



## STAFF REPORT

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**MEETING DATE:** January 2, 2024

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

**RECOMMENDATION:** Consideration and Approval

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### SUMMARY

El Rancho Development, Shik Han, is applying for the Spanish Valley Overnight Accommodations Overlay (SVOAO) for 2.5 acres of private property in Spanish Valley as described below:

**Property:**

Parcel 1: 00056000003B  
Parcel 2: 00056000003C  
Parcel 3: 00056000003D  
Parcel 4: 00056000003E  
Parcel 5: 00056000003F  
Parcel 6: 00056000003G  
Parcel 7: 00056000003H

Collectively 2.50 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 El Rancho Subdivision 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 the 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 5 voting yea and 1 abstaining.