



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, May 14, 2025 at 6:00 PM

AGENDA

Notice is given that a meeting of the Planning Commission of the Town of Apple Valley will be held on **Wednesday, May 14, 2025**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Chairman | Bradley Farrar

Commissioners | Lee Fralish | Garth Hood | Stewart Riding | Kael Hirschi

Please be advised that the meeting will be held electronically and broadcast via Zoom. Persons allowed to comment during the meeting may do so via Zoom. Login to the meeting by visiting:

<https://us02web.zoom.us/j/82661513795>

if the meeting requests a password use 1234

To call into meeting, dial (253) 215 8782 and use Meeting ID 8266151 3795

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONFLICT OF INTEREST DISCLOSURES

HEARING ON THE FOLLOWING

1. Ordinance O-2025-17: Approval of Zone Change from Open Space Transition (OST) to Rural Estates 1 Acre (RE-1.0) for the Gooseberry Springs Ranch Development, affecting parcels AV-2165, AV-2184, and AV-2182.
2. Ordinance O-2025-18: Adopt Title 10.42 Beekeeping Regulations.
3. Ordinance O-2025-20: An Ordinance Amending the Town of Apple Valley General Plan Map.

DISCUSSION AND POSSIBLE ACTION ITEMS

4. Ordinance O-2025-17: Approval of Zone Change from Open Space Transition (OST) to Rural Estates 1 Acre (RE-1.0) for the Gooseberry Springs Ranch Development, affecting parcels AV-2165, AV-2184, and AV-2182.
5. Ordinance O-2025-18: Adopt Title 10.42 Beekeeping Regulations.
6. Ordinance O-2025-20: An Ordinance Amending the Town of Apple Valley General Plan Map.
7. Preliminary Site Plan Review for parcel: AV-1376-B-3 for Nuance Management LLC (Freedom Freeze Dry).

APPROVAL OF MINUTES

8. Minutes: April 9, 2025.

ADJOURNMENT

CERTIFICATE OF POSTING: I, Jenna Vizcardo, as duly appointed Recorder for the Town of Apple Valley, hereby certify that this Agenda was posted at the Apple Valley Town Hall, the Utah Public Meeting Notice website <http://pmn.utah.gov>, and the Town Website www.applevalleyut.gov.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS AND MEETINGS

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Town at 435-877-1190 at least three business days in advance.



ORDINANCE NO. O-2025-17

AN ORDINANCE OF THE TOWN OF APPLE VALLEY, UTAH, AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING DESIGNATION OF PARCELS AV-2165, AV-2184, AND AV-2182 FROM OPEN SPACE TRANSITION (OST) TO RURAL ESTATES 1 ACRE (RE-1.0)

WHEREAS, the Town of Apple Valley is authorized under Utah Code Title 10, Chapter 9a to enact and amend land use regulations and zoning designations to promote the health, safety, and welfare of the community; and

WHEREAS, a request was submitted for a zone change from Open Space Transition (OST) to Rural Estates 1 Acre (RE-1.0) for the Gooseberry Springs Ranch Development, affecting parcels AV-2165, AV-2184, and AV-2182 (the “Subject Property”); and

WHEREAS, a public hearing was previously held before the Planning Commission regarding this zone change request; however, it was later determined that notice had not been provided to affected landowners as required under Utah Code § 10-9a-205; and

WHEREAS, in order to rectify the oversight and ensure compliance with state law, the Town provided proper written notice to affected property owners a minimum of ten (10) days prior to a newly scheduled public hearing; and

WHEREAS, the Planning Commission held the properly noticed public hearing on May 14, 2025, accepted public comment, and subsequently recommended approval of the proposed zone change; and

WHEREAS, the Town Council of the Town of Apple Valley has reviewed the recommendation of the Planning Commission, considered all public input received, and finds the proposed zoning map amendment to be consistent with the Town’s General Plan and in the best interest of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH:

SECTION 1. Zoning Map Amendment. The official zoning map of the Town of Apple Valley is hereby amended to change the zoning designation of parcels AV-2165, AV-2184, and AV-2182 from Open Space Transition (OST) to Rural Estates 1 Acre (RE-1.0).

SECTION 2. Notice Compliance. The Town has provided notice of the public hearing to affected entities and property owners in accordance with Utah Code § 10-9a-205, including proper written notice to affected landowners at least ten (10) days prior to the hearing.

SECTION 3. Severability. If any section, sentence, clause, or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions.

SECTION 4. Conflicts/Repealer. This Ordinance repeals and supersedes the provisions of any prior ordinance in conflict herewith.

SECTION 5. Effective Date. This Ordinance shall become effective immediately upon adoption by the Town Council and execution by the Mayor.

ADOPTED AND APPROVED BY THE APPLE VALLEY TOWN COUNCIL this ____ day of _____, 2025 based upon the following vote:

Councilmember (check one per seat):

Michael Farrar (Mayor)	Aye:	Nae:	Abstain:	Absent:
Kevin Sair	Aye:	Nae:	Abstain:	Absent:
Annie Spendlove	Aye:	Nae:	Abstain:	Absent:
Scott Taylor	Aye:	Nae:	Abstain:	Absent:
Richard Palmer	Aye:	Nae:	Abstain:	Absent:

TOWN OF APPLE VALLEY
A Utah municipal Corporation

ATTEST:

Michael Farrar, Mayor

Jenna Vizcardo, Town Recorder



Town of Apple Valley
 1777 N Meadowlark Dr
 Apple Valley UT 84737
 T: 435.877.1190 | F: 435.877.1192
 www.applevalleyut.gov

See Fee Schedule Page 2

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

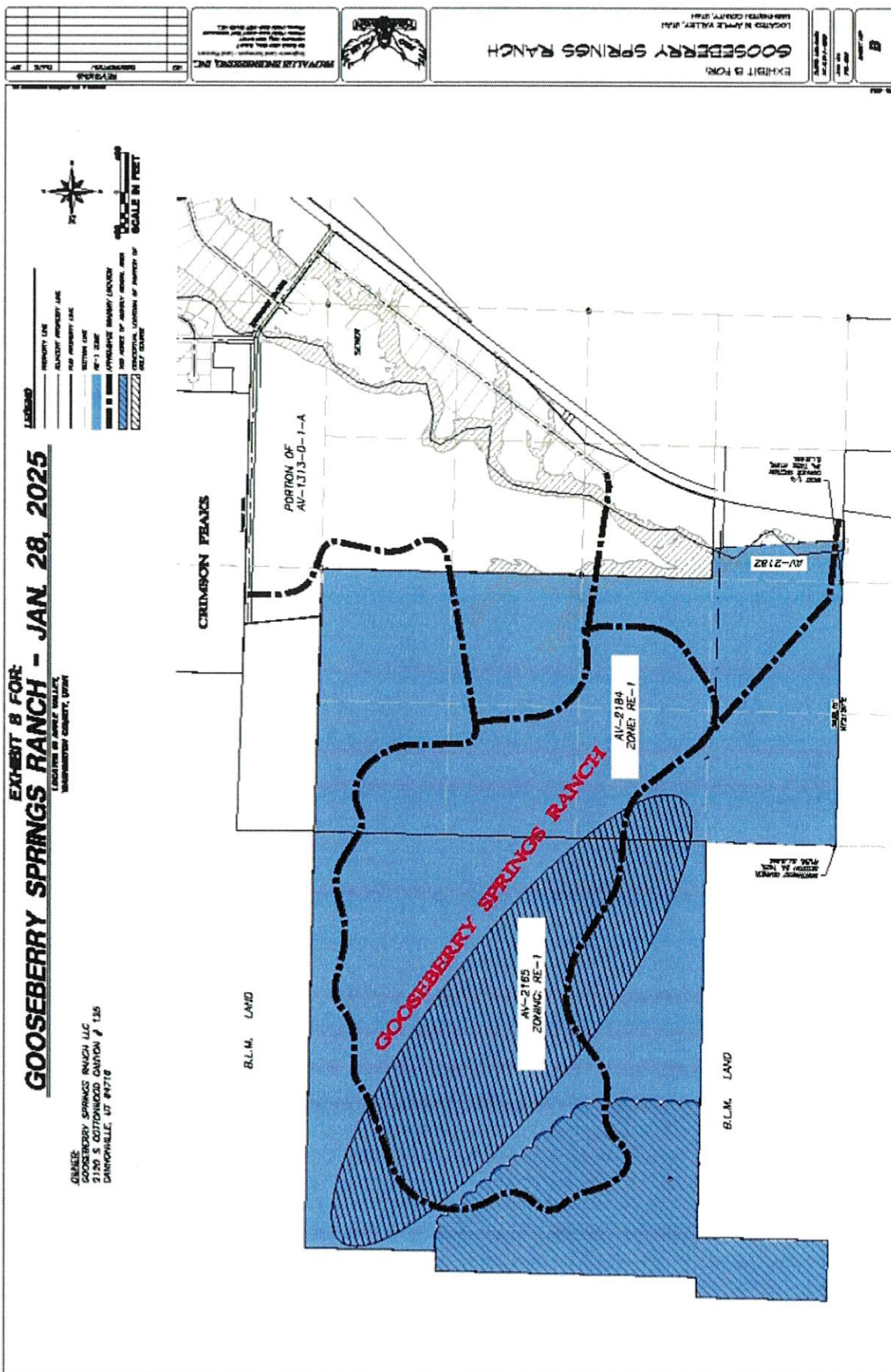
Owner: A&E Development LLC		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable) Travis Holm		Phone: [REDACTED]	
Address/Location of Property: 2358 W HUSKY LN		Parcel ID: AV-2165, AV-2184, AV-2182	
Existing Zone: OST - Open Space Transition		Proposed Zone: RE-1	
For Planned Development Purposes: Acreage in Parcel 740.655		Acreage in Application 740.655	
Reason for the request RE-1			

