

**APPLE VALLEY PLANNING DEPARTMENT  
ZONING CHANGE REVIEW**

PARCEL ID: AV-1318

PLANNING COMMISSION SCHEDULED MEETING DATE: 1/20/22

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

**PROPERTY OWNER:** NANCY BRADSHAW TR. Verified by: ☒ County Records ☐ Warranty Deed

**AGENT:** TRAVIS HOLM Verified by ☐ Supplied Affidavit ☒ Unable to verify

**ACRES IN TAX ID:** 20

**ACRES IN APPLICATION:** 20

**CURRENT ZONE:** Agricultural (AG) **PROPOSED ZONE:** Single Family ½ Acre lots

**ADJACENT ZONES:** Agricultural (AG), Open Space Transition (OST), Single Family ½ Acre lots (SF-.50)

**GENERAL PLAN ZONE:** Residential Medium Density 1-5 Acre Lots.

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**COMMENTS:** As pointed out in the December meeting, the Applicant is not the owner, and the owner has not provided an affidavit assigning Travis Holm as their agent, as required and requested at the last meeting. Based upon this fact alone, this application should be denied.

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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;  
**ANSWER:** This application is not consistent with the General Plan as it shows the property to be Medium Density 1-5 Acre lots.

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

**ANSWER:** There is an approved preliminary plat for the property to the north, that has the same density as this applicant wants, however everything else in the area is 1 acre lots or larger.

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

**ANSWER:** It will bring a much higher density into the area and much higher traffic into a residential neighborhood that's not designed for this traffic.

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:** This property's main access should be through the non-existing Desert Rose Parkway across the non-existing bridges to Hwy-59. Until those exist this property should not be granted a zoning change. There are also serious questions about the Town having adequate water resources to service the property and sewer is also an issue.




















**Recommendation:** Recommend Denial





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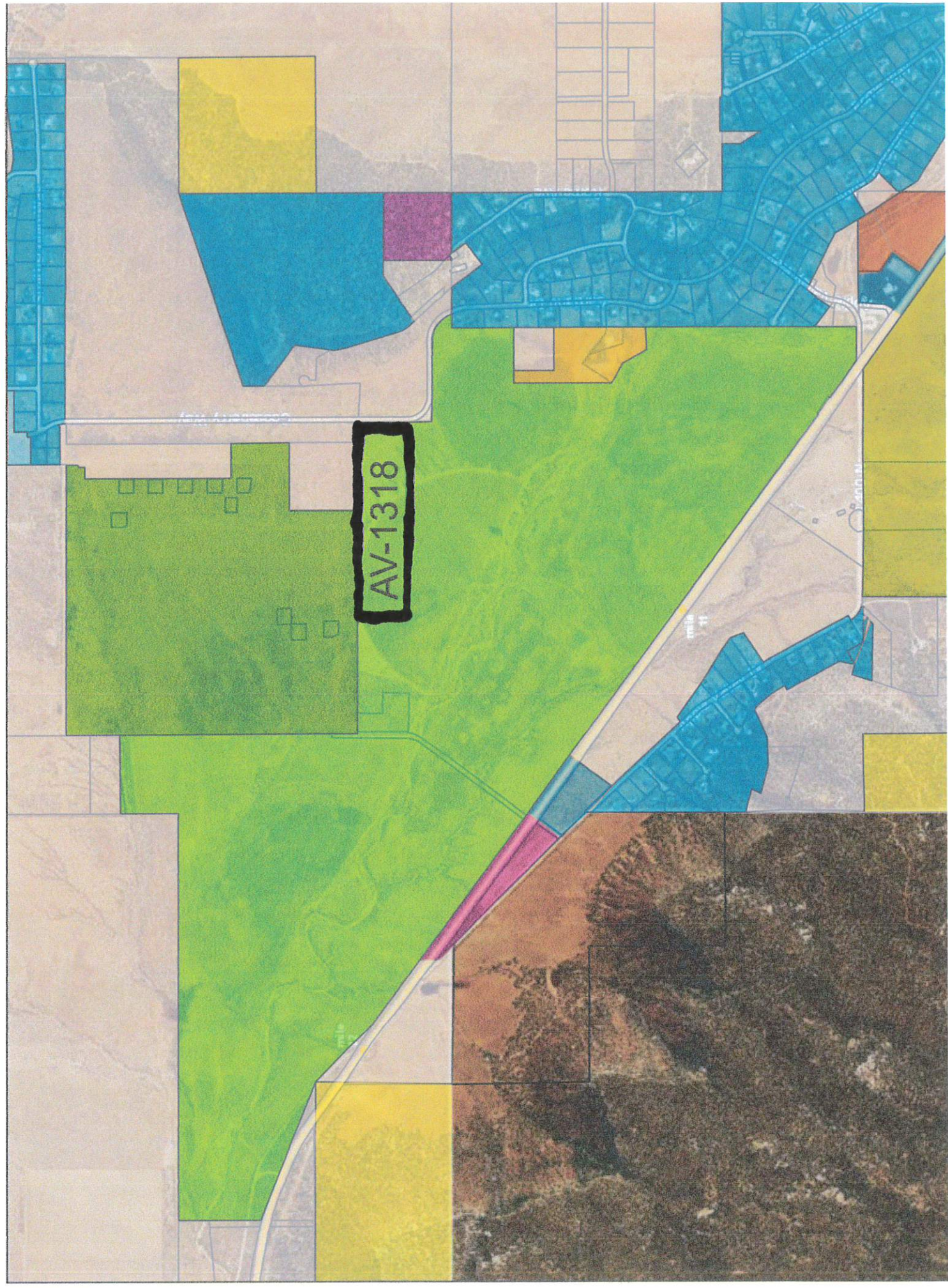
**DISCLAIMER:** The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

- Legend**
-  Parcels
- Ownership**
-  U.S. Forest Service
  -  U.S. Forest Service Wilderness
  -  Bureau of Land Management
  -  Bureau of Land Management Wildlife
  -  National Park Service
  -  Shoshone Reservation
  -  Utah Division of Wildlife Resources
  -  Utah Division of Transportation
  -  State Park
  -  State of Utah
  -  Washington County
  -  Municipality Owned
  -  School District
  -  Privately Owned
  -  Water
  -  Water Conservancy District
  -  State Assessed Oil and Gas
  -  Mining Claim

## Notes



AV-1318 CURRENT ZONING AG





# AV-1318 GENERAL PLAN.

