

Overnight Accommodations Overlay Application

Shik Han, Elan Spanish Valley, LLC

Valley Estates Development

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It is requested that the following property be considered for the San Juan County, UT Overnight Accommodations Overlay. Below we have provided specific information regarding the layout of the structures, number of units and proposed primary uses, as well as a summary outlining how this development helps accomplish the objects set forth in the Spanish Valley General Plan.

Parcel IDs: 27S22E011800, 27S22E010002

Approximately 45.5 Acres

Residential Flex Zoning



Spanish Valley OAO Mixed Use Community

San Juan County, Utah

Shik Han - Applicant

Valley Estates Development

This document shall address the Spanish Valley Overnight Accommodations Overlay District Requirements as requested by the SJC Staff, "Section 5 Site Master Plan Required". In addition to the Site Plan, the following commentary shall provide rationale for OAO approval and vesting the project with overnight accommodations being a permitted use If project is approved for Overnight Accommodations consideration in the November 17th, 2023 San Juan County Planning Commission Meeting.

Overnight Accommodations Overlay Checklist

- Proposed Primary Uses
- Number of rooms/units
- Design and development conditions
- Special conditions and requirements (None)
- Other uses and development requirements
- Statement of how the proposed development provides benefit to Spanish Valley
- Map and description of sensitive lands (None)
- Site planning features and how they will be addressed
- Description of beneficial public services and goods the project provides
- Documentation of utilities and how infrastructure designs will conserve resources
- Narrative and graphic presentation of the development
- Traffic Study
- Site Plan (Attachment)
- Statement of how the proposed development is consistent with the area plan
- Other relevant information as requested by the County.

Location and Intended Design

The proposed project is in San Juan County, Utah approximately 45.5 acres located between SITLA master community plan and Balanced Rock development. The parcel ID is 27S22E011800 and 27S22E010002. The parcel is currently zoned Residential Flex. The San Juan County Spanish Valley Area Plan (SJCSVAP) provides guidelines and principles to be considered for all development activities in the area.

In addition to industry best practices, the SJCVAP provides some key criteria including the need for “residential and destinations” that “transcend preconceived notions of what new development should look like and how it can fit with the surroundings”. The proposed development uses this guidance to create a design that adds intentionality and resource preservation to the community.

This includes:

1. The residential type and design incorporated in the attached site plan is an approved product as outlined in the SJCSVAP plan. This includes a “Wide range of residential uses and types to meet the full range of socio-economic and life-cycle needs” (SJCSVAP, 2018, pg. 30-33).
2. The proposed location of the development is in harmony with the surrounding land uses. In this location, overnight accommodation will not disrupt or negatively harm adjacent properties but will rather create a community center staying at the adjacent Balanced Rock Development to the north, and the SITLA Development West and South. The design also includes designated housing to support growth of the area as referenced in the Area Plan.
3. The residential use product set forth in the site plan conforms to the examples set forth in the Area Plan (SJCSVAP, 2018, pg. 30).
4. The economic benefits of overnight accommodations will provide valuable revenue for the county to aid their limited resources and manpower. This growth will provide resources for infrastructure and a larger variety of services to attract visitors and permanent residents to further the responsible growth of the county. (SJC General Plan, 2018, pg. 140)

Proposed Usages and Densities

The project proposes 180 residential units with overnight accommodation. This mirrors the Spanish Valley Plan for Flex Development Areas by “incorporating a flexible development approach that allows a range...specialty residential uses” (SJCSVAP, 2018, pg. 30). Sample of Housing Types show in the Spanish Valley Area Plan (SJCSVAP, 2018, pg. 30-31) The project will mirror this style and spirit.



Economics

As part of their 10 year vision, the county is prioritizing Diversification and Business Expansion (SJC General Plan, 2018, pg. 29). In an effort to generate more, higher paying jobs in the area, and in order to support tourism expansion, the area will need its own service providers such as restaurants, shops, and accommodations for visitors.

