

# CRYSTAL VALLEY RANCH PLANNED DEVELOPMENT, AMENDMENT NO. 7

## REZONING

TOWN COUNCIL  
JANUARY 6, 2026



# VICINITY MAP

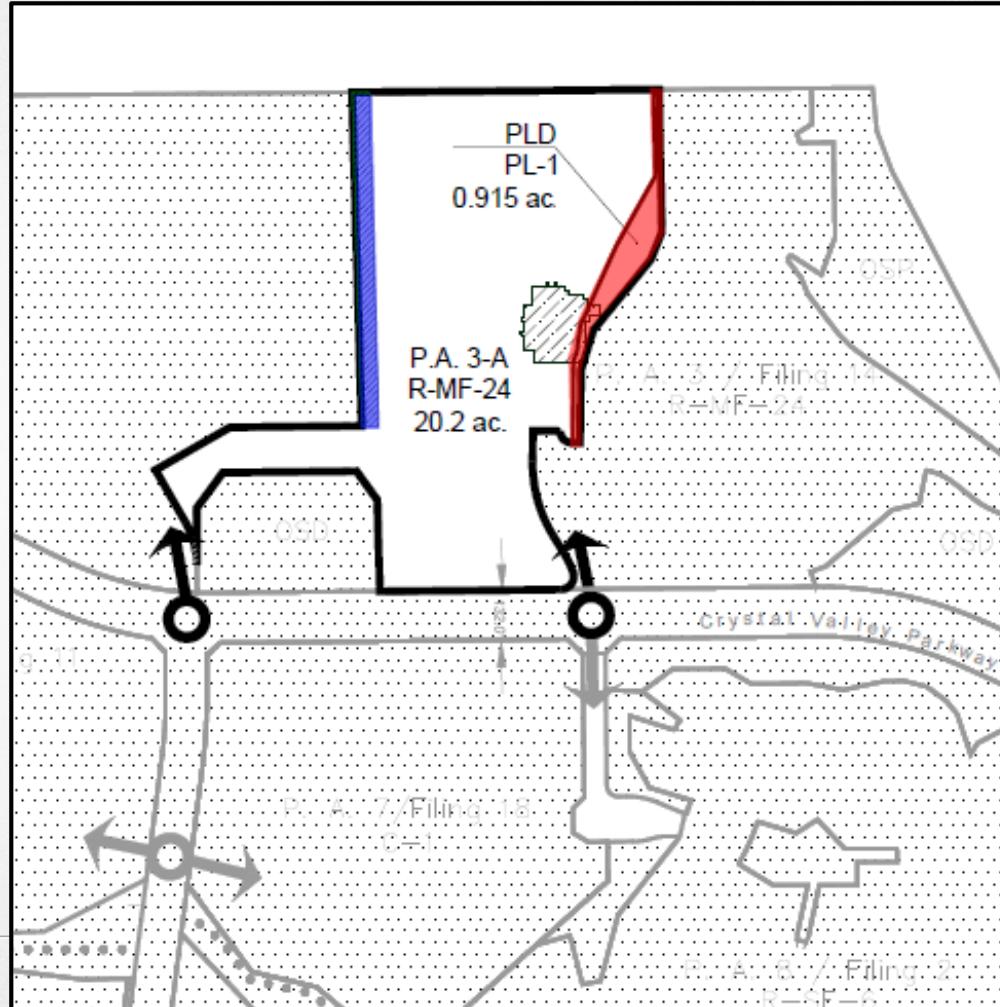
- 20.2 acres
- North of Crystal Valley Parkway, east of Rhyolite Park
- Zoned for school use, public land dedication and residential development
- DCSD not proceeding with a school; per DA property may now be developed as residential



# REZONING

MOU agreement shifts the current developable area to the west, facilitating a land swap:

- 45 ft wide area in **blue** would allow residential (R-MF-24)
- Area is **red** removes residential uses, adds Public Land Dedication, increasing buffer on the eastern side adjacent to existing homes
- No changes to permitted uses or development standards in PA 3-A



# COMMUNITY OUTREACH AND FEEDBACK

## Outreach Efforts

Properties within 500 feet are mailed notices, public hearing signs are posted, meeting notices on Town webpage

### Conveyance of parcel to developer:

- 3 public meetings held at Town Council in 2025: April, September, & October

### Rezoning this 45 ft wide strip:

- 1 neighborhood meeting was held

Neighborhood Meeting	
Date	Attendance
December 9, 2025	2

## Feedback/Questions

- Appreciation on the buffer added on the east side
- General questions on number of holes at the disk golf course

# PD AMENDMENT REVIEW AND APPROVAL CRITERIA

- A. Community Vision/Land Use Entitlements
- B. Relationship to Surrounding Area
- C. Circulation and Connectivity
- D. Service phasing and Off-site Impacts
- E. Open Space, Public Lands and Recreation Amenities
- F. Preservation of Natural Features

# ANALYSIS AND FINDINGS

- Meets the objectives of the Town's Vision and Comprehensive Master Plan
- Consistent with the Crystal Valley Ranch Planned Development Plan and PD Zoning for Planning Area 3-A
- Complies CRMC 17.34 Planned Development Plan and Zoning criteria

## RECOMMENDATION

Planning Commission recommended approval to Town Council by a vote of 6-0 on December 11, 2025.

# PROPOSED MOTION

## Approval:

*“I move to approve the Ordinance, as introduced by title.”*

## ALTERNATIVE MOTIONS

### Approval with Conditions

*“I move to approve the Ordinance, with the following conditions:”* (list conditions)

### Continue item to next hearing (need more information to make decision)

*“I move to continue this item to the Town Council meeting on [date], at [time].”*



# QUESTIONS