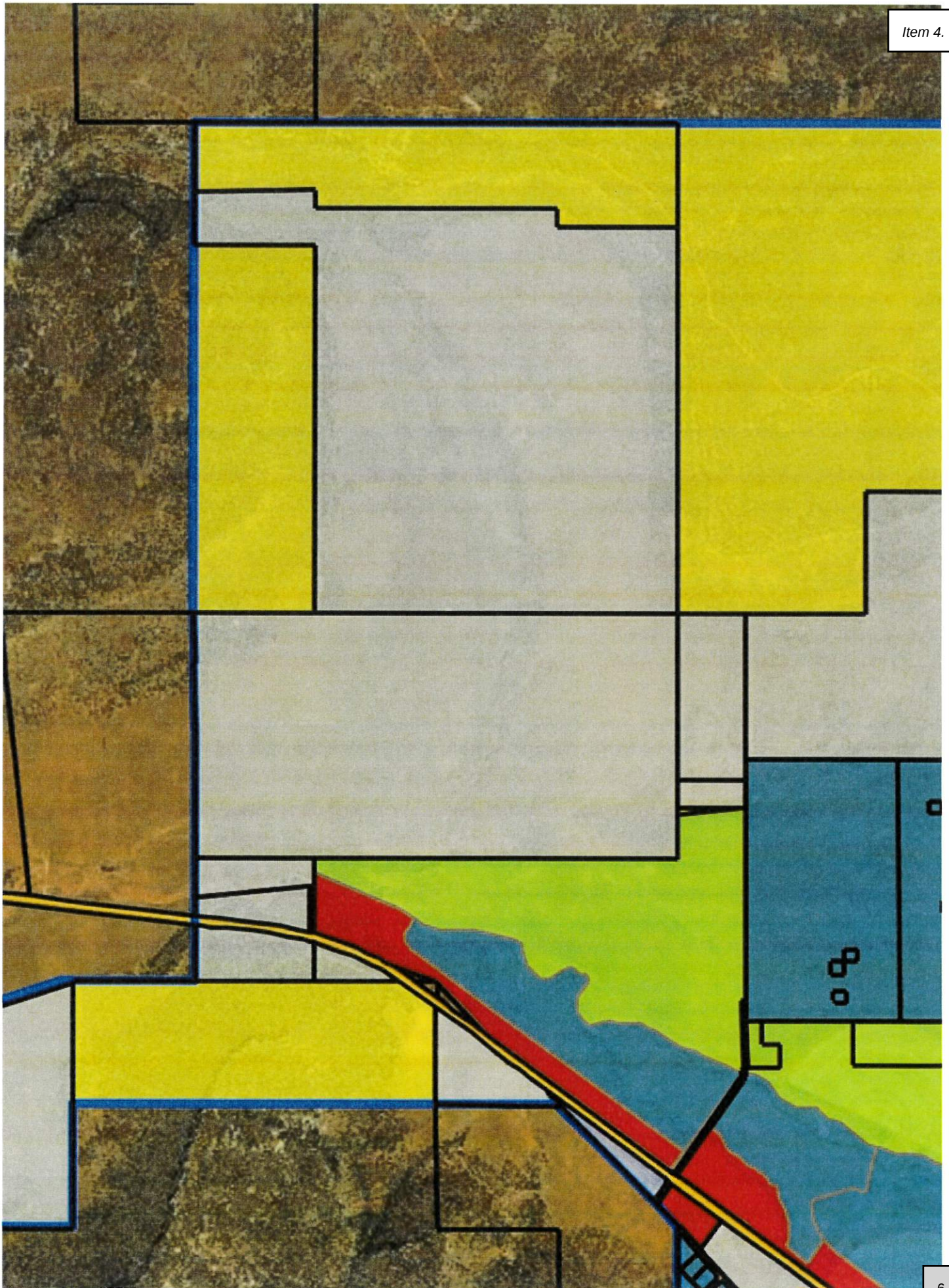
Submittal Requirements: The zone change application shall provide the following:

- ☐ A. The name and address of owners in addition to above owner.
- ☐ B. An accurate property map showing the existing and proposed zoning classifications
- ☐ C. All abutting properties showing present zoning classifications
- ☐ D. An accurate legal description of the property to be rezoned
- ☐ E. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- ☐ F. Stamped envelopes with the names and address of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- ☐ G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- ☐ H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature <i>Travis Holm</i>	Date 3-12-25
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Official Use Only	Amount Paid: \$45,975.00	Receipt No: 55118
Date Received: RECEIVED MAR 12 2025	Date Application Deemed Complete:	
By: <i>ju</i>	By:	





Zoning Districts

Item 4.

-  A-5 - Agricultural > 5 Acres
-  A-10 - Agricultural > 10 Acres
-  A-20 - Agricultural > 20 Acres
-  A-40 - Agricultural > 40 Acres
-  A-X - A Agriculture
-  Single-Family Residential > .5 Acres
-  C-1 - Convenience Commercial
-  C-2 - Highway Commercial
-  C-3 - General Commercial
-  CTP - Cabins or Tiny Home Parks Zone
-  INST - Institutional
-  MH - Manufactured Housing Park
-  OSC - Open Space Conservation
-  OST - Open Space Transition
-  PD - Planned Development
-  RE-1 - Rural Estate 1
-  RE-2.5 - Rural Estate 2.5
-  RE-5 - Rural Estate 5
-  RE-10 - Rural Estate 10
-  RE-20 - Rural Estate 20
-  RE-X - Rural Estate Zone Any Size
-  RV-Park - Recreational Vehicle Park

Legal Description of the Project

GOOSEBERRY SPRINGS RANCH LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, OF THE SALT LAKE BASE & MERIDIAN; THENCE S88°35'37"E ALONG THE SECTION LINE OF SECTION 24, 1316.01 FEET; THENCE N01°17'25"E ALONG THE SIXTEENTH LINE OF SECTION 13, 3950.04 FEET; THENCE N88°45'02"W 1323.97 FEET; THENCE N01°25'39"E 601.06 FEET; THENCE S88°37'23"E 1322.56 FEET; THENCE S01°11'58"W 198.95 FEET; THENCE S88°43'00"E 2650.28 FEET; THENCE S01°26'11"W 199.74 FEET; THENCE S88°45'33"E 1324.10 FEET; THENCE S01°15'53"W ALONG THE EAST SECTION LINE OF SECTION 13, 4163.92 FEET; THENCE S01°37'32"W 1310.51 FEET; THENCE S01°24'13"W 1321.48 FEET; THENCE N88°36'47"W 2638.12 FEET; THENCE N88°35'57"W 1325.86 FEET; THENCE S01°21'01"W 307.00 FEET; THENCE S86°26'11"W 1326.23 FEET TO THE WEST SECTION LINE OF SECTION 24; THENCE N01°21'30"E ALONG SAID LINE, 421.76 FEET; THENCE N01°21'57"E ALONG SAID LINE, 1319.02 FEET; THENCE N01°21'57"E ALONG SAID LINE, 1319.05 FEET TO THE POINT OF BEGINNING.
AREA CONTAINS 32262938 SQUARE FEET OR 740.655 ACRES.



March 12, 2025

Apple Valley
1777 North Meadowlark Drive
Apple Valley, UT 84737

Subject: Zone Change – Parcel AV-2165, AV-2184, AV-2182 – Travis Holm

Ash Creek takes no exception to the proposed zone change for Parcels AV-2165, AV-2184, AV-2182.

The owners understand and agree that the minimum septic density for a conventional septic system is 7 acres. The proposed zoning exceeds the minimum septic density and the applicant agrees that feasibility is conditioned on the design and construction of a traditional collection and treatment system in accordance with Ash Creek Special Service District Design and Construction Standards.

Applicant agrees to pay all costs associated with the design, construction, and installation of the wastewater collection and treatment system in order to facilitate any property subdivision consistent with the approved zoning. Please let us know if you have any questions.

Sincerely,

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District

171 EQUITY LLC	43 S 100 E STE 300	SAINT GEI UT	84770
A&E DEVELOPMENT LI	2975 N 7500 W	ABRAHAM UT	84635
BALLARD TONY RAND	139 W 390 N # 8-8	HURRICAN UT	84737-1639
BLAKE NICHOLAS B &	1379 W 300 S	HURRICAN UT	84737
CORBIN INV LLC	5566 BIRCHWOOD C	LAS VEGA NV	89120
EQUITY TRUST CO CU	1495 E 3300 S	SALT LAKE UT	84106
SOUTHERN UTAH HILL	43 S 100 E STE 300	SAINT GEI UT	84770
STANDARD DEV LLC	PO BOX 125	CANNONV UT	84718
UNITED STATES OF AM	440 W 200 S STE 500	SALT LAKE UT	84101-1345

20
DOC # 20250008311

Item 4.

Agreement Page 1 of 38
Gary Christensen Washington County Recorder
03/13/2025 10:04:06 AM Fee \$ 0.00
By APPLE VALLEY TOWN



When Recorded Return To:
Town of Apple Valley
1777 N. Meadowlark Dr.
Apple Valley, UT 84737

Affects Parcel #s
AV-2165, AV-2184, AV-2182, AV-2183-A

MASTER DEVELOPMENT AGREEMENT

FOR

GOOSEBERRY SPRINGS RANCH

January 29, 2025

(With Exhibits)

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**MASTER DEVELOPMENT AGREEMENT
FOR
GOOSEBERRY SPRINGS RANCH**

MASTER DEVELOPMENT AGREEMENT is made and entered as of the 29th day of January, 2025, by and between the Town of Apple Valley, a political subdivision of the State of Utah; and Gooseberry Springs Ranch, LLC, a Utah limited liability company.

RECITALS

- A. The capitalized terms used in these Recitals are defined in Section 1.2, below.
- B. Master Developer owns and is developing the Property.
- C. Master Developer and the Town desire that the Property be developed in a unified and consistent fashion pursuant to the Master Plan that is adopted and incorporated into this MDA.
- D. Development of the Property will include the Maximum Residential Dwelling Units defined in this MDA.
- E. Development of the Project as a master planned community pursuant to this MDA is acknowledged by the parties to be consistent with LUDMA and to operate for the benefit of the Town, Master Developer, and the general public.
- F. The Town has reviewed this MDA and determined that it is consistent with LUDMA.
- G. The Parties acknowledge that development of the Property pursuant to this MDA will result in significant planning and economic benefits to the Town and its residents by, among other things, requiring orderly development of the Property as a master planned community and increasing property tax and other revenues to the Town based on improvements to be constructed on the Property.
- H. Development of the Property pursuant to this MDA will also result in significant benefits to Master Developer, by providing assurances to Master Developer that they will have the ability to develop the Property in accordance with this MDA.
- I. Master Developer and the Town have cooperated in the preparation of this MDA.
- J. The Parties desire to enter into this MDA to specify the rights and responsibilities of Master Developer to develop the Property as parts of the Project as expressed in this MDA and the rights and responsibilities of the Town to allow and regulate such development pursuant to the requirements of this MDA.
- K. The Parties understand and intend that this MDA is a “development agreement” within the meaning of, and entered into pursuant to the terms of, Utah Code Ann. §§ 10-9a-102 and 532 (2024).

L. This MDA and all of its associated “legislative”, “broad, competing policy-considerations” and “generally applicable” decisions regarding the development of the Project as those terms are discussed in *Baker v Carlson*, 2018 UT 59 were considered by the Planning Commission on January 29, 2025 pursuant to Utah Code Ann. § Section 10-9a-532(2)(iii) (2024), in making a recommendation to the Town Council.

M. The Town believes that this MDA and the Zoning of the Property constitute the completion of the “legislative”, “broad, competing policy-considerations” and “generally applicable” decisions by the Town Council regarding the development of the Project as those terms are discussed in *Baker v Carlson*, 2018 UT 59.

N. The Town intends that the implementation of those “legislative”, “broad, competing policy-considerations” and “generally applicable” decisions through the provisions and processes of this MDA relating to “fixed criteria” are “administrative” in nature.

O. The Town’s entry into this MDA is authorized by a Motion of the Town Council on January 29, 2025, and the adoption of Ordinance # O-2025-09 on March 12, 2025.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby conclusively acknowledged, the Town and the Master Developer hereby agree to the following:

TERMS

1. **Incorporation of Recitals and Exhibits/ Definitions.**

1.1. **Incorporation.** The foregoing Recitals and Exhibits A–E are hereby incorporated into this MDA.

