



Planning Commission agenda report: August 2, 2023

Agenda Item: Public Hearing on a Zone Change Request from Planned Development (PD) to Residential Estates 5 acres (RE-5) on 20 acres, located at approximately 1800 East 1900 South.

Applicant: Dean Monson, owner (Jerry Eves, Agent)

General Plan: Mixed Use

Acres: 20 acres

Property: Parcel # AV-1365-D

Purpose for requesting the zone change: To change the zoning from PD to RE-5, large lot zoning. **The PC shall make a recommendation to the Town Council regarding the zone change after holding a public hearing on this request.**

The General Plan designates this property as Mixed Use which was appropriate for the PD Zone. The General Plan Land Use Map appears to show a light green color (ie, Mixed Use) on this and adjoining parcels to the south. The purpose of the General Plan is to provide a guide to zoning and development of the property. The General Plan is advisory only and the PC and Town Council have discretion to zone property in a manner they feel is in the interest of the town. The RE-5 zone (5 acre minimum lot size) appears to be compatible with surrounding uses and is the requested zoning by the applicant.

Staff recommends approval of the requested RE -5 zoning. Periodically the General Plan should be updated to reflect zoning decisions made by the town. This could be done at the end of each year, with any other General Plan modifications that the PC and Town Council feel are needed to maintain the General Plan as an effective guide for growth decisions.

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;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property; and
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.

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-1365-D from Planned Development to RE Rural Estates Zone (RE-5.0 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-1365-D from Planned Development to RE Rural Estates Zone (RE-5.0 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-1365-D from Planned Development to RE Rural Estates Zone (RE-5.0) with the following conditions. [list conditions]