

**APPLE VALLEY  
PLANNING DEPARTMENT  
ZONING CHANGE  
REVIEW**

PARCEL ID: AV-1351-D

PLANNING COMMISSION SCHEDULED MEETING DATE: **May 1<sup>st</sup>, 2023**

TOWN COUNCIL SCHEDULED MEETING DATE: **TBD**

**PROPERTY OWNER:** Aaron and Jill Hamblin

**AGENT:** NONE

**ACRES:** 5 Acres

**CURRENT ZONE:** OST (Open Space Transition) **PROPOSED ZONE:** A-5 (Agricultural 5 Acres)

**GENERAL PLAN ZONE:** Residential Medium: 1-5 Acres

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**COMMENTS:** Applicant has put in application with the stated purpose to change the property to an A-5 zone with the intention of building a residence. This property consists of 5.00 acres that is undeveloped and is currently zoned OST. It is bordered by OST and RE-1 properties to the North, RE-20 Property to the East, OST Property to the South, and OSC Properties to the West. Surrounding properties are currently undeveloped however, there are residential properties in the close vicinity.

Application was submitted to the Joint Utility Committee through email and received the following feedback:

**Rocky Mountain Power:** Stated that they have spoken with the applicant and they will require an extension of power to their property. They are also requesting a easement along the access road to install the new lines. They will need to continue to work with the power company to get a detailed power design and cost when they are ready to build their home.

**Roads:** There is currently no access to the property. There is an access easement onto the property. There was a "road" pushed into the property but it does not meet any town standards and will need to be upgraded before a building permit will be issued.

**Fire:** The access easement is a long dead end and will need turn arounds for EMS access. Access will also need to meet requirements for an all weather road that can handle EMS vehicles.

**Ash Creek SSD:** They are fine with the application the lot meets the requirements for an alternate septic systems. The applicant will also need to provide Ash Creek with the required septic agreement.

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The following is 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 General plan shows this property as a medium density residential. A zone change to A-5 is 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;
  - Property is bordered by undeveloped land however, there are some residences in the vicinity. The proposed change would most likely be harmonious with future development in that area.
3. The extent to which the proposed amendment may adversely affect adjacent property; and
  - There appears to be no negative affect to neighboring properties cause by this zone change.
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.
  - The applicant will have some challenges when it comes to utilities. Mainly with the road access and fire protection. These items have been discussed in the JUC notes.

### 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-1351-D from OST to A-5 based on the information presented in the staff report.*