1.2. **Definitions.** As used in this MDA, the words and phrases specified below shall have the following meanings:

1.2.1. ***Administrative Modifications*** means those modifications to this MDA that can be approved by the Administrator pursuant to Section 13.

1.2.2. ***Administrator*** means the person designated by the Town as the Administrator of this MDA.

1.2.3. ***Applicant*** means a person or entity submitting a Development Application.

1.2.4. ***Buildout*** means the completion of all of the development on all of the Project in accordance with the approved plans.

- 1.2.5. **Council** means the elected Town Council of the Town.
- 1.2.6. **Default** means a material breach of this MDA.
- 1.2.7. **Denial/Denied** means a formal denial issued by the final decision-making body of the Town for a particular type of Development Application but does not include review comments or “redlines” by Town staff.
- 1.2.8. **Development** means the development of any improvement, whether public or private, on the Project pursuant to an approved Development Application, including, but not limited to, any Public Infrastructure, Private Improvement, Subdivision, Commercial Site, or any of the Maximum RDUs.
- 1.2.9. **Development Application** means an application to the Town for development of a portion of the Project including a Subdivision, Commercial Site Plan or any other permit, certificate or other authorization from the Town required for development of the Project.
- 1.2.10. **Development Report** means a report containing the information specified in Section 3.8 submitted to the Town by Master Developer for a Development by Master Developer or for the sale of any Parcel to a Subdeveloper or the submittal of a Development Application by a Subdeveloper pursuant to an assignment from Master Developer.
- 1.2.11. **Dispute** means any disagreement between the Parties regarding the administration or implementation of the MDA, including but not limited to Denial or a Default.
- 1.2.12. **Dispute Resolution Process** means the processes for resolving any Dispute as specified in Section 11.
- 1.2.13. **Final Plat** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-9a-603 (2024), or any successor provision, and approved by the Town, effectuating a Subdivision of any portion of the Project.
- 1.2.14. **Golf Course** means a part or all of a potential golf course, clubhouse and associated facilities as more fully specified in Section 3.12, below.
- 1.2.15. **LUDMA** means the Land Use, Development, and Management Act, Utah Code Ann. §§ 10-9a-101, et seq. (2024).

- 1.2.16. **Master Developer** means Gooseberry Springs Ranch, LLC, which owns and is developing the Property.
- 1.2.17. **Master Plan** means the general layout of the types and areas of development of the Project as illustrated on Exhibit “B”.
- 1.2.18. **MDA** means this Master Development Agreement including all of its Exhibits.
- 1.2.19. **Maximum Residential Dwelling Units (“Maximum RDUs”)** means the development on the Property of five hundred fifty (550) Residential Dwelling Units.
- 1.2.20. **Notice** means any notice to or from any party to this MDA that is either required or permitted to be given to another party.
- 1.2.21. **Nightly Rental Area** means that portion of the Project shown on Exhibit “B” as being for nightly rental of a portion of the RDUs as more fully specified in Section 3.11, below.
- 1.2.22. **Outsourcing** means the process of the Town contracting with Town Consultants or paying overtime to Town employees to provide technical support in the review and approval of the various aspects of a Development Application as is more fully set out in this MDA. Outsourcing shall be at the sole discretion of the Town.
- 1.2.23. **Outsourced Work** means any work performed pursuant to Outsourcing.
- 1.2.24. **Parcel** means a portion of the Property that is created by the Master Developer to be sold to a Subdeveloper that is not an individually developable lot and that has not been created as a Subdivision.
- 1.2.25. **Parties** means the Master Developer and the Town.
- 1.2.26. **Party** means either the Master Developer or the Town individually.
- 1.2.27. **Phase** means the development of a portion of the Project at a point in a logical sequence as determined by Master Developer.
- 1.2.28. **Private Improvements** means those elements of infrastructure needed for the completion of a Development which are not planned to be dedicated to the Town.
- 1.2.29. **Project** means the total development to be constructed on the Property pursuant to this MDA with the associated public and

private facilities, Maximum RDUs, Phases and all of the other aspects approved as part of this MDA.

- 1.2.30. **Property** means the approximately seven hundred thirty-nine (739) acres as illustrated on Exhibit “B” and legally described in Exhibit “A”.
- 1.2.31. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to the Town as a condition of the approval of a Development Application including, but not limited to, the roads, overall grading plan and backbone utilities.
- 1.2.32. **Residential Dwelling Unit (“RDU”)** means a single unit intended to be occupied for residential living purpose.
- 1.2.33. **Subdeveloper** means a person or an entity not “related” (as defined by Internal Revenue Service regulations) to Master Developer which purchases a Parcel for development.
- 1.2.34. **Subdivision** means the division of any portion of the Project into developable lots pursuant to LUDMA.
- 1.2.35. **Subdivision Application** means the application to create a Subdivision.
- 1.2.36. **System Improvements** means those components of the Public Infrastructure that are defined as such under the Utah Impact Fees Act.
- 1.2.37. **Town** means the Town of Apple Valley, a political subdivision of the State of Utah.
- 1.2.38. **Town Consultants** means those outside consultants employed by the Town in various specialized disciplines such as traffic, hydrology, or drainage for reviewing certain aspects of the development of the Project.
- 1.2.39. **Town’s Future Laws** means the ordinances, policies, standards, procedures, and processing fee schedules of the Town which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project, and which may or may not be applicable to the Development Application depending upon the provisions of this MDA.

1.2.40. ***Town's Vested Laws*** means the ordinances, policies, standards, and procedures of the Town in effect as of the date of the execution of this MDA a digital copy of which is attached as Exhibit "C".

1.2.41. ***Zoning*** means the RE-1 zoning of the Property pursuant to the Town's Vested Laws except that the Golf Course shall be a permitted.

2. **Effect of MDA.** Except as specified herein, this MDA shall be the sole agreement between the Parties related to the Project and the Property.

3. **Development of the Project.**

3.1. **Compliance with the Town's Vested Laws and this MDA.** Development of the Project shall be in accordance with the Town's Vested Laws, the Town's Future Laws (only to the extent that these are applicable as otherwise specified in this MDA), and this MDA. Unless specifically modified by this MDA (including its Exhibits) or the Town's Future Laws (only to the extent that these are applicable as specified in Section 4.2) the Town's Vested Laws shall control the Development of the Project.

3.2. **Land Uses within the Project, Configuration.** The Master Plan reflects the general location and configuration of the Maximum RDUs within the Project. All individually platted lots shall be at least 1 acre in size.

3.3. **Maximum RDUs.** At Buildout of the Project, Master Developer shall be entitled to have developed the Maximum RDUs as specified in and pursuant to this MDA subject to the restrictions on RDUs of Master Developer's Property. Internal accessory dwelling units as provided by Utah State law, churches, schools, municipal or other institutional/governmental and other similar non-residential uses shall not be counted as a Residential Dwelling Unit for purposes of the Maximum RDUs.

3.4. **Master Developers' Discretion.** Nothing in this MDA shall obligate the Master Developer to construct the Project or any particular Phase therein or portion thereof, and the Master Developer shall have the discretion to determine whether to construct a particular Development or Phase based on Master Developer's business judgment.

3.4.1. ***Concurrency Management of Future Development.*** Any phasing shall ensure appropriate access, fire protection utilities, and other infrastructure for future phases and Master Developer shall seek the Town's input on such issues prior to submitting a Development Application for such phasing. Once construction has begun on a specific Development or Phase, the relevant Master Developer or Subdeveloper(s) shall have the obligation to complete the public and private road, storm drain, water, and other improvements that are a condition of the approved Development Application for such Development.

3.5. Required Process.

- 3.5.1. ***Approval Required Before Development.*** A Development Application shall be submitted for any Development. Except as otherwise provided herein, no improvements shall be constructed within the Project without Master Developer or a Subdeveloper first obtaining approval of the Development Application for such Development from the Town. Upon approval by the Town of any Development Application, the Development related to such approval may be improved in accordance with the approved Development Application, subject to the terms, conditions, and provisions of the Development Application.
- 3.5.2. ***Town and Other Governmental Agency Permits.*** Before commencement of construction or Development of any buildings, structures or other work or improvements upon any portion of the Project, Master Developer or a Subdeveloper shall, at its expense, secure, or cause to be secured, any and all permits which may be required by the Town or any other governmental entity having jurisdiction over the work. The Town shall reasonably cooperate with Master Developer or a Subdeveloper in seeking to secure such permits from other governmental entities.
- 3.5.3. ***Fees.*** Master Developer or a Subdeveloper shall pay to the Town the standard fees applicable to any submittal of a Development Application under the Town's fee schedule in effect at the time of the application.
- 3.5.4. ***Outsourcing of Processing of Development Applications.***
- 3.5.4.1. ***Timing.*** Within twenty (20) business days after receipt of a Development Application and upon the request of Master Developer, the Town and Master Developer will confer to determine whether the Parties desires to Outsource the review of any aspect of the Development Application to ensure that it is processed on a timely basis.
- 3.5.4.2. ***Election/Cost Estimate.*** If the Town or Master Developer determines in either of their discretion that Outsourcing is appropriate, then the Town shall promptly estimate the reasonably anticipated differential cost of Outsourcing in the manner selected by the Town in good faith consultation with the Master Developer or Subdeveloper (either overtime to Town employees or the hiring of a Town Consultant). If the Master Developer or a Subdeveloper

notifies the Town that it desires to proceed with the Outsourcing based on the Town's estimate of costs, then the Master Developer or Subdeveloper shall deposit in advance with the Town the estimated differential cost and the Town shall then promptly proceed with having the work Outsourced.

- 3.5.4.3. Selection of Outsources. If Outsourcing is selected then the Town shall provide to Master Developer at least two qualified potential Outsourcing reviewers and those reviewers estimates of fees and timing of performance. Master Developer may elect either of those options. Master Developer may also propose a different Outsourcing reviewer and the Town may, in its sole discretion, agree to that proposal.
- 3.5.4.4. Compliance with Applicable Codes. Any Outsourced work shall be performed pursuant to applicable standards including, but not limited to, the Town's Vested Laws, Federal law, State Code, and any adopted uniform standards such as AASHTO, the IBC and the IFC.
- 3.5.4.5. Final Payment. Upon completion of the Outsourcing Work and the provision by the Town of an invoice (with such reasonable supporting documentation as may be requested by Master Developer or Subdeveloper) for the actual differential cost (whether by way of paying a Town Consultant or paying overtime to Town employees) of Outsourcing, Master Developer or the Subdeveloper shall, within ten (10) business days pay or receive credit (as the case may be) for any difference between the estimated differential cost deposited for the Outsourcing and the actual cost differential. Any dispute regarding this section shall be resolved pursuant to the Dispute Resolution Processes.
- 3.5.4.6. Acceptance of Outsourced Work. The Town shall accept the results of any Outsourced Work under this section unless the Town determines that the Outsourced Work has not been performed pursuant to Town standards or is materially incorrect. If the Town does not give Master Developer Notice within ten (10) business days of receiving the Outsourced Work that the Town disputes the acceptability of the Outsourced Work, then the Town shall be deemed to have accepted the Outsourced Work. Any disputes relating to the Outsourced Work shall be subject

to the Dispute Resolution Process.

