

**APPLE VALLEY PLANNING DEPARTMENT
ZONING CHANGE REVIEW**

PARCEL ID: AV-1354-NP-6-A

PLANNING COMMISSION SCHEDULED MEETING DATE: **October 5TH, 2022**

TOWN COUNCIL SCHEDULED MEETING DATE: **October 19TH, 2022**

PROPERTY OWNER: Sophia J. Daley, Colton B Winder, Tamara A Winder

AGENT: Sophia Daley

ACRES: 5.00

CURRENT ZONE: Open Space Transition **PROPOSED ZONE:** Agricultural 5 Acre

GENERAL PLAN ZONE: Residential Low: 7+ Acres

COMMENTS: This property consists of 5.00 acres that is undeveloped and is currently zoned OST. It is bordered by OST properties to the North, East, and South as well as OSC (Open Space Conservation) to the West. There are residential properties to the East and South of this property. It appears that the property will have water via a private well as it is too far from any municipal water services. Rocky Mountain Power has supplied a will serve letter stating that they will be able to provide power to the property. Applicant has also submitted an agreement for approval of onsite wastewater system from Ash Creek Special Services District.

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;
The general plan shows this property as a low-density residential area. The proposed zoning of Agricultural 5 acre is consistent with a low-density zone.
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
This property is surrounded by mostly undeveloped property with 2 residences, one to the east and one to the north of the property.
3. The extent to which the proposed amendment may adversely affect adjacent property; and
This property is consistent with the surrounding 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 wastewater and refuse collection.
Applicant has provided documentation for most major utility services.

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-1354-NP-6-A from OST to A-5 based on the information provided in the staff report.

Example of a motion to Approve this application with conditions:

I make the motion we recommend approval to the Town Council for the zoning change for AV-1354-NP-6-A from OST to A-5 with the following conditions:

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-1354-NP-6-A from OST to A-5 based on the information provided in the staff report.

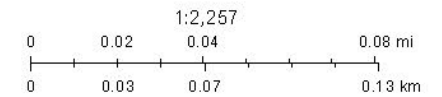
Current Zoning

Apple Valley Zoning Districts



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- | | |
|-------------------------------|-----------------------------|
| Washington County Parcels | OST - Open Space Transition |
| Zoning Districts | Future Annexation Boundary |
| OSC - Open Space Conservation | Town Boundary |



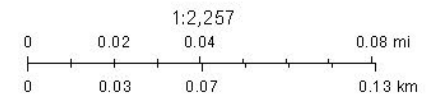
General Plan

Apple Valley Zoning Districts



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- | | |
|---------------------------|---------------------------------|
| Washington County Parcels | R3 - Residential Low: 7 + Acres |
| OS - Open Space | Future Annexation Boundary |
| Town Boundry | |



AERIAL MAP

Apple Valley Zoning Districts



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-  Washington County Parcels
-  Future Annexation Boundary
-  Town Boundry

