

**APPLE VALLEY PLANNING DEPARTMENT
ZONING CHANGE REVIEW**

PARCEL ID: AV-2184 & 2165

PLANNING COMMISSION SCHEDULED MEETING DATE: 1/20/22

TOWN COUNCIL SCHEDULED MEETING DATE: _____

PROPERTY OWNER: Ciel Holdings LLC & Colony Partners LLC. Verified by: ☒ County Records ☒ Warranty Deed
AGENT: Travis Holm by ☐ Supplied Affidavit ☒ Unable to verify

ACRES IN TAX ID: 728.48

ACRES IN APPLICATION: 728.48

CURRENT ZONE: Open Space Transitional (OST) **PROPOSED ZONE:** Cabin & Tiny Parks, Planned Development & RE-1

ADJACENT ZONES: Agricultural (AG) & Open Space Conservation (OSC)

GENERAL PLAN ZONE: Planned Development Golf Course Community, Commercial & Residential Medium Density 1-5 Acre Lots.

COMMENTS: At our last Planning Commission meeting this item was tabled for the property owner to correct the following problems with the application:

1. The application was made by Standard Development with Travis Holm as agent and neither show as owner or an affidavit from the registered owner to allow Travis as their agent.
2. No existing or proposed property maps was provided.
3. No Proof of applicant's ownership was provided.

None of these deficiencies have been address by the applicant.

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 proposed zoning change is NOT consistent with the General Plan for this area.

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

ANSWER: Due to the missing items in this application, it's impossible to determine if it is or is not harmonious with the adjacent properties.

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

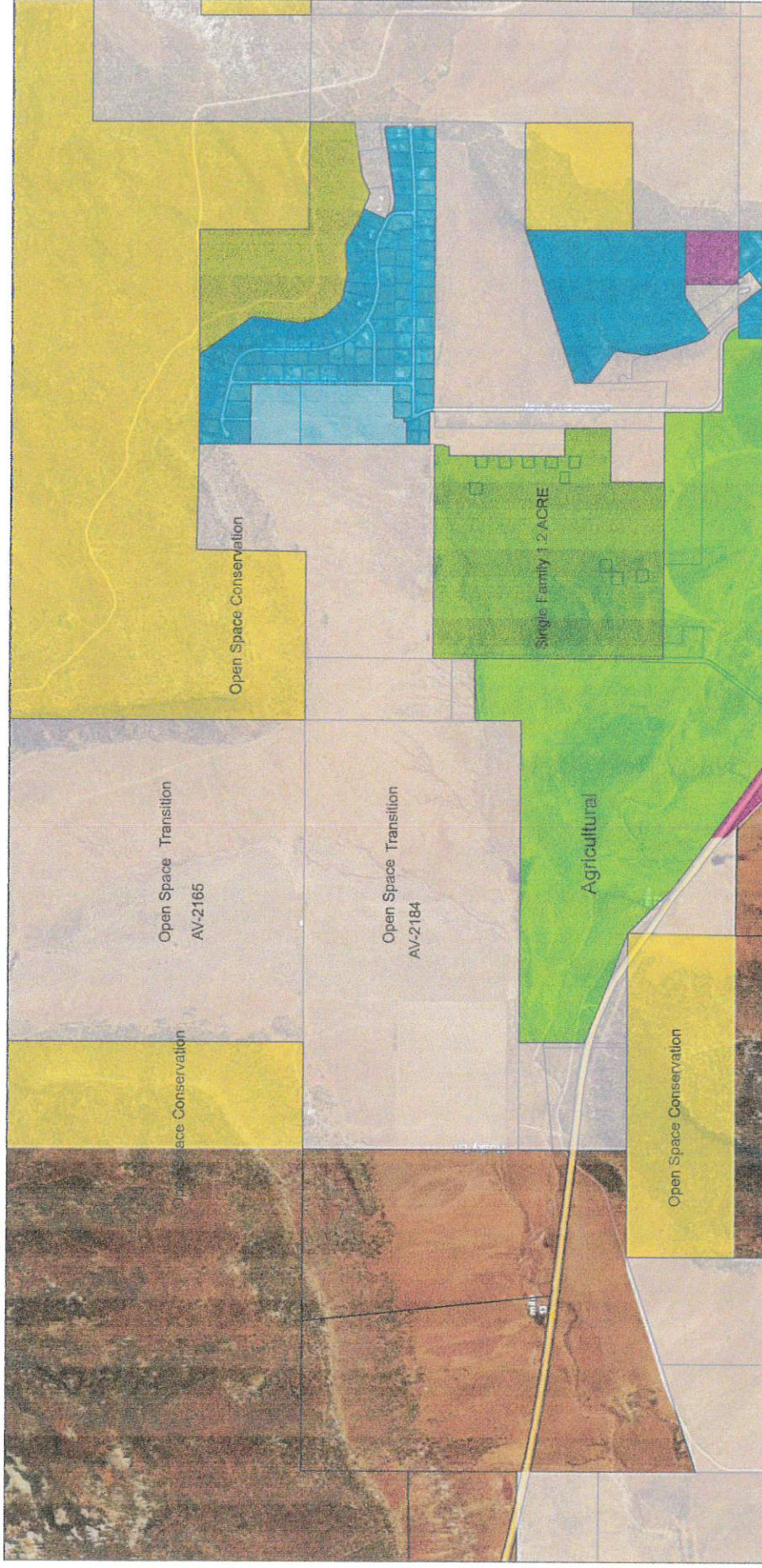
ANSWER: Due to the missing items in this application, it's impossible to determine if it would or would not adversely affect any adjacent property.