- 3.5.5. ***Acceptance of Certifications Required for Development Applications.*** Any Development Application requiring the signature, endorsement, or certification and/or stamping by a person holding a license or professional certification required by the State of Utah in a particular discipline shall be so signed, endorsed, certified or stamped signifying that the contents of the Development Application comply with the applicable regulatory standards of the Town.
- 3.5.6. ***Independent Technical Analyses for Development Applications.*** If the Town needs technical expertise beyond the Town's internal resources to determine impacts of a Development Application such as for structures, bridges, water tanks, and other similar matters which are not required by the Town's Vested Laws to be certified by such experts as part of a Development Application, the Town may engage such experts as Town Consultants, with the actual and reasonable costs, being the responsibility of Applicant.
- 3.5.7. ***Intent of One-Time Review.*** The Town should endeavor to make all of its redlines, comments or suggestions at the time of the first review of the Development Application unless any changes to the Development Application raise new issues that need to be addressed.
- 3.5.8. ***Town Denial of a Development Application.*** If the Town denies a Development Application the Town shall provide with the denial a Notice advising the Applicant of the reasons for denial including specifying the reasons the Town believes that the Development Application is not consistent with this MDA, the Master Plan, and/or any applicable Town's Vested Laws (or, if applicable, the Town's Future Laws).
- 3.5.9. ***Dispute Resolution.*** The Town's denial of any Development Application shall be subject to the dispute resolution provisions of Section 14.
- 3.5.10. ***Town Denials of Development Applications Based on Denials from Non-Town Agencies.*** If the Town's denial of a Development Application is based on the denial of the Development Application by a Non-Town Agency, Master Developer shall appeal any such denial through the appropriate procedures for such a decision and not through the processes specified herein.
- 3.5.11. ***Outsourcing of Inspections.***

- 3.5.11.1. Timing. Within fifteen (15) business days after receipt of a request from Master Developer to Outsource the inspections of the construction of any Development, the Town and Master Developer will confer to determine whether the Town desires to Outsource the inspections to ensure that they are processed on a timely basis.
- 3.5.11.2. Selection of Outsources. If Outsourcing is selected then the Town shall provide to Master Developer at least two qualified potential Outsourcing reviewers and those reviewers estimates of fees and timing of performance. Master Developer may elect either of those options. Master Developer may also propose a different Outsourcing reviewer and the Town may, in its sole discretion, agree to that proposal.
- 3.5.11.3. Election/Cost Estimate. If the Town or Master Developer determines in either of their discretion that Outsourcing is appropriate, then the Town shall promptly estimate the reasonably anticipated differential cost of Outsourcing in the manner selected by the Town in good faith consultation with the Master Developer or Subdeveloper (either overtime to Town employees or the hiring of a Town Consultant). If the Master Developer or a Subdeveloper notifies the Town that it desires to proceed with the Outsourcing based on the Town's estimate of costs, then the Master Developer or Subdeveloper shall deposit in advance with the Town the estimated differential cost and the Town shall then promptly precede with having the work Outsourced.
- 3.5.11.4. Compliance with Applicable Codes. Any Outsourced work shall be performed pursuant to applicable standards including, but not limited to, the Town's Vested Laws, Federal law, State Code, and any adopted uniform standards such as AASHTO, the IBC and the IFC.
- 3.5.11.5. Final Payment. Upon completion of the Outsourcing services and the provision by the Town of an invoice (with such reasonable supporting documentation as may be requested by Master Developer or Subdeveloper) for the actual differential cost (whether by way of paying a Town Consultant or paying overtime to Town employees) of Outsourcing, Master Developer or the Subdeveloper shall, within ten (10) business days pay or receive credit (as the

case may be) for any difference between the estimated differential cost deposited for the Outsourcing and the actual cost differential. Any dispute regarding this section shall be resolved pursuant to the Dispute Resolution Processes.

- 3.5.11.6. Acceptance of Outsourced Work. The Town shall accept the results of any outsourced decision under this section without any further review by the Town.

3.6. **Parcel Sales.** The Town acknowledges that the precise location and details of the public improvements, lot layout and design, and any other similar item regarding the development of a particular Parcel may not be known at the time of the creation of or sale of a Parcel. Master Developer may obtain approval of a Parcel in any manner allowed by law. If, pursuant to Utah Code Ann. § 10-9a-103(66)(c)(v) (2024), there are no individually developable lots in the Parcel, the creation of the Parcel would not be subject to subdivision requirement in the Town's Vested Laws including the requirement to complete or provide security for any Public Infrastructure at the time of the creation of the Parcel. The responsibility for completing and providing security for completion of any Public Infrastructure in the Parcel shall be that of the Master Developer or a Subdeveloper upon a subsequent Subdivision of the Parcel that creates individually developable lots. An instrument shall be recorded specifying the material details of any Parcel sale such as the number of acres, number of units and any other material information regarding what rights and/or obligations are being sold. The recorded instrument shall be signed by Master Developer and the buyer. The City shall also sign acknowledging that it has notice of the sale and that the recorded instrument complies with this subsection.

3.7. **Accounting for RDUs for Developments by Master Developer.** At the recordation of a final plat or other approved and recorded instrument for any Development developed by Master Developer that includes RDUs, Master Developer shall provide the Town a Development Report showing any RDUs used with the Development and the RDUs remaining with Master Developer and Master Developer and for the entire remaining Project.

3.8. **Development Report.** With any Development Application filed by Master Developer shall file a Development Report showing:

- 3.8.1. ***Ownership*** of the property subject to the Development Application;
- 3.8.2. ***Units and Uses Proposed to be Developed.*** The portion of the Maximum RDUs intended to be used by the proposed Development;
- 3.8.3. ***Units and Uses Transferred or Remaining.*** The amount of the Maximum RDUs remaining with Master Developer;
- 3.8.4. ***Material Effects.*** Any material effects of the sale on the Master Plan.

3.9. Accounting for RDUs and/or other types of Maximum RDUs for Parcels Sold to Subdevelopers. Any Parcel sold by Master Developer to a Subdeveloper shall include the transfer of a specified portion of the Maximum RDUs and, for any non-residential Intended Use, shall specify the amount and type of any such other Intended Use sold with the Parcel. At the recordation of the sale of any Parcel, Master Developer shall provide the Town a Development Report showing the Master Developer of the Parcel(s) sold, the portion of the Maximum RDUs and/or other type of Maximum RDUs transferred with the Parcel(s), the amount of the Maximum RDUs and/or other type of Maximum RDUs remaining with Master Developer and Master Developer and any material effects of the sale on the Master Plan.

3.10. Phasing. The Town acknowledges that Master Developer and Master Developer may develop the Project in Phases. No sequential phasing is implied by any numbering in the Master Plan. The Parties acknowledge that the most efficient and economic development of the Project depends on numerous factors, such as market conditions and demand, infrastructure planning, competition, the public interest, and other similar factors. The Development Application for each Phase shall establish that the needs of future phases for Public Infrastructure are properly accounted for. The Development Application for any Phase shall comply with the Master Plan and provide for future Phases access and infrastructure connectivity and compatibility. Except as specified below, the development of the Project in Phases shall be in the sole discretion of Master Developer.

3.11. Nightly Rentals. Nightly rental shall be allowed for only the RDUs in the Nightly Rental Area. The number of nightly rental RDUs allowed by this MDA is in consideration of Master Developer's clustering such units which, in the determination of the Town under all of the aspects of this MDA, mitigates certain adverse aspects of nightly rental units.

3.12. Golf Course. Master Developer may, in its sole discretion, construct part or all of the Golf Course of up to 18 holes as generally illustrated on Exhibit "B".

3.13. Package Plant. Wastewater disposal shall not be accomplished at an individual RDU level. Wastewater disposal shall be accomplished only through the construction of a wastewater package treatment system and plant approved by the Washington County Health Department and the Ash Creek Special Service District, and paid for by the Master Developer or its assigns at their sole expense. wastewater package treatment system and plant must be continuously operated and maintained by the Ash Creek Special Service District acting as the body politic pursuant to Utah State health regulations.

4. Zoning and Vested Rights.

4.1. Vested Rights Granted by Approval of this MDA. To the maximum extent permissible under the laws of Utah and the United States and at equity, the Town, and Master Developer intend that this MDA grants and Master Developer all rights to develop the Project in fulfillment of this MDA except as specifically provided herein. The Parties intend that the rights granted to Master Developer under this MDA are contractual and also those rights that exist under statute, common law and at equity. The Parties specifically intend that this MDA grants to Master

Developer “vested rights” as that term is construed in Utah’s common law and pursuant to Utah Code Ann. § 10-9a-509 (2024).

4.2. **Exceptions.** The restrictions on the applicability of the Town’s Future Laws to the Project as specified in Section 1.2.9 are subject to only the following exceptions:

- 4.2.1. **Master Developer Agreement.** Town’s Future Laws that Master Developer agrees in writing to the application thereof to the Project;
- 4.2.2. **State and Federal Compliance.** Town’s Future Laws which are generally applicable to all properties in the Town, and which are required to comply with State and Federal laws and regulations affecting the Project;
- 4.2.3. **Codes.** Town’s Future Laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual on Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare
- 4.2.4. **Taxes.** Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the Town to all properties, applications, persons, and entities similarly situated;
- 4.2.5. **Fees.** Changes to the amounts of fees (but not changes to the times provided in the Town’s Vested Laws for the imposition or collection of such fees) for the processing of Development Applications that are generally applicable to all development within the Town (or a portion of the Town as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;
- 4.2.6. **Compelling, Countervailing Interest.** Laws, rules or regulations that the Town’s land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(i) (2024).

4.3. **Reserved Legislative Powers.** The Parties acknowledge that under the laws of the State of Utah (including Utah Code Ann. § 10-9a-532 (2024)) and the United States, the Town’s authority to limit its police power by contract has certain restrictions. As such, the limitations, reservations, and exceptions set forth herein are intended to reserve for the Town those police powers that cannot be so limited. Notwithstanding the retained power of the Town to enact such legislation under the Town’s police powers, such legislation shall only be applied to modify

the vested rights of the Master Developer under the terms of this MDA based upon the policies, facts, and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed legislative changes affecting the vested rights of the Master Developer under this MDA shall be of general application to all development activity in the Town and, unless the Town declares an emergency, Master Developer shall be entitled to prior written notice and an opportunity to be heard with respect to any proposed change and its applicability to the Project under the compelling, countervailing public interest exception to the vested rights doctrine.

5. **Term of Agreement.** The initial term of this MDA shall be until December 31, 2040. If as of that date Master Developer is in compliance of this MDA and have not been declared to be in default as provided in Section 13, and if any such declared default is not being cured as provided therein, then this MDA shall be automatically extended until December 31, 2045, and, thereafter, for two (2) additional period of five (5) years. This MDA shall also terminate automatically at Buildout.

5.1. **Commencement of Development.** If Master Developer has not obtained approval of a Development Application for the Project and completed the Public Improvements necessary for the recordation of a final plat for the Development Application on or before December 31, 2032 then this MDA shall automatically terminate. This Agreement shall also terminate automatically if on or before December 31, 2032, Master Developer has not obtained building permits for the lesser of 5% of the Maximum RDUs or 10 RDUs.

