages.