



STAFF REPORT

MEETING DATE: January 2, 2024

ITEM TITLE, PRESENTER: Consideration and Approval of Spanish Valley Overnight Accommodations Overlay Application, Valley Estates Development.
Kristen Bushnell, Planning and Zoning Administrator

RECOMMENDATION: Consideration and Approval

SUMMARY

Valley Estates Development, Shik Han, is applying for the Spanish Valley Overnight Accommodations Overlay (SVOAO) for 45.5 acres of private property in Spanish Valley as described below:

Property:

Parcel 1: 27S22E011800

Parcel 2: 27S22E010002

Collectively 45.5 acres

Current Zoning:

These parcels are in the Residential Flex Planned Community District (RF). The rezone of the property was approved at the November 7, 2023 Board of Commissioners Meeting.

This application is a request to both apply the Spanish Valley Overnight Accommodations Overlay to these parcels and attach the approval to their Valley Estates Development plans. In the past the Planning Commission has approved Spanish Valley Overnight Accommodations Overlay applications in three steps. Step one applies the overlay to the property, and step two attaches it to the specific project or development, and step three is development agreement, project plan, or subdivision plats. The applicant is seeking to consider both step one and step two together.

This three-step consideration process is outlined in Chapter 10 of the Spanish Valley Development Ordinances, and has established somewhat of a precedent, and to be consistent in the way we handle these applications, the Planning Commission would consider this application in two steps rather than one.

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 discussed the application in accordance with our ordinances. The Planning Commission voted to recommend the approval to apply an Overnight Accommodation Overlay on the property. The positive recommendation passed with 6 voting yea and 1 voting nay.