

**APPLE VALLEY PLANNING DEPARTMENT  
ZONING CHANGE REVIEW**

PARCEL ID: AV-1366-D-1

PLANNING COMMISSION SCHEDULED MEETING DATE: 1/20/22

TOWN COUNCIL SCHEDULED MEETING DATE: \_\_\_\_\_

**PROPERTY OWNER:** ZION TINY HOME VACATIONS LLC Verified by: ☒ County Records ☐ Warranty Deed

**AGENT:** Northern Engineering Verified by ☒ Supplied Affidavit ☐ Unable to verify

**ACRES IN TAX ID:** 9

**ACRES IN APPLICATION:** 9

**CURRENT ZONE:** Open Space Transitional (OST) **PROPOSED ZONE:** Single Family ¼ Acre lots (SF-.25)

**ADJACENT ZONES:** Single Family 1 Acre e(SF-1) & Single Family ½ Acre (SF-.50)

**GENERAL PLAN ZONE:** Commercial

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**COMMENTS:** This application was table at the last Planning Commission Meeting so the owner could remove all references to twin homes, patio homes and town homes from their application and maps, as none of those are allowed in a Single Family ¼ Acre lots zone.

Neither the owner nor any of the applicants have submitted any of the requested changes.

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**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;

**ANSWER:** This application does not meet the General Plan, as it shows it to be commercial, and it's a very good location for some neighborhood commercial.

2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

**ANSWER:** It is not harmonious with the neighborhood as it is all 1 acre or ½ acre lots and this would be a great location for a neighborhood commercial.

3. The extent to which the proposed amendment may adversely affect adjacent property; and

**ANSWER:** This would adversely affect the adjacent if the proposed high density were approved.

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.

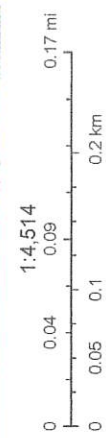
**ANSWER:** There is good access to this property, however the town has a road planned through this property and there are also serious questions about the Town having adequate water resources at his time to service the property and sewer is also an issue,



General Plan      Parks      School District

Agricultural      R-1 Acre      Washington County Parcels

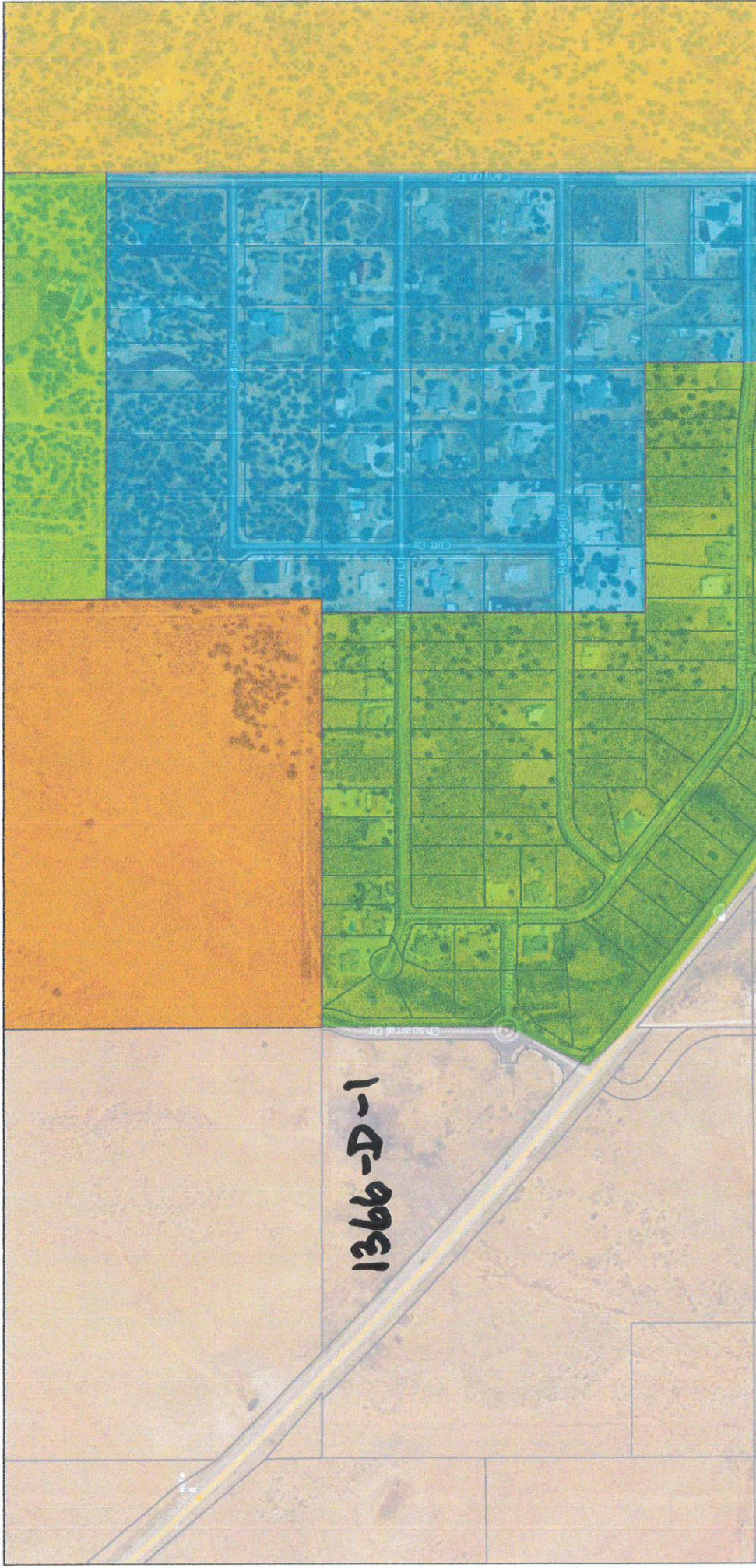
C-Commercial      R-1/2 Acre



NOT SUPPLIED BY APPLICANT.



# Zoning Map AV-1366-D



11/16/2021, 8:35:10 PM

Zoning Districts

A - Agricultural

I-1 - Industrial

OSC - Open Space Conservation

OST - Open Space Transition

RE-1 - Residential Estate 1

SF-1/2 - Single-Family Residential 1/2

Washington County Parcels

1:4,514

0.09

0.1

0.05

0

0

0.04

0.05

0.1

0.09

0.17 mi

0.2 km

NOT SUPPLIED BY APPLICANT