### Example of a motion to Deny this application

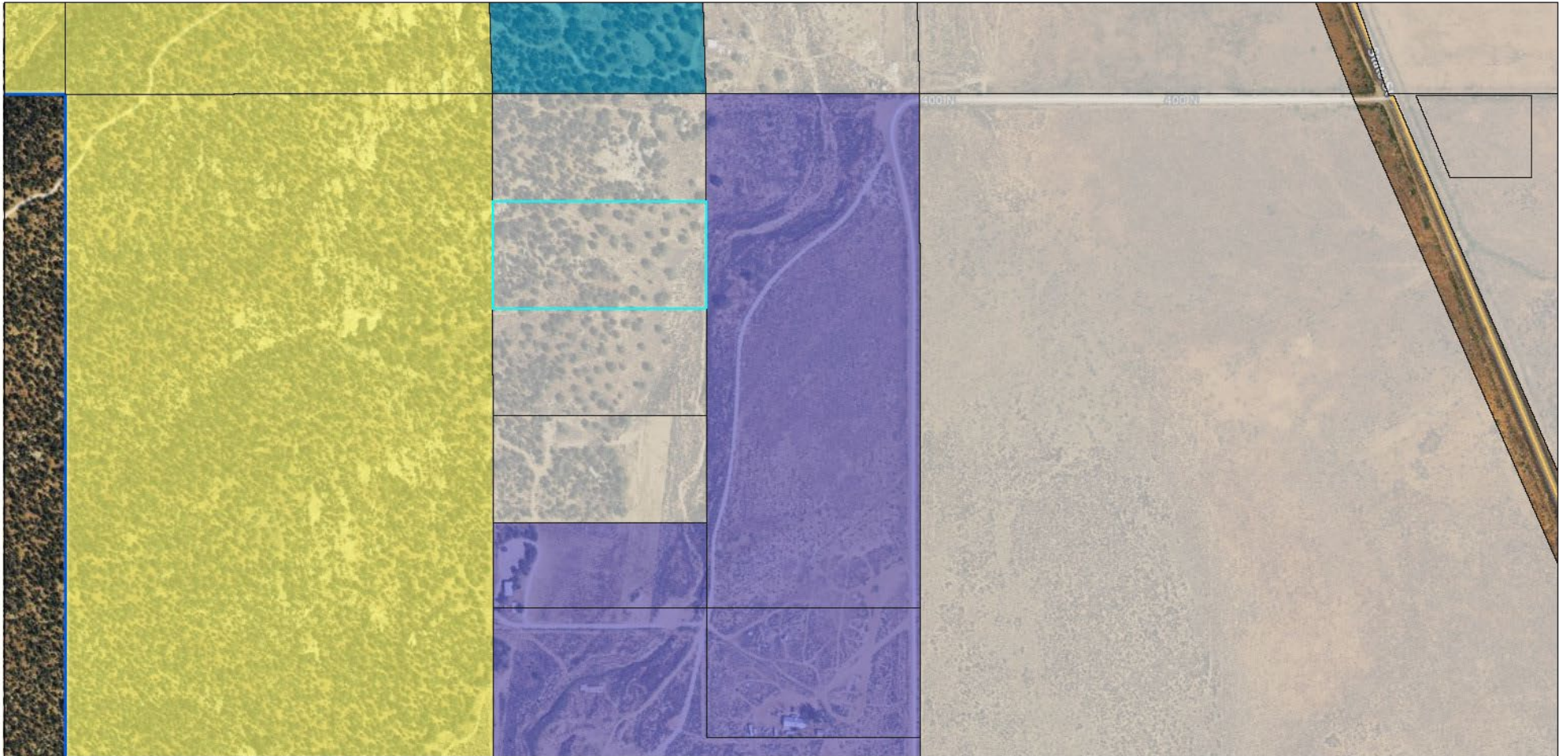
*I make the motion we recommend denial to the Town Council for the zoning change for AV-1351-D from OST to A-5 for the following reasons:[list reasons]*

### Example to approve with conditions:

*I make the motion we recommend approval to the Town Council for the zoning change for AV-1351-D from OST to A-5 with the following conditions. [list conditions]*

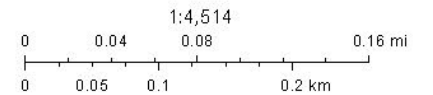
# Current Zoning

## Apple Valley Zoning Districts



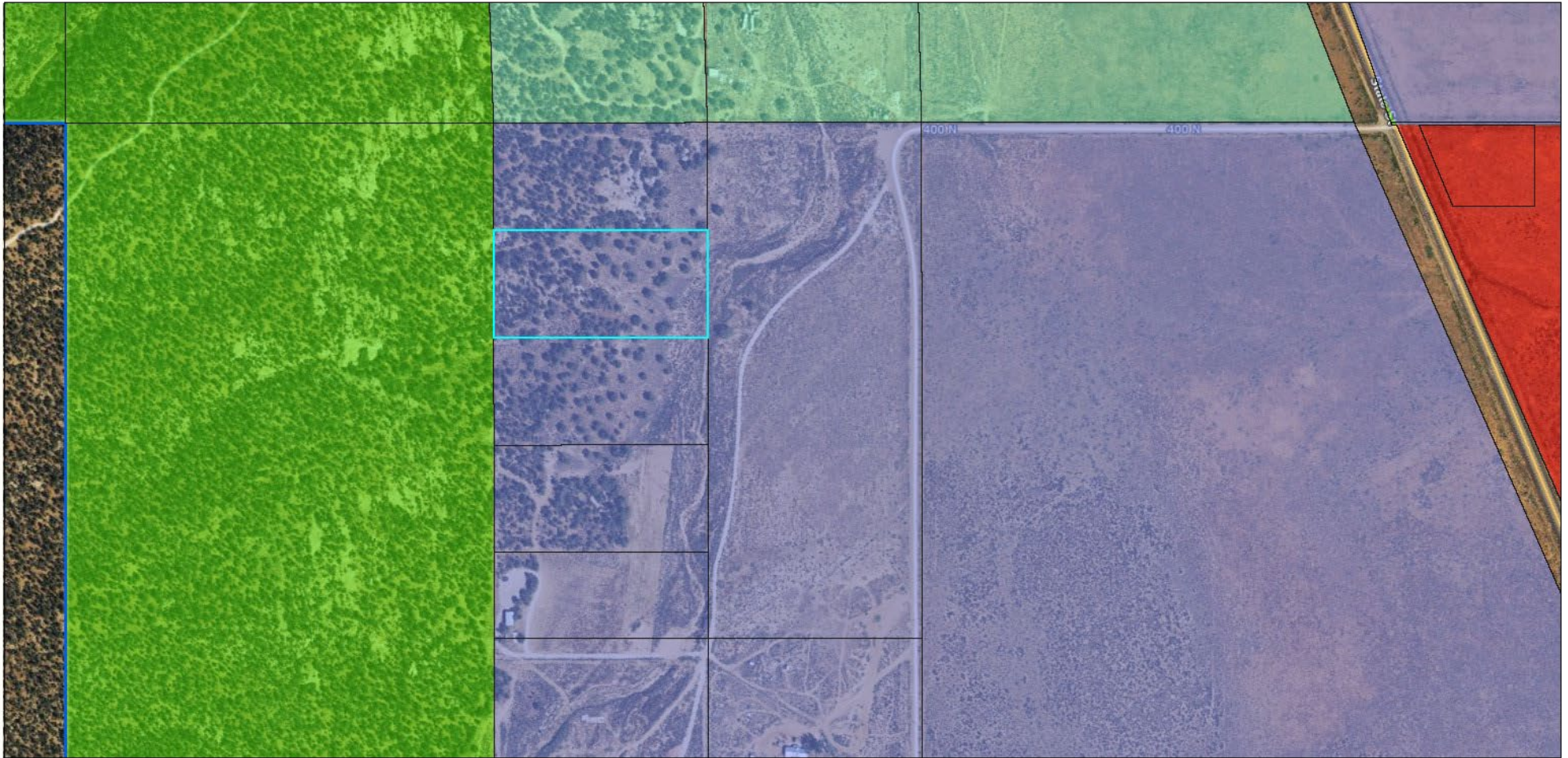
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- Washington County Parcels
- OST – Open Space Transition
- Future Annexation Boundary
- Zoning Districts
- RE-1 – Rural Estate 1
- Town Boundry
- OSC – Open Space Conservation
- RE-20 – Rural Estate 20



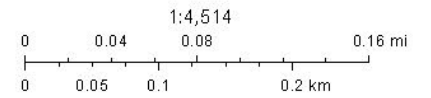
# General Plan

## Apple Valley Zoning Districts



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


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|---------------------------|--------------------------------------|----------------------------|
| Washington County Parcels | OS - Open Space                      | Future Annexation Boundary |
| General Plan              | R2 - Residential Medium: 1 - 5 Acres | Town Boundary              |
| C - Commercial            | R3 - Residential Low: 5 + Acres      |                            |



# Apple Valley Zoning Districts



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-  Washington County Parcels
-  Future Annexation Boundary
-  Town Boundry