6. **Application Under Town's Future Laws.** Without waiving any rights granted by this MDA, Master Developer may at any time, and from time-to-time, choose to submit a Development Application for some or all of the Project under the Town's Future Laws in effect at the time of the Development Application so long as Master Developer is not in current breach of this Agreement. Any Development Application filed for consideration under the Town's Future Laws shall be governed by all portions of the Town's Future Laws related to the Development Application. The election by Master Developer at any time to submit a Development Application under the Town's Future Laws shall not be construed to prevent Master Developer from applying for other Development Applications on the Town's Vested Laws. Subdevelopers may not submit a Development Application under the Town's Future Laws without the consent of the Master Developer.

7. **Public Infrastructure.**

7.1. **Construction by Master Developer.** Master Developer shall have the right and the obligation to construct or cause to be constructed and installed, all Public Infrastructure reasonably and lawfully required as a condition of approval of the Development Application.

7.1.1. **Security for Public Infrastructure.** If, and to the extent required by the Town's Vested Laws, unless otherwise provided by LUDMA, security for any Public Infrastructure is required by the Town it shall be provided in a form acceptable to the Town as specified in

the Town's Vested Laws. Partial releases of any such required security shall be made as work progresses based on LUDMA.

- 7.1.2. ***Bonding for Landscaping.*** Security for the completion of those items of landscaping that are weather or water dependent shall be provided as required by the Town's Vested Laws in conformance with LUDMA.

7.2. **Dedication of Public Improvements.** All of the infrastructure and improvements dedicated to the Town pursuant hereto shall be constructed to the Town's standard specifications unless otherwise agreed in this MDA or otherwise and shall be subject to Town requirements for the payment of property taxes, inspections, and approval before acceptance by the Town. The Town shall accept such dedication after payment of all taxes and fees and inspection and correction of any deficiency or failure to meet Town standards.

8. **Upsizing/Reimbursements to Master Developer.**

8.1. **"Upsizing".** The Town shall not require Master Developer to "upsized" any future Public Infrastructure (i.e., to construct the infrastructure to a size larger than required to service the Project) unless financial arrangements reasonably acceptable to Master Developer are made to compensate Master Developer for the incremental or additive costs of such upsizing. For example, if an upsized to a water pipe size increases Master Developer's costs by 10% but adds 50% more capacity, the Town shall only be responsible to compensate Master Developer for the 10% cost increase. Acceptable financial arrangements for upsizing of improvements include reimbursement agreements, payback agreements, pioneering agreements, and impact fee credits and reimbursements. Any decision by the Town to limit access to any roads built by Master Developer shall be considered an "upsizing" and shall not be required of Master Developer unless financial arrangements reasonably acceptable to Master Developer are made to compensate Master Developer for the loss of value and additive costs of such upsizing.

- 8.1.1. **Dispute Resolution.** Any dispute regarding this section shall be resolved pursuant to the Dispute Resolution Processes.

9. **On-Site Processing of Natural Materials.** Master Developer may use the natural materials located on the Property such as sand, gravel, and rock, and may process such natural materials into construction materials such as aggregate, topsoil, concrete, or asphalt for use in the construction of infrastructure, homes or other buildings or improvements located in the Project. If the proposed excavation for the use of the natural materials as contemplated in this section is consistent with the final uses in the area as illustrated on the Master Plan, then it shall be approved by the Administrator irrespective of whether the proposed grading is in conjunction with a Subdivision or just the grading by itself. Master Developer shall mitigate fugitive dust control as required by the State of Utah and shall establish the maximum grade/depth from which the natural materials may be extracted. If Master Developer extracts or processes beyond the final development grade, Master Developer shall be required to backfill the site and return it to final development grades.. Any dispute regarding this section shall be resolved pursuant to the Dispute Resolution Processes.

10. **Default.**

10.1. **Notice.** If Master Developer or a Subdeveloper or the Town fails to perform their respective obligations hereunder or to comply with the terms hereof, the party believing that a Default has occurred shall provide Notice to the other party. If the Town believes that the Default has been committed by a Subdeveloper then the Town shall also provide a courtesy copy of the Notice to Master Developer.

10.2. **Contents of the Notice of Default.** The Notice of Default shall:

- 10.2.1. ***Specific Claim.*** Specify the claimed event of Default;
- 10.2.2. ***Applicable Provisions.*** Identify with particularity the provisions of any applicable law, rule, regulation, or provision of this MDA that is claimed to be in Default;
- 10.2.3. ***Materiality.*** Identify why the Default is claimed to be material; and
- 10.2.4. ***Optional Cure.*** If the Town chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than thirty (30) days duration.
- 10.2.5. ***Dispute Resolution.*** Upon the issuance of a Notice of Default the parties shall engage in the Dispute Resolution Processes.

10.3. **Remedies.** If the parties are not able to resolve the Default by the Dispute Resolution Processes, then the parties may have the following remedies:

- 10.3.1. ***Law and Equity.*** All rights and remedies available in equity including, but not limited to, injunctive relief and/or specific performance.
- 10.3.2. ***Security.*** The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular Default.
- 10.3.3. ***Future Approvals.*** The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project in the case of a default by Master Developer, or in the case of a default by a Subdeveloper, development of those Parcels owned by the Subdeveloper until the Default has been cured. No approvals, licenses, building permits, or other permits may be withheld from any Subdeveloper for a Default of Master Developer.

10.4. **Public Meeting.** Before any remedy in Section 10.3 may be imposed by the Town, the party allegedly in Default shall have the right to attend a public meeting before the Town Council and address the claimed Default.

10.5. **Emergency Defaults.** Anything in this MDA notwithstanding, if the Town Council finds on the record that a default materially impairs a compelling, countervailing interest of the Town and that any delays in imposing such a default would also impair a compelling, countervailing interest of the Town then the Town may impose the remedies of Section 10.3 without the requirements of Sections 10.4. The Town shall give Notice to the Developer and/or any applicable Subdeveloper of any public meeting at which an emergency default is to be considered and the Developer and/or any applicable Subdeveloper shall be allowed to address the Town Council at that meeting regarding the claimed emergency Default.

10.6. **Extended Cure Period.** If any Default cannot be reasonably cured within thirty (30) days, then such cure period shall be extended so long as the defaulting party is pursuing a cure with reasonable diligence.

10.7. **Default of Assignee.** A default of any obligations assumed by an assignee shall not be deemed a default of Master Developer.

11. **Dispute Resolution.** Unless otherwise provided in the MDA, any Dispute shall be resolved as follows.

11.1. **Meet and Confer regarding Development Application Denials.** The Town and Applicant shall meet within fifteen (15) business days of any Dispute to resolve the issues specified in the Dispute.

11.2. **Mediation of Disputes.**

11.2.1. ***Issues Subject to Mediation.*** Disputes that are not subject to arbitration provided in Section 11.3 shall be mediated.

11.2.2. ***Mediation Process.*** If the Town and Applicant are unable to resolve a Dispute that is subject to mediation, the parties shall attempt within ten (10) business days to appoint a mutually acceptable mediator with knowledge of the legal or factual issue of the Dispute. If the Parties are unable to agree on a single acceptable mediator, they shall each within ten (10) business days, appoint their own representative. These two representatives shall, between them, choose the single mediator. Applicant shall pay the fees of the chosen mediator. The chosen mediator shall within fifteen (15) business days, review the positions of the parties regarding the Dispute and promptly attempt to mediate the Dispute between the parties. If the parties are unable to reach agreement, the mediator shall notify the parties in writing of the resolution that the mediator deems appropriate. The mediator's opinion shall not be binding on

the parties.

11.3. **Arbitration of Disputes.**

- 11.3.1. ***Issues Subject to Arbitration.*** Issues regarding a Dispute that are subject to resolution by scientific or technical experts such as traffic impacts, water quality impacts, pollution impacts, etc. are subject to arbitration.
- 11.3.2. ***Mediation Required Before Arbitration.*** Prior to any arbitration the parties shall first attempt mediation as specified in Section 11.2.
- 11.3.3. ***Arbitration Process.*** If the Town and Applicant are unable to resolve an issue through mediation, the parties shall attempt within ten (10) business days to appoint a mutually acceptable expert in the professional discipline(s) of the Dispute. If the parties are unable to agree on a single acceptable arbitrator, they shall each, within ten (10) business days, appoint their own individual appropriate expert. These two experts shall, between them, choose the single arbitrator. Applicant shall pay the fees of the chosen arbitrator. The chosen arbitrator shall within fifteen (15) business days, review the positions of the parties regarding the arbitration issue and render a decision. The arbitrator shall ask the prevailing party to draft a proposed order for consideration and objection by the other side. Upon adoption by the arbitrator, and consideration of such objections, the arbitrator's decision shall be final and binding upon both parties. If the arbitrator determines as a part of the decision that the Town's or Applicant's position was not only incorrect but was also maintained unreasonably and not in good faith, then the arbitrator may order the Town or Applicant to pay the arbitrator's fees.

11.4. **District Court.** If the Dispute is not subject to arbitration then, after exhausting the Meet and Confer and Mediation processes above the Parties may seek relief in the Fifth District Court.

12. **Notices.** All notices required or permitted under this Amended Development Agreement shall, in addition to any other means of transmission, be given in writing by certified mail and regular mail to the following address:

To Master Developer:	Standard Development, LLC 2120 S Cottonwood Canyon Road #125 Holm, UT 84718
----------------------	---

With a Copy to:	Bruce R. Baird, Esq. Bruce R. Baird PLLC
-----------------	---

2150 South 1300 East, Fifth Floor
Salt Lake Town, UT 84106
bbaird@difficultdirt.com

To Town:

Attn: Town Mayor
1777 North Meadowlark Drive
Apple Valley, UT 84737
mayor@applevalleyut.gov

With a Copy to:

Heath H. Snow, Esq.
Snow Caldwell Beckstrom & Wilbanks, PLLC
253 W. St. George Blvd. # 100
St. George, UT 84770
Heath@scbwlaw.com

12.1. **Effectiveness of Notice.** Except as otherwise provided in this MDA, each Notice shall be effective and shall be deemed delivered on the earlier of:

- 12.1.1. **Hand Delivery.** The day it is delivered personally or by courier service.
- 12.1.2. **Electronic Delivery.** Its actual receipt if delivered electronically by email provided that a copy of the email is printed out in physical form and mailed or personally delivered as set forth herein on the same day and the sending party has an electronic receipt of the delivery of the Notice. If the copy is not sent on the same day, then notice shall be deemed effective the date that the mailing or personal delivery occurs.
- 12.1.3. **Mailing.** On the day the Notice is postmarked for mailing, postage prepaid, by First Class or Certified United States Mail and actually deposited in or delivered to the United States Mail. Any party may change its address for Notice under this MDA by giving written Notice to the other party in accordance with the provisions of this Section.

13. **Administrative Modifications.**

13.1. **Allowable Administrative Applications:** The following modifications to this MDA may be considered and approved by the Administrator.

- 13.1.1. **Infrastructure.** Modification of the location and/or sizing of the infrastructure for the Project that does not materially change the functionality of the infrastructure.

