



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **October 27, 2015**

Zoning Amendment:
None

Acres: 1.6
Survey Req. No

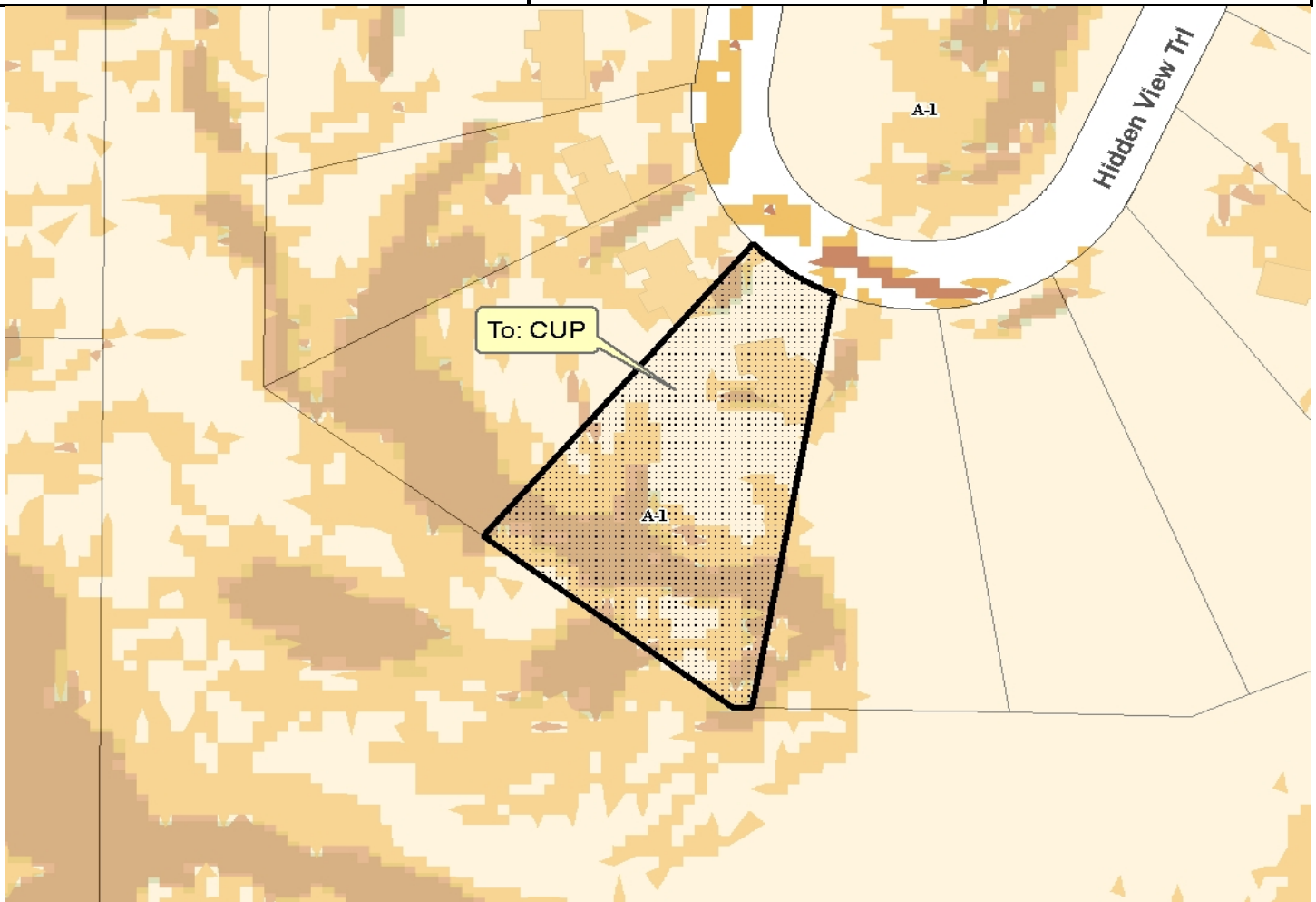
Reason:
Dependency living arrangement

Petition: **CUP 2328**

Town/sect:
**Springdale
Section 02**

Applicant
Perry M Depue II

Location:
3046 Hidden View Trail



DESCRIPTION: Applicant requests approval of a Conditional Use Permit for a dependency living arrangement in the A-1 zoning district.

OBSERVATIONS: No sensitive environmental features observed. No new development proposed.

VILLAGE/TOWN PLAN: The property is located in an existing residential subdivision in the town's "Mixed Agricultural/Low Density Residential/Open Space" planning area.

RESOURCE PROTECTION: No resource protection corridors located on the property.

STAFF: The proposal is consistent with town plan policies. Staff has recommended standard conditions of approval for dependency living arrangements on page 2 of the staff report, below.

TOWN: Approved with conditions (see town action report).

Proposed Conditional Use Permit # 2328

In order for an applicant to obtain a Conditional Use Permit, the Zoning and Land Regulation Committee must find that all of the following standards are met for the proposed land use:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or welfare.
2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made; and
5. That adequate measures have been or will be being taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Staff has prepared a list of conditions that may be used in order to meet the six standards as listed above to allow the conditional use on the property. Please note that the conditions may need to be changed or additional conditions added to address potential nuisances that may come to light during the public hearing.

1. The dwelling space in the basement of the single-family dwelling shall only be used by members of the immediate family. In no event shall the space be used for general rental purposes.
2. The conditional use permit shall expire upon sale of the property to an unrelated third party.