

APPLE VALLEY PLANNING DEPARTMENT ZONING CHANGE REVIEW

PARCEL ID: AV-2194-D, AV-2194-B, & AV-2-2-27-432

PLANNING COMMISSION SCHEDULED MEETING DATE: **MAY 1ST, 2023**

TOWN COUNCIL SCHEDULED MEETING DATE: TBD

PROPERTY OWNER: PRECEPT HOLDINGS LLC, LARON HALL, BHATIA ANISH, HIKKO DESIGN LLC

AGENT: HIDDEN ROCK DEVELOPMENT GROUP

ACRES: 84.08, 17.02, 102.79

CURRENT ZONE: OST, C-3 **PROPOSED ZONE:** CABIN, A-5, PD

GENERAL PLAN ZONE: AGRICULTURAL

COMMENTS: Applicant is requesting a zone change to agricultural 5 acre and cabin with a planned development overlay. The intent is to develop a horizontal hotel. The property is currently surrounded by C-3 property to the West and North, as well as some BLM property to the East and South. The general plan shows this property as well as all surrounding properties as agricultural land.

This project was presented to the Joint Utility Committee on November 16th, 2022. Several concerns were brought up during this meeting and while the applicants have addressed some, the following are still concerns from staff:

The first concern is access to the property. It is currently accessed through Cinder Hill Road as well as Gouldwash Road. Both roads are not currently roads that have been dedicated to the town and run through multiple private properties. The transportation master plans show only a portion of Gouldwash road to be used for future planning. The master plan shows these roads as a collector street and would require major improvements to bring them up to town standards. Due to the size of the project the applicants would be required to have a primary access as well as a secondary access in case of emergency. Another concern with access would be approval from UDOT for access off highway 59 as far as staff knows there hasn't been any information on whether this would be possible.

The second concern is the site plan that was provided shows quite a bit of development on the hillside. The applicants did a good job of keeping the buildings on relatively flat ground but there are concerns on the road running through their property for emergency vehicle access. Much of their development is on a slope greater than 30% which is not allowed by Apple Valley's hillside ordinance. The hillside ordinance allows slopes up to a maximum of 12% for the road if the road is brought up to full improvements including pavement. It may be difficult to develop roads to meet these requirements.

The last concern is with the water the applicant has added property since their first proposal. The main reason for adding that property is to obtain some existing wells that would be dedicated to the project. It is unknown if the wells are working and could provide the water to the project.

The following is our report based upon the property location and other facts:

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE When approving a zone change, the following factors should be considered by the Planning Commission and Town Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives, and Policies of the Town's General Plan;
The town General Plan shows this property as Agricultural. This zone change would not be consistent with the General Plan
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
There is not currently much development in the vicinity of this project. The location is the old kokopelli golf course. So there is part of a clubhouse as well as the golf cart paths which are being proposed to be integrated into this project.
3. The extent to which the proposed amendment may adversely affect adjacent property; and
There is not currently any development on the adjacent property. This zone change would most likely set the course for how the property would be developed in this part of town.
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.
There are not currently any utilities for this area. The applicant would need to provide all utilities and road access.

Example of a motion to Approve this application:

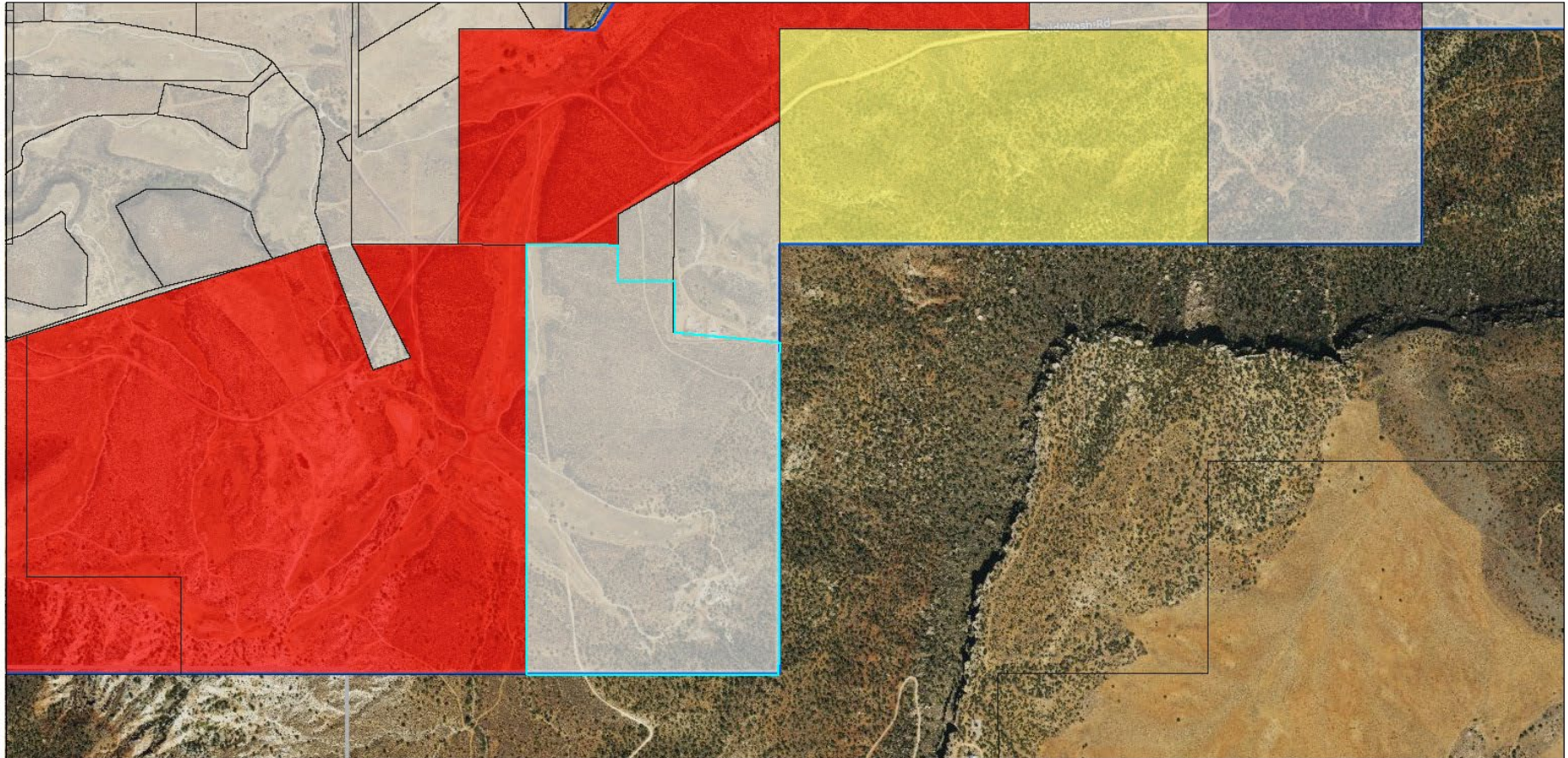
I make the motion we recommend approval to the Town Council for the zoning change for AV-2194-D & AV-2194-B from OST to C-3 or PDC based on the information provided in the staff report:

Example of a motion to Deny this application

I make the motion we recommend denial to the Town Council for the zoning change for AV-2194-D & AV-2194-B from OST to C-3 or PDC based on the information provided in the staff report:

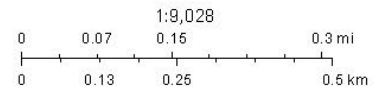
Current Zoning

Apple Valley Zoning Districts



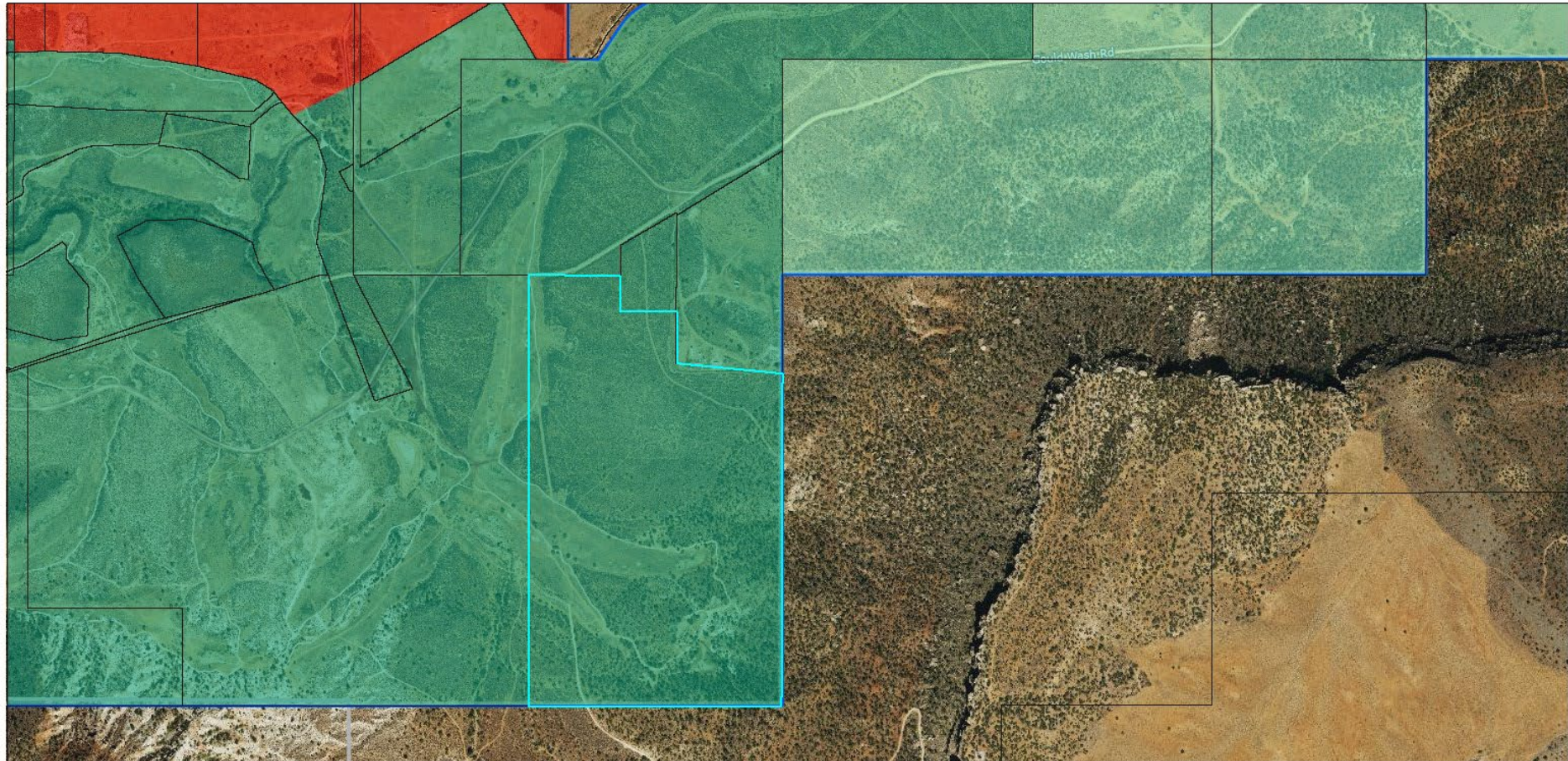
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|----------------------------|-------------------------------|-----------------------------|
| Washington County Parcels | Zoning Districts | OST – Open Space Transition |
| Future Annexation Boundary | C-3 – General Commercial | RE-10 – Rural Estate 10 |
| | OSC – Open Space Conservation | Town Boundry |