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 are serious questions about the Town having adequate water, sewer or road resources to service this property at this time.

Recommendation: Recommend Denial

AV-2184 & AV-2165 CURRENT ZONES 728.48 Acres

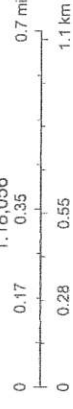


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Zoning Districts

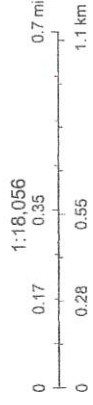
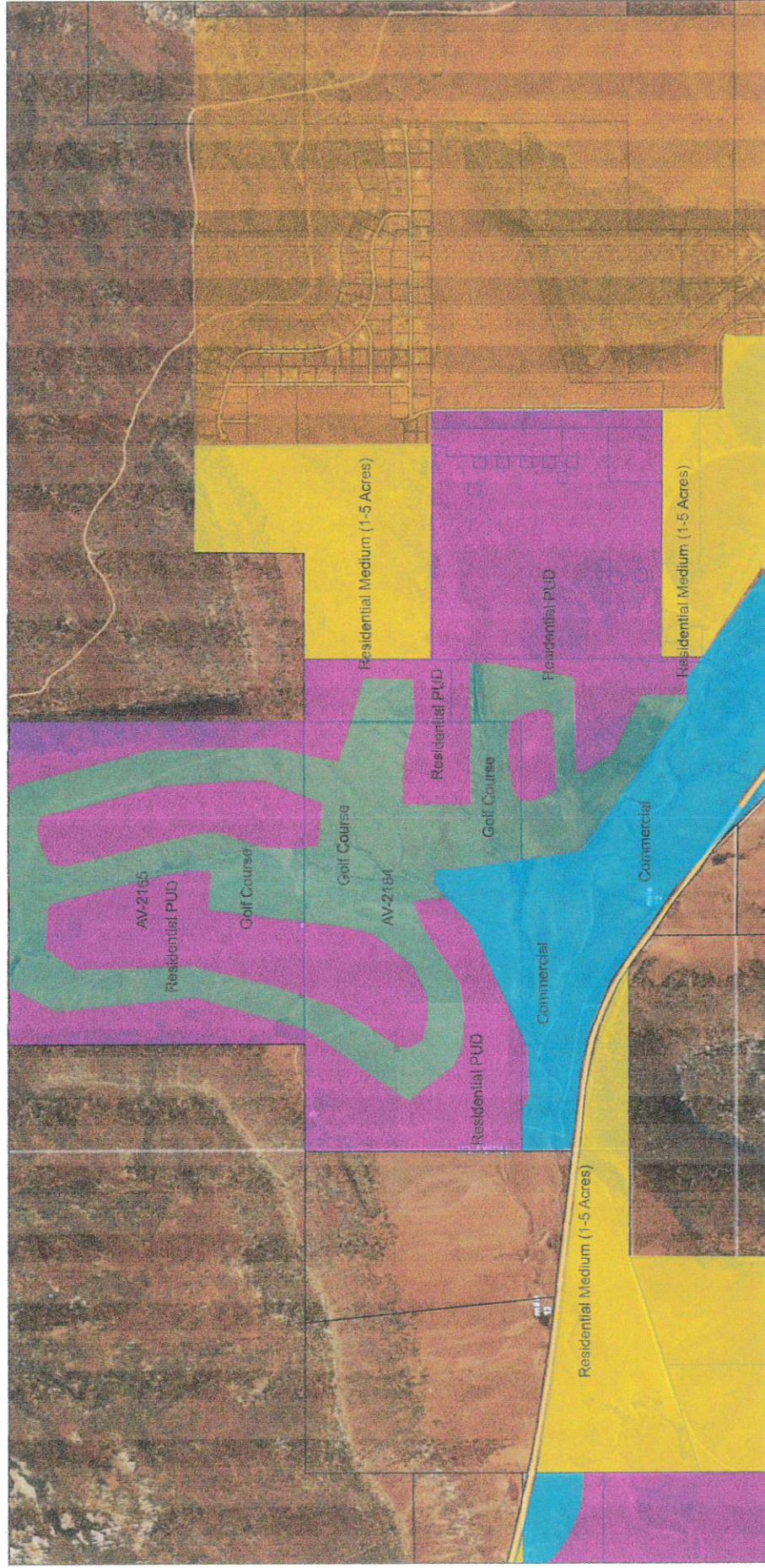
- A - Agricultural
- CABIN/TH - Cabin/Tourist Homes
- OSC - Open Space Conservation
- OST - Open Space Transition
- PD - Planned Development
- RE-1 - Residential Estate 1
- RE-10 - Residential Estate 10
- SF-1-1-10 - Single-Family Residential 1-10
- SF-1/2 - Single-Family Residential 1/2
- Washington County Parcels

1:18,056



NOT PROVIDED BY APPLICANT

AV-2184 & AV-2165 General Plan 728.48 Acres



1:18,056
0.35 0.55

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General Plan

C-Commercial
Parks
Parks-Golf Course
R-1 Acre
R-MED
R-PUD
Washington County Parcels

NOT PROVIDED BY APPLICANT