13.1.2. **Minor Amendment.** Any other modifications deemed to be minor modifications by the Administrator. An allowable minor modification shall NOT include changes in uses, minimum size of lots, or Maximum RDUs.

13.2. **Application to Administrator.** Applications for Administrative Modifications shall be filed with the Administrator.

13.3. **Administrator's Review of Administrative Modification.** The Administrator shall consider and decide upon the Administrative Modification within a reasonable time not to exceed forty-five (45) days from the date of submission of a complete application for an Administrative Modification. If the Administrator approves the Administrative Modification, the Administrator shall record notice of such approval shall be against the applicable portion of the Property in the official Town records.

13.3.1. **Referral as Amendment.** The Administrator may determine that any proposed Administrative Modification should be processed as an Amendment pursuant to Section 16.

13.4. **Appeal of Administrator's Denial of Administrative Modification.** If the Administrator denies any proposed Administrative Modification, the Applicant may process the proposed Administrative Modification as a Modification Application.

14. **Amendment.** Except for Administrative Modifications, any future amendments to this MDA shall be considered as Modification Applications subject to the following processes.

14.1. **Who May Submit Modification Applications.** Only the Town and Master Developer with the consent of the Master Developer or an assignee that succeeds to all of the rights and obligations of the and Master Developer under this MDA (and not including a Subdeveloper) may submit a Modification Application.

14.2. **Modification Application Contents.** Modification Applications shall:

14.2.1. **Identification of Property.** Identify the property or properties affected by the Modification Application.

14.2.2. **Description of Effect.** Describe the effect of the Modification Application on the affected portions of the Project.

14.2.3. **Identification of Non-Town Agencies.** Identify any Non-Town agencies potentially having jurisdiction over the Modification Application.

14.2.4. **Map.** Provide a map of any affected property and all property within three hundred feet (300') showing the present or Maximum

RDU of all such properties.

14.3. **Fee.** Modification Applications shall be accompanied by a fee in an amount reasonably estimated by the Town to cover the costs of processing the Modification Application.

14.4. **Town Cooperation in Processing Modification Applications.** The Town shall cooperate reasonably in promptly and fairly processing Modification Applications.

14.5. **Planning Commission Review of Modification Applications.**

14.5.1. **Review.** All aspects of a Modification Application required by law to be reviewed by the Planning Commission shall be considered by the Planning Commission as soon as reasonably possible in accordance with the Town's Vested Laws in light of the nature and/or complexity of the Modification Application.

14.5.2. **Recommendation.** The Planning Commission's vote on the Modification Application shall be only a recommendation and shall not have any binding or evidentiary effect on the consideration of the Modification Application by the Commission.

14.6. **Town Council Review of Modification Application.** After the Planning Commission, if required by law, has made or been deemed to have made its recommendation of the Modification Application, the Town Council shall consider the Modification Application.

14.7. **Town Council's Objections to Modification Applications.** If the Town Council objects to the Modification Application, the Town Council shall provide a written determination advising the Applicant of the reasons for denial, including specifying the reasons the Town Council believes that the Modification Application is not consistent with the intent of this MDA and/or the Town's Vested Laws (or, only to the extent permissible under this MDA, the Town's Future Laws).

14.8. **Disputes.** Any dispute regarding this section shall be resolved pursuant to the Dispute Resolution Processes.

15. **No Disconnection.** So long as this MDA is in force Master Developer shall not attempt to disconnect the Property from the Town.

16. **Estoppel Certificate.** Upon twenty (20) days prior written request by Master Developer or a Subdeveloper, the Town will execute an estoppel certificate to any third party certifying that Master Developer or a Subdeveloper, as the case may be, at that time is not in default of the terms of this Agreement.

17. **Headings.** The captions used in this MDA are for convenience only and are not intended to be substantive provisions or evidence of intent.

18. **No Third-Party Rights/No Joint Venture.** This MDA does not create a joint venture relationship, partnership or agency relationship between the Town, and Master Developer. Further, the Parties do not intend this MDA to create any third-party beneficiary rights. The Parties acknowledge that this MDA refers to a private development and that the Town has no interest in, responsibility for or duty to any third parties concerning any improvements to the Property unless the Town has accepted the dedication of such improvements at which time all rights and responsibilities, except for warranty bond requirements under Town's Vested Laws and as allowed by State law, for the dedicated public improvement shall be the Town's.

19. **Assignability.** The rights and responsibilities of Master Developer under this MDA may be assigned in whole or in part by Master Developer with the consent of the Town as provided herein.

19.1. **Sale of Lots.** Master Developer's selling or conveying lots in any approved Subdivision or Parcels to builders, users, or Subdevelopers, shall not be deemed to be an "assignment" subject to the above-referenced approval by the Town unless specifically designated as such an assignment by Master Developer.

19.2. **Related Entity.** Master Developer's transfer of all or any part of the Property to any entity "related" to any Master Developer (as defined by regulations of the Internal Revenue Service), Master Developer's entry into a joint venture for the development of the Project or Master Developer's pledging of part or all of the Project as security for financing shall also not be deemed to be an "assignment" subject to the above-referenced approval by the Town unless specifically designated as such an assignment by Master Developer. Master Developer shall give the Town Notice of any event specified in this sub-section within ten (10) days after the event has occurred. Such Notice shall include providing the Town with all necessary contact information for the newly responsible party.

19.3. **Notice.** Master Developer shall give Notice to the Town of any proposed assignment and provide such information regarding the proposed assignee that the Town may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the Town with all necessary contact information for the proposed assignee.

19.4. **Time for Objection.** Unless the Town objects in writing within ten (10) business days of notice, the Town shall be deemed to have approved of and consented to the assignment.

19.5. **Partial Assignment.** If any proposed assignment is for less than all of Master Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this MDA to which the assignee succeeds. Upon any such approved partial assignment, Master Developer shall be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations that were not assigned. If a partial assignment is a result of the sale of a Parcel then the requirements of Section 3.6 for the recordation of a notice of the partial assignment shall be complied with.

19.6. **Denial.** The Town may only withhold its consent if the Town is not reasonably satisfied of the assignee's financial ability to perform the obligations of Master Developer, as the case may be, proposed to be assigned or there is an existing breach of a development obligation owed to the Town by the proposed assignee or related entity that has not either been cured or in the process of being cured in a manner acceptable to the Town. . The Town may also withhold consent if the proposed assignee or related entity has a documented history of noncompliance with applicable laws or has engaged in conduct detrimental to the Town's interests.

19.7. **Dispute Resolution.** Any dispute regarding this section shall be resolved pursuant to the Dispute Resolution Processes.

19.8. **Assignees Bound by MDA.** Any assignee shall consent in writing to be bound by the assigned terms and conditions of this MDA as a condition precedent to the effectiveness of the assignment.

20. **Binding Effect.** If Master Developer sells or conveys Parcels of lands to Subdevelopers or related parties, the lands so sold and conveyed shall bear the same rights, privileges, Maximum RDUs, configurations, and Density as applicable to such Parcel and be subject to the same limitations and rights of the Town when owned by Master Developer and as set forth in this MDA without any required approval, review, or consent by the Town except as otherwise provided herein.

21. **No Waiver.** No waiver of any of the terms of this Agreement shall be valid unless in writing and expressly designated as such. Any forbearance or delay on the part of either party in enforcing any of its rights as set forth in this Agreement shall not be construed as a waiver of such right for such occurrence or any other occurrence. Any waiver by either party of any breach of any kind or character whatsoever by the other shall not be construed as a continuing waiver of, or consent to any subsequent breach of this Agreement.

22. **Further Documentation.** This MDA is entered into by the Parties with the recognition and anticipation that subsequent agreements implementing and carrying out the provisions of this MDA may be necessary. The Parties shall negotiate in good faith with respect to all such future agreements.

23. **Severability.** If any provision of this MDA is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this MDA shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this MDA shall remain in full force and affect.

24. **Force Majeure.** Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

25. **Time is of the Essence.** Time is of the essence to this MDA, and every right or responsibility shall be performed within the times specified.

26. **Appointment of Representatives.** To further the commitment of the parties to cooperate in the implementation of this MDA, the Town and Master Developer each shall designate and appoint a representative to act as a liaison between the Town and its various departments and Master Developer. The initial representative for the Town shall be the Mayor of the Town. The initial representative for Master Developer shall be Scout Holm. The Parties may change their designated representatives by Notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this MDA and the development of the Project.

27. **Rights of Access.** The Town Engineer and other representatives of the Town shall have a reasonable right of access to the Property, and all areas of development or construction done pursuant to this MDA during development and construction, to inspect or observe the work on the improvements and to make such inspections and tests as are allowed or required under the Town regulations.

28. **Mutual Drafting.** Each party has participated in negotiating and drafting this MDA and therefore no provision of this MDA shall be construed for or against either party based on which party drafted any particular portion of this MDA.

29. **Applicable Law.** This MDA is entered into in Washington County in the State of Utah and shall be construed in accordance with the laws of the State of Utah irrespective of Utah's choice of law rules.

30. **Venue.** Any action to enforce this MDA shall be brought only in the Fifth District Court for the State of Utah, Washington County.

31. **Entire Agreement.** This MDA, and all Exhibits thereto, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.

32. **Conflicts.** The Town's Vested Laws shall apply to each Development Application except as the Town's Vested Laws are modified by this MDA (including all exhibits thereto).

33. **Recordation and Running with the Land.** This MDA shall be recorded in the chain of title for the Property. This MDA shall be deemed to run with the land.

34. **Authority.** The Parties to this MDA each warrant that they have all of the necessary authority to execute this MDA. Specifically, on behalf of the Town, the signature of the Mayor of the Town is affixed to this MDA lawfully binding the Town pursuant to Ordinance No. O-2025-09 adopted by the Town Council on March 12, 2025.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

TABLE OF EXHIBITS

Exhibit “A”	Legal Description of the Property
Exhibit “B”	Master Plan
Exhibit “C”	Town’s Vested Laws

[signatures on following pages]

Michael L. Farrar, Mayor


Jenna Vizcardo, Town Recorder

Office of the Town Attorney
Approved as to form and legality

TOWN ACKNOWLEDGEMENT

STATE OF UTAH)
)
) ss
COUNTY OF Washington)

On the 13th day of March, 2025, personally appeared before me Michael L. Farrar, who being by me duly sworn, did say that he is the Mayor of the Town of Apple Valley, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the Town by authority of its Town Council and said Mayor acknowledged to me that the Town executed the same.



MASTER DEVELOPER**Gooseberry Springs Ranch**

A Utah limited liability company



Travis Holm, Manager

By Standard Development, LLC

A Utah limited liability company

As Manager for Gooseberry Springs Ranch, LLC

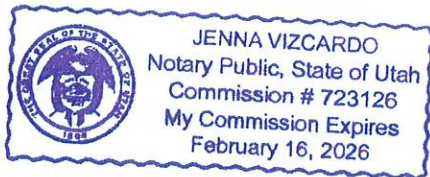


Travis Holm, Manager

MASTER DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
 :SS
 COUNTY OF Washington)

On the 12 day of March, 2025, personally appeared before me Travis Holm duly sworn, did say that he is the Manager of Standard Development, which is the Manager of **Gooseberry Springs Ranch, LLC**, a Utah limited liability company and that the foregoing instrument was duly authorized by the companies at lawful meetings held by authority of their operating agreements and signed in behalf of said companies.




