

**APPLE VALLEY
PLANNING DEPARTMENT
LOT LINE ADJUSTMENT
REVIEW**

PARCEL ID: AV-1366-A-16
& AV-1366-A-17

PLANNING COMMISSION SCHEDULED MEETING DATE: November 2nd 2022

TOWN COUNCIL SCHEDULED MEETING DATE: **November 16th 2022**

PROPERTY OWNER: Farrar, Michael Lee & Karale Robyn TRS, Farrar Jerry lee & Sherlin TRS

AGENT: None

CURRENT ACRES PARCEL 1: 3.54 Acres

PROPOSED ACRES PARCEL 1: 7 Acres

CURRENT ACRES PARCEL 2: 21.88 Acres

PROPOSED ACRES PARCEL 2: 18.42 Acres

CURRENT ZONE PARCEL 1: A-5

CURRENT ZONE PARCEL 2: A-5

GENERAL PLAN ZONE: Residential Low: 5+ Acres

COMMENTS: Applicant has submitted application with the stated purpose of adjusting the lot lines for these two properties. Property 1 is not in compliance with current zoning as it is right now, lot line adjustment would bring that property into compliance with the current zoning. Both properties have an existing single family residence. Property is surrounded by multiple properties of similar size with single family residences on the properties. Overall application would achieve more compliance than what is currently there. Application was sent to Joint Utility Committee and did not return with any negative comments.

Example of a motion to Approve this application:

I make the motion we recommend approval to the Town Council for the lot line adjustment for parcel AV-1366-A-16 and parcel AV-1366-A-17 based on the finding presented in the staff report.

Example of a motion to Deny this application

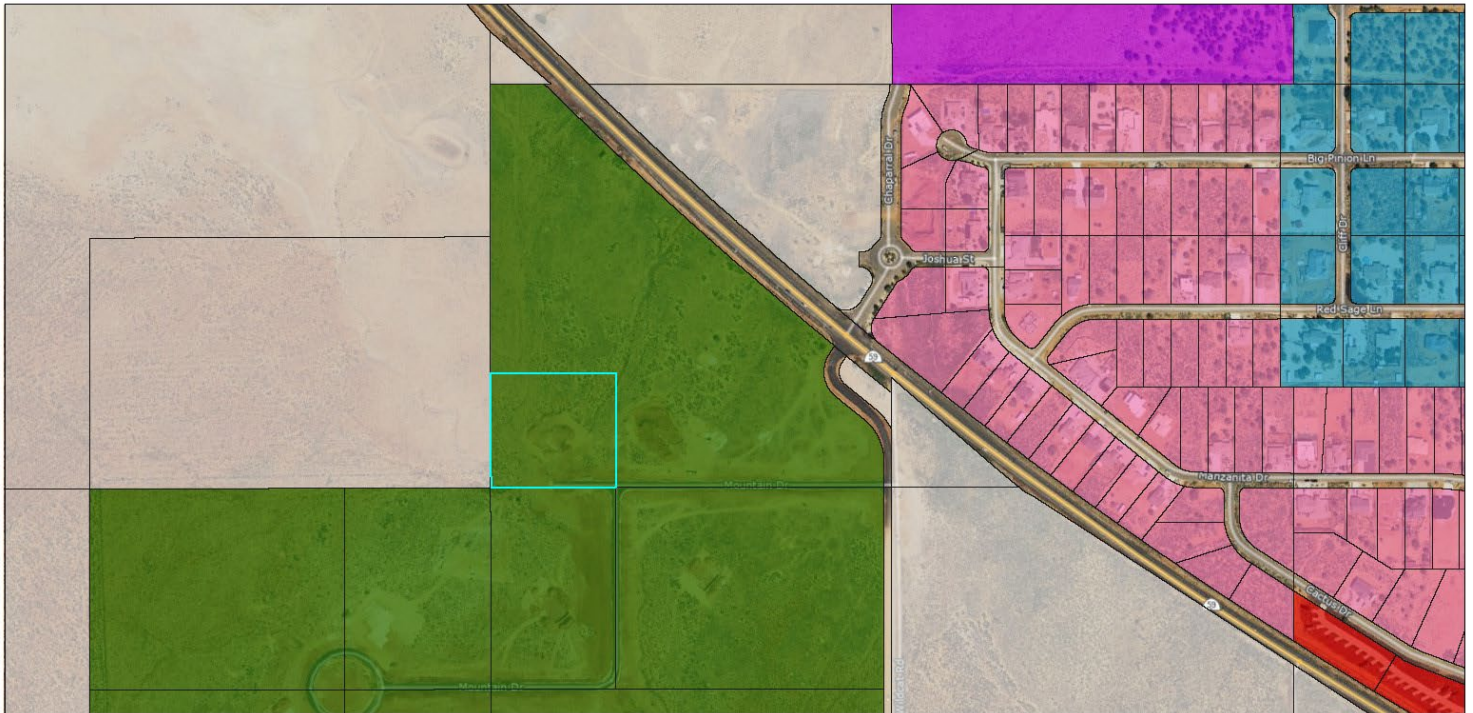
I make the motion we recommend denial to the Town Council for the lot line adjustment for parcel AV-1366-A-16 and parcel AV-1366-A-17 based on the

finding presented in the staff report.

Example of a motion to approve this application with conditions:

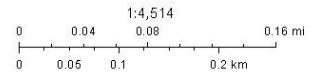
I make the motion we recommend approval to the Town Council for the lot line adjustment for parcel AV-1366-A-16 and parcel AV-1366-A-17 with the following conditions. [list conditions]

Apple Valley Zoning Districts



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- | | | |
|------------------------------|--------------------------------------|-----------------------------|
| Washington County Parcels | Single-Family Residential > .5 Acres | OST - Open Space Transition |
| Future Annexation Boundary | C-2 - Highway Commercial | RE-1 - Rural Estate 1 |
| Zoning Districts | INST - Institutional | Town Boundary |
| A-5 - Agricultural > 5 Acres | | |



Apple Valley Zoning Districts



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Washington County Parcels