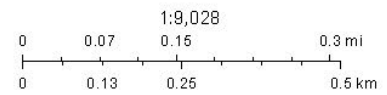
General Plan

Apple Valley Zoning Districts

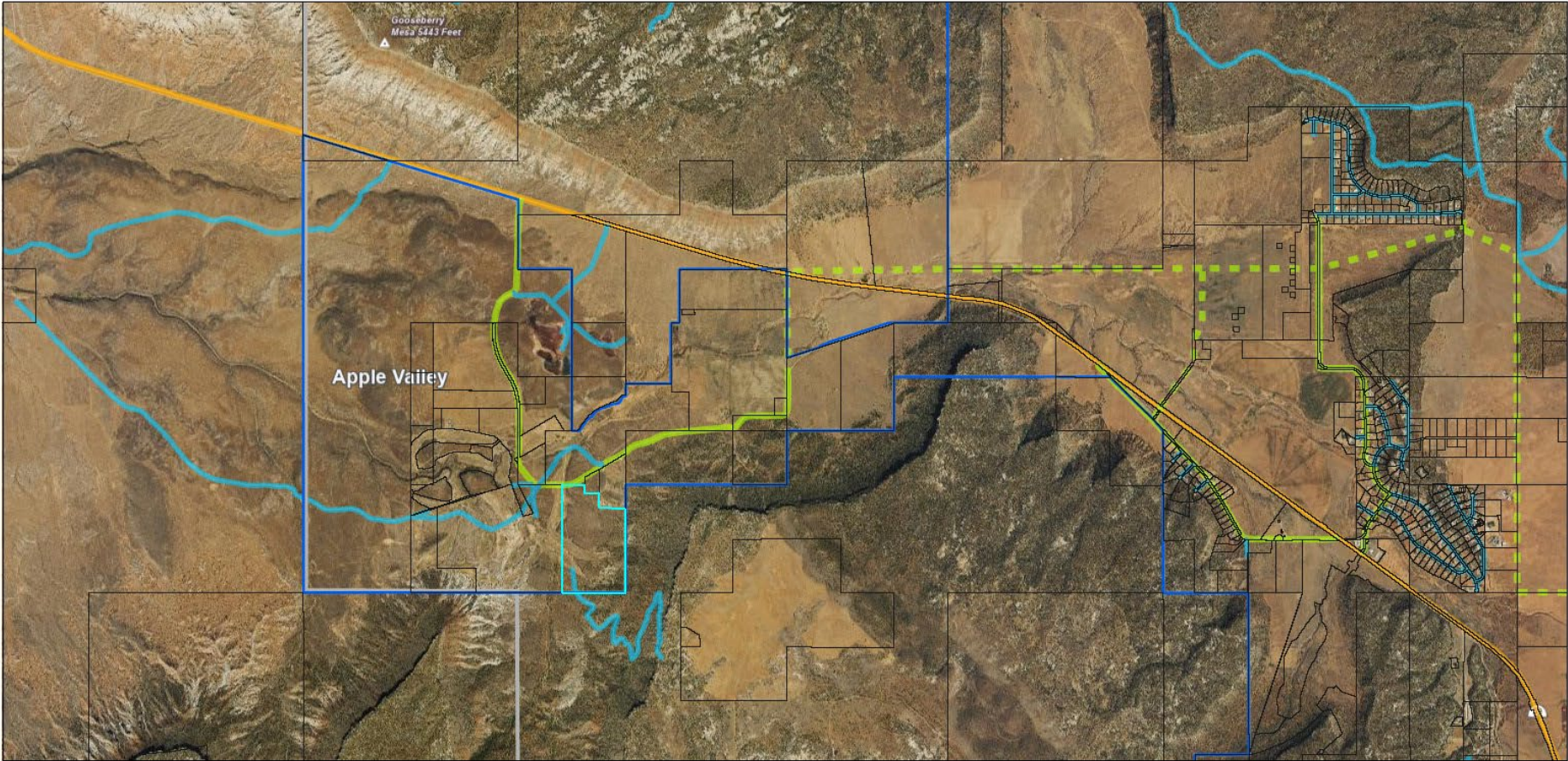


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- Washington County Parcels
- General Plan
- A - Agricultural
- C - Commercial
- R3 - Residential Low. 5 + Acres
- Future Annexation Boundary
- Town Boundry

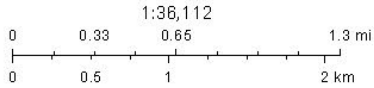


Apple Valley Zoning Districts



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- Washington County Parcels
- Future Annexation Boundary
- Town Boundary
- Major Arterial, Existing
- Local Road
- Minor Collector, Existing
- Minor Collector, Proposed



Town of Apple Valley
Sunrise Cloud SMART GIS©

Roads Master Plan