In addition to the sales and income taxes generated by these businesses, local transient room tax will also be created. It is estimated that gross revenue from this tax alone could be \$297,481 a year as of 2018. (SJC General Plan, 2018, pg. 63). The San Juan County General Plan states that “Tourism can become one of the county’s primary industries because it imports dollars.” And “The County’s natural amenities can be tourism assets if managed properly” (SJC General Plan, 2018, pg. 64). As discussed in the State’s Travel and Tourism Industry Report, “Domestic and international travelers and tourists visit Utah year-round to participate in a wide range of activities. Since 2015, visitor spending in Utah’s economy has increased by an average 5.1% annually. In 2019, travelers directly spent a record \$10.06 billion in Utah, generating an estimated 141,500 total Utah jobs, and \$1.34 billion in state and local tax revenue. Utah’s national parks and state parks experienced record visitation in 2019 as well.” (The State of Utah’s Travel and Tourism Industry, 2019, Cover Page).

The proposed site plan avoids the “Corporate Hotel or Motel” style and instead presents a thoughtful and respectful design that not only incorporates the area’s rich heritage and culture, but also provides economic drivers and revenue sources for the county.

By using intentional colors and designs, the project will mirror the environment around it and provide a safe and comfortable place for residents to enjoy the Spanish Valley area.

Ecological Guidelines and Concerns

Traffic and Road Design:

Safe and Efficient Traffic flow will be a priority to the project. Concept Study for traffic studies, counts, and design criteria applicable to integrate with future SITLA Development. The project will work closely with both Balance Rock and SITLA.

Sensitive Lands:

The project does not contain any sensitive lands.

Energy:

The project designs will reduce Heating, Cooling, and Lighting loads through Climate-Responsive Design and Conservation Practices such as daylighting, the use of photovoltaic panels, and smart controls. Buildings will utilize energy efficient insulation and exteriors to meet or exceed federally approved energy modeling standards. Electric vehicle charge stations may be provided in a thoughtful and intentional manner.

Dark Skies:

Exterior Lighting shall follow the San Juan County Dark Skies requirements. Interior lighting fixtures visible from the property boundaries shall have fixtures directed to the interior of rooms to minimize light pollution.

Water Conservation:

The project will use a few water conservation strategies.

These include:

1. System Optimization (efficient water system design, leak detection, and repair)
2. Water-efficient plumbing fixtures (low-flow urinals, toilets, sinks and showerheads as well as water-efficient dishwashers and washing machines).
3. Irrigation and Landscape Methods beyond the requirements of the Spanish Valley Water Efficient Landscape Requirements. (water efficient,-low evaporation irrigation systems, smart irrigation control systems, limited turf in landscape design, water-efficient scheduling practices, and Xeriscape)
4. Water recycling or reuse measures (Water Catchment, low impact HVAC systems, and gray water reuse where possible and approved by the Health Department)
5. Bio-Retention and Bio-Infiltration systems to manage storm runoff.

Site Planning Features

Using industry recognized best-practices, the site plan will implement modern techniques and designs to promote a seamless transition between the site and its surroundings. One of the biggest features being implemented in the project's plans is foresight. The project can be ready to meet the needs of the County revenue and future residential usage to the area. This includes intentional road layouts and setbacks which future-proof the Spanish Valley corridor. Being thoughtful of future weather events, the project can utilize water retention and detention methods to limit the storm water runoff to historic levels. Lastly, by incorporating the surrounding colors, lines, and layouts of the red rock, the project will limit its visual impact and make for a comfortable addition to the area.

The following project statistics are provided per the San Juan County Spanish Valley Development Ordinances of the San Juan County Zoning Ordinance.

Gross acreage: approx. 45.5 Acres

Residential – 4 Units per Acre

Total overnight accommodation units: 180 Units

Overnight accommodations unit density expressed as a per-acre ratio: 4 Units per Acre

The project is adjacent to future public open-space.