NOTARY PUBLIC

EXHIBIT A
Legal Description of the Project

GOOSEBERRY SPRINGS RANCH LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, OF THE SALT LAKE BASE & MERIDIAN; THENCE S88°35'37"E ALONG THE SECTION LINE OF SECTION 24, 1316.01 FEET; THENCE N01°17'25"E ALONG THE SIXTEENTH LINE OF SECTION 13, 3950.04 FEET; THENCE N88°45'02"W 1323.97 FEET; THENCE N01°25'39"E 601.06 FEET; THENCE S88°37'23"E 1322.56 FEET; THENCE S01°11'58"W 198.95 FEET; THENCE S88°43'00"E 2650.28 FEET; THENCE S01°26'11"W 199.74 FEET; THENCE S88°45'33"E 1324.10 FEET; THENCE S01°15'53"W ALONG THE EAST SECTION LINE OF SECTION 13, 4163.92 FEET; THENCE S01°37'32"W 1310.51 FEET; THENCE S01°24'13"W 1321.48 FEET; THENCE N88°36'47"W 2638.12 FEET; THENCE N88°35'57"W 1325.86 FEET; THENCE S01°21'01"W 307.00 FEET; THENCE S86°26'11"W 1326.23 FEET TO THE WEST SECTION LINE OF SECTION 24; THENCE N01°21'30"E ALONG SAID LINE, 421.76 FEET; THENCE N01°21'57"E ALONG SAID LINE, 1319.02 FEET; THENCE N01°21'57"E ALONG SAID LINE, 1319.05 FEET TO THE POINT OF BEGINNING.
AREA CONTAINS 32262938 SQUARE FEET OR 740.655 ACRES.

EXHIBIT B

MASTER PLAN

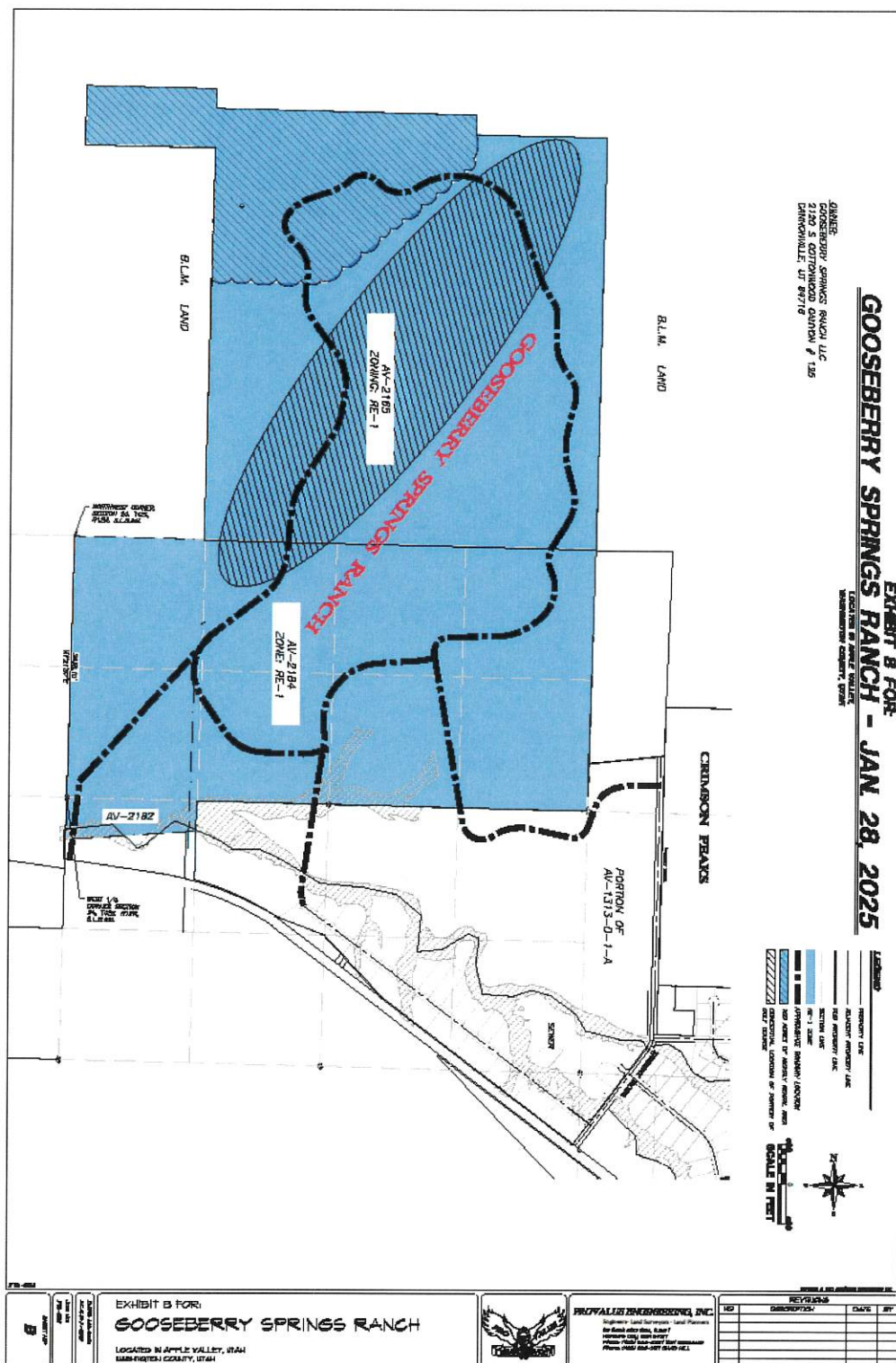


EXHIBIT C

TOWN'S VESTED LAWS
(ON FILE WITH THE TOWN RECORDER IN A DIGITAL FORMAT)

**APPLE VALLEY
ORDINANCE O-2025-18**

NOW THEREFORE, be it ordained by the Council of the Apple Valley, in the State of Utah, as follows:

SECTION 1: **ADOPTION** “10.42 Beekeeping Regulations” of the Apple Valley Land Use is hereby *added* as follows:

ADOPTION

10.42 Beekeeping Regulations(*Added*)

The purpose of this chapter is to authorize beekeeping subject to certain requirements intended to avoid problems that may otherwise be associated with beekeeping in populated areas.

SECTION 2: **ADOPTION** “10.42.010 Purpose” of the Apple Valley Land Use is hereby *added* as follows:

ADOPTION

10.42.010 Purpose(*Added*)

The purpose of this chapter is to authorize beekeeping subject to certain requirements intended to avoid problems that may otherwise be associated with beekeeping in populated areas.

SECTION 3: **ADOPTION** “10.42.020 Certain Conduct Unlawful” of the Apple Valley Land Use is hereby *added* as follows:

ADOPTION

10.42.020 Certain Conduct Unlawful(*Added*)

(1) It shall also be unlawful to maintain an apiary in violation of the requirements of this chapter.

(2) Notwithstanding compliance with the various requirements of this chapter, it shall also be unlawful for any person to maintain an apiary or to keep any colony on any property in a manner that threatens public health or safety, or creates a nuisance.

(3) A person shall not locate nor allow a hive on property owned or occupied by another person without first obtaining written permission from the owner or occupant.

(4) A person shall comply with all state laws as stated in Chapter 11 “Utah Bee Inspection Act.”

SECTION 4: **ADOPTION** “10.42.040 Enforcement” of the Apple Valley Land Use is hereby *added* as follows:

ADOPTION

10.42.040 Enforcement(*Added*)

As per the towns code enforcement ordinance 16.01.010, a first violation of this chapter that does not result in physical injury or property damage to another shall be an infraction. This can result in fines and/or misdemeanor criminal charges as per AV civil code enforcement ordinance 16.02.010.

SECTION 5: **ADOPTION** “10.42.030 Water” of the Apple Valley Land Use is hereby *added* as follows:

ADOPTION

10.42.030 Water(*Added*)

Each beekeeper shall ensure that a constant source of fresh water is available on the same property as the apiary to minimize any nuisance created by bees seeking water on neighboring property.

SECTION 6: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 7: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 8: EFFECTIVE DATE This Ordinance shall be in full force and effect from May 21, 2025.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Michael Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Annie Spendlove	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, Apple Valley



ORDINANCE O-2025-20

AN ORDINANCE AMENDING THE TOWN OF APPLE VALLEY GENERAL PLAN MAP

WHEREAS, the Town of Apple Valley (“Town”) has adopted a General Plan in accordance with Utah Code Title 10, Chapter 9a, Municipal Land Use, Development, and Management Act; and

WHEREAS, the Town has identified necessary updates to the General Plan Map, including but not limited to:

- Amendments to reflect changes in zoning associated with approved Master Development Agreements (MDAs),
- Updates to parcels currently designated as Bureau of Land Management (BLM) land that are, in fact, privately owned, and
- Adjustments related to the A-X zoning areas to align with current land use patterns and Town policies; and

WHEREAS, the Planning Commission Chair Bradley Farrar consulted with the GIS Manager at Sunrise Engineering regarding the technical accuracy of the proposed updates to the General Plan Map; and

WHEREAS, the Town finds that the proposed amendments better align the General Plan Map with the Town’s previously conducted survey, community goals, and vision, and that none of the proposed changes contradict the findings of said survey; and

WHEREAS, the proposed amendments have been properly reviewed and recommended by the Planning Commission following a duly noticed public meeting, and were subsequently presented for final consideration and approval to the Town Council; and

WHEREAS, the Town Council finds that the General Plan Map amendments are in the best interest of the health, safety, and welfare of the Town and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH, AS FOLLOWS:

SECTION 1. ADOPTION OF AMENDED GENERAL PLAN MAP.

The Town Council hereby adopts the amended General Plan Map as presented, reflecting:

- All necessary A-X zone changes,
- Updates to zoning based on approved MDAs,
- Corrections of parcel ownership classifications from BLM to private ownership, as shown on the attached Exhibit "A" (PDF copy of the updated map).

SECTION 2. SUPPORTING DOCUMENTATION.

The Town’s prior survey and public input records serve as supporting documentation for this action, affirming that the amendments align with community expectations and the Town’s long-term planning objectives.

SECTION 3. SEVERABILITY.

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall become effective immediately upon publication or posting as required by law.

PASSED AND ADOPTED by the Town Council of the Town of Apple Valley, Utah, this ____ day of _____, 2025.

