

**APPLE VALLEY PLANNING DEPARTMENT
ZONING CHANGE REVIEW**

PARCEL ID: AV-1313-D-1

PLANNING COMMISSION SCHEDULED MEETING DATE: _____

TOWN COUNCIL SCHEDULED MEETING DATE: _____

PROPERTY OWNER: 2000 Main ☒ County Records ☐ Warranty Deed

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

ACRES IN TAX ID: 542.74

ACRES IN APPLICATION: 116.62

CURRENT ZONE: Agricultural (AG)

PROPOSED ZONE: Single Family ½ Acre lots

ADJACENT ZONES: Commercial, Single Family ½ Acre lots (SF-.50) Residential Estates 1 Acre (RE-1)

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

COMMENTS: The applicant 2000 Main LLC sold this property on December 14th 2021. Mayor Mason Walker and I met with the new owner Mr. Kerry Holt and asked him if he wanted to proceed with this application, and he inform us that he does not wish to proceed with any changes to the land that he purchased with the exception of the West Temple subdivision, and he does not wish to assign Mr. Travis Holt as his agent on any parcels, except the West Temple subdivision. None of the requested missing items from their application has been corrected and submitted to us. Based upon the above findings, this application should be denied.

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 Medium Density 1-5 acres, Golf Course and Commercial, and the applicant is applying for Single Family ½ 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 currently no development adjacent to this property, however a preliminary plat was approved last year for a subdivision with ½ acre lots immediately to the north of this property.

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

ANSWER: This zoning change, if approved would bring a lot of additional traffic into a residential neighborhood through Gubler Dr, Cartland Drive and Rome Way, none of these roads are designed to be collector roads and are only 25' wide streets, not designed for this traffic. It would definitely adversely affect those neighborhoods.

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: The access to this property should be off Deseret Rose HWY to HWY-59 and this road does not exist at the present time and the needed bridges to cross Goulds Wash are not built. There are also serious questions about the Town having adequate water resources to service the property and sewer is also an issue.



AV-1313-D-1 Part 1

542.74 Acres



WGS_1984_Web_Mercator_Auxiliary_Sphere



Legend

Parcels

Ownership

U.S. Forest Service

U.S. Forest Service Wilderness

Bureau of Land Management

Bureau of Land Management Wildlife

National Park Service

Shawnee Reservation

Utah Division of Wildlife Resources

Utah Division of Transportation

State Park

State of Utah

Washington County

Municipally Owned

School District

Privately Owned

Water

Water Conservancy District

State Assessed Oil and Gas

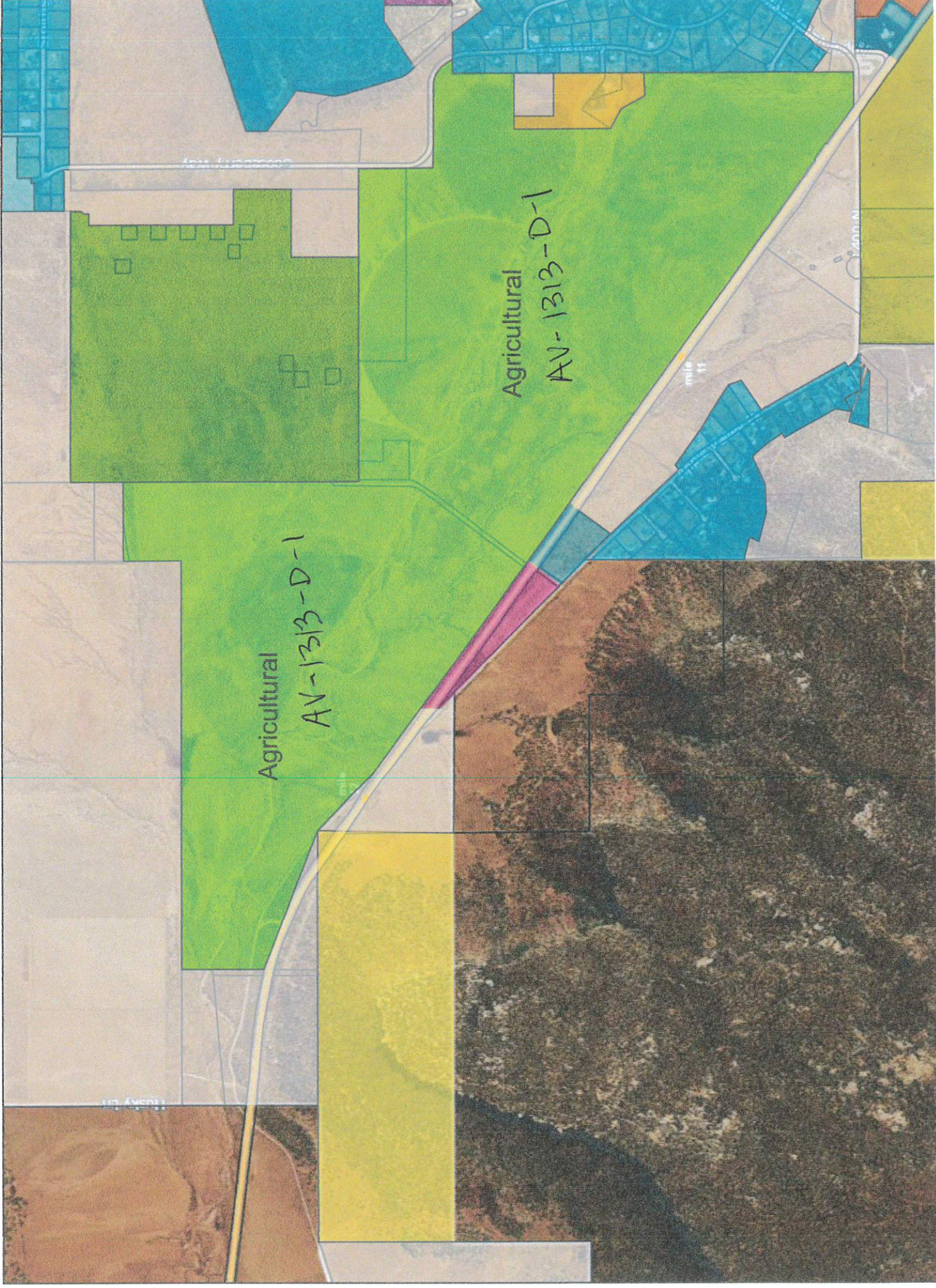
Mining Claim

Notes
MAP NOT
SUPPLIED BY
APPLICANT

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.

MAP NOT SUPPLIED BY APPLICANT

AV-1313-D-1 Current Zoning



MAP NOT SUPPLIED BY APPLICANT

AV-1313-D-1 GENERAL PLAN.