PRESIDING OFFICER

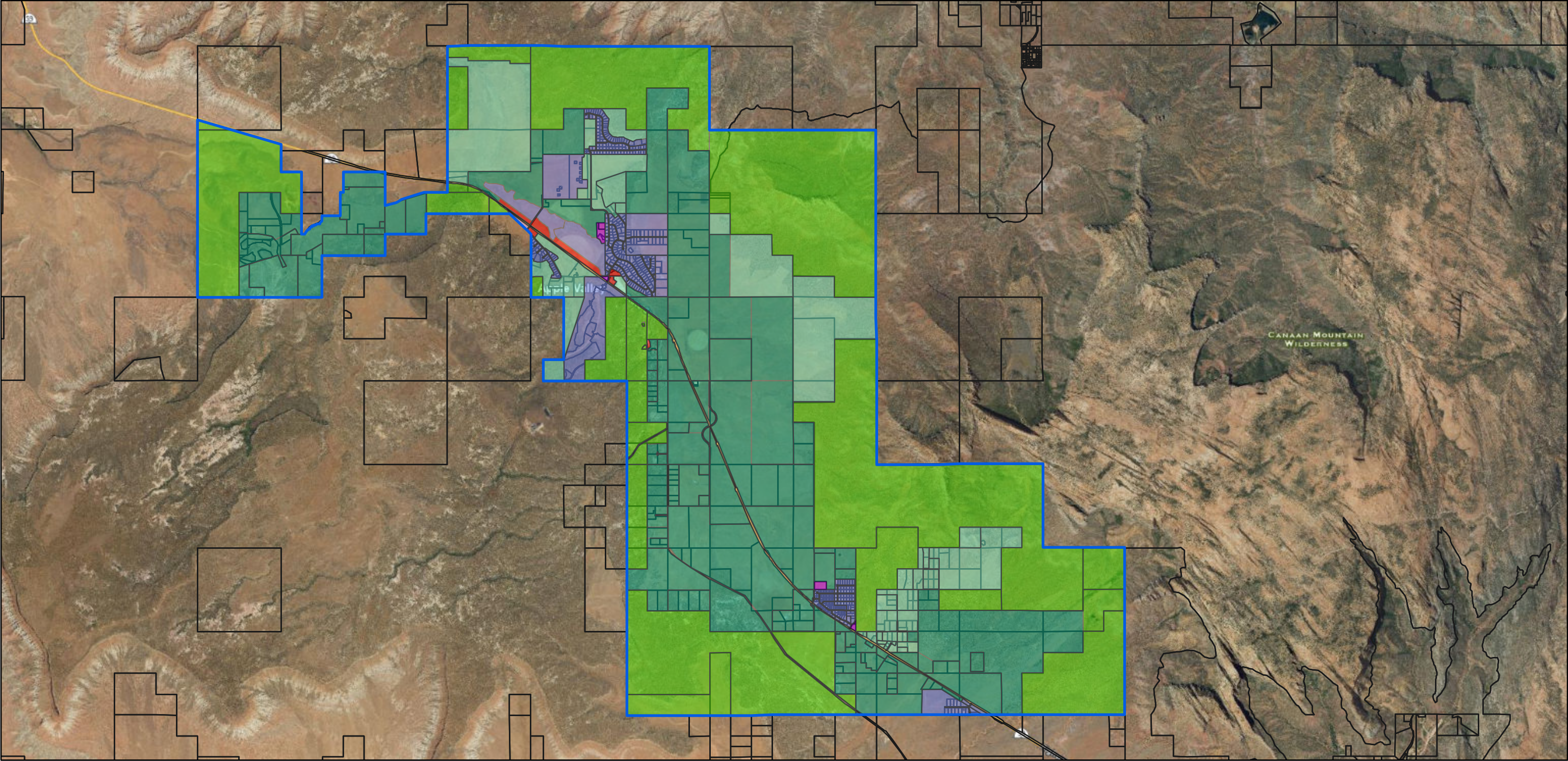
Michael L. Farrar, Mayor

ATTEST:

Jenna Vizcardo, Town Clerk/Recorder

VOTE RECORD:	AYE	NAY	ABSENT	ABSTAIN
Mayor Michael Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Annie Spendlove	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____

Apple Valley Proposed General Plan 4/28/25



4/28/2025, 1:59:42 PM

- Town Boundary

General Plan

A - Agricultural

C - Commercial

CTP - Cabin/Tiny Home

INST - Institutional

OS - Open Space

R2 - Residential Medium: 1 - 5 Acres

R3 - Residential Low: 5 + Acres

Washington County Parcels
-
- 54



Zones: C-3

Acres: 1.65

Project location: 1442 East 2000 South ; AV-1376-B-3

Number of Lots: 1

Number of proposed buildings: 1 - 4,800 sq ft bldg

Proposed landscaping: 407 sq. ft

Proposed parking: 5 stalls

Report prepared by Eldon Gibb, Planning Consultant with Shums Coda

Preliminary site plan Review:

The proposed project consists of a new 4,800 sq.ft building. The proposal includes 5 parking stalls (9x18). The proposal includes two ingress / egress points off of 2000 South. The plan identifies there being 407 sq. ft of landscaping and the other sheets identify landscaping in the legend; however, I could not identify where this landscaping is located on the plan, but I did find a note on plan that the development will comply with local landscaping ordinance. The parcel is currently zoned C-3. The surrounding zoning is Rural Estate 5 acre to the east, Highway 59 to the south, Open Space Transition to the west, and Open Space Conservation to the north.

New development in the C-3 zone should develop the land in a manner that protects existing uses that are adjacent to new development and which are zoned differently. For example, the parcel to the east is Residential; therefore, this development should include a 6' foot sight obscuring privacy block wall along this property line or a 10' foot landscaping strip and/or a combination of both. This should be done in a manner to protect the residential uses.

The development proposes two (2) ingress / egress points that are off of 2000 South. It appears this will minimize traffic safety concerns rather than accessing the site from Highway 59. Street improvements may be necessary with the proposed use. The plan does not show how the building will ultimately be used (warehouse, office, processing, storefront etc.) so it is unknown if the proposed parking is adequate for the site.

As this project continues to move forward, the town should keep in mind the following ten (10) items that could be included in a motion of approval if so desired:

1- Clearly shown landscaping details on the plan (size/area being landscaped, location of landscaping and the quantity/location of plants). Furthermore, the property boundary adjacent to highway 59 may need landscaping in this location and a 6' foot privacy wall set back behind

the landscaping strip to beautify the area..

2- All materials and merchandise, except vehicles in running order, shall be stored in an enclosed building or within an enclosure surrounded by a sight obscuring fence or wall of not less than six (6') feet in height, and no material or merchandise shall be stored to a height greater than that of the enclosing fence or wall.

3- No trash, rubbish, weeds or other combustible material shall be allowed to remain on any lot outside of approved containers. No junk, debris, or similar material shall be stored or allowed to remain on site

4- All solid waste storage facilities shall be located at the rear of the main building or else behind a sight obscuring fence or wall which will prevent the facility from being seen from a public street.

5- Where a commercial development adjoins any lot or parcel of ground in any residential zone, there shall be provided along the adjoining property line a decorative, sight obscuring fence, or a ten (10') foot wide planting strip, or any combination of fencing and landscaping which adequately protects the adjoining residential property.

6- No residential dwelling of any kind is permitted on this site.

7- All lighting shall be directed away from any residential use to protect neighboring properties from light pollution, and shielded from the night sky with no light emitted above a horizontal plane. Reference 10.26.010

8- Access to the development shall meet fire code requirements and asphalt may be beneficial

9- Provide a traffic safety and traffic impact study report.

10- Parking shall be adequate for the use of the building (office, warehouse, store front, processing etc.) as stated in 10.16.050. Currently the square footage broken down by use is unknown.



Town of Apple Valley
1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

Fee: \$750 Item 7.

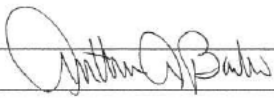
Preliminary Site Plan Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Nuance Management	Phone: [REDACTED]	
Address: [REDACTED]	Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]
Agent: (If Applicable) Anthus Barlow	Phone: [REDACTED]	
Address/Location of Property: 1442 E 2000 S, Apple Valley, UT 84737		
Zoning Designation: C-3 General Commercial	Parcel ID: AV-1376-B-3	
Proposed Use: Freeze dry facility		

Submittal Requirements: The preliminary site plan review application shall provide the following:

- ☒ 1. A vicinity map showing the general location of the project.
- ☒ 2. Three (3) copies of a site plan showing:
 - ___ a. Topography showing 2' contours, identification of 30% or greater slopes.
 - ___ b. The layout of proposed uses.
 - ___ c. Location of open spaces when applicable.
 - ___ d. Proposed access to the property and traffic circulation patterns.
 - ___ e. Adjoining properties and uses.
 - ___ f. Proposed reservations for parks, playgrounds, school, and any other public facility sites, if any.
- ☒ 3. Preliminary utility plan, including water, sewer, and storm drainage plans, and access points to utilities.
- ☒ 4. Tables showing the number of acres in the proposed development and a land use summary.
- ☒ 5. A phased development plan if applicable.
- ☒ 6. Warranty Deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.
- ☒ 7. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature 	Date 04/14/2025
---	-----------------

Official Use Only	Amount Paid: \$ 750.00	Receipt No: 55635
Date Received: RECEIVED APR 15 2025	Date Application Deemed Complete:	
By: 	By:	

Note: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the first Wednesday of each month at 6:00 p.m. Contact the Planning Department for the deadline date for submissions. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed due to an incomplete application could result in a month's delay.

PURPOSE

The site plan review process is established to encourage adequate advanced planning and assure a good quality environment for the Town. Such procedure is intended to provide for orderly, harmonious, safe, and functionally efficient development consistent with priorities, values, and guidelines stated in the various elements of the Apple Valley General Plan, and the Land Use Ordinance, and to protect the general welfare of the community.

WHEN REQUIRED

The preliminary site plan review is only required on the following projects when the Planning Department Manager determines the scope of the project requires both the preliminary site plan and site plan approval; a) Any multiple-family residential use; b) Any public or civic use; c) Any commercial use; or (d) Any industrial use.

The preliminary site plan is also required with a submittal of zone changes to Planned Development Overlay, or changes to an approved Planned Development Overlay.

A preliminary site plan is not intended to permit actual development of property pursuant to such plan but is prepared merely to represent how the property could be developed. Submittal, review, and approval of an application for a preliminary site plan shall not create any vested rights to development.

Upon approval of a preliminary site plan, the applicant may prepare and submit the greater level of detail required for a site plan review application, which is required before construction may commence.

PROCESS

The preliminary site plan is submitted to the Planning and Building Department twenty-one (21) days prior to a regularly scheduled planning Commission meeting. During this time prior to the meeting, Staff will review the plan, and prepare a report and recommendation for the Planning Commission. The Planning Commission at the public meeting will review the application and Staff's report, and approve, approve with conditions, or deny the preliminary site plan.

APPEALS

Since there are no vested rights with the approval of a preliminary site plan, the matter is generally not appealed. However, if an appeal is made, it would be filed with the Town Clerk and heard by the Appeal Authority. The decision of the Appeal Authority is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Appeal Authority.



Town of Apple Valley
1777 N Meadowlark Dr
Apple Valley UT 84737
T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

Parcel ID#

AV-1376-B Item 7.

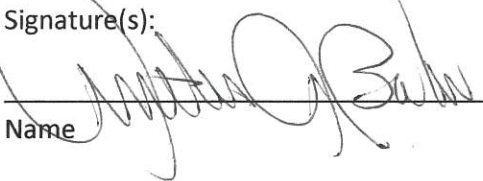
ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, **Anthus Barlow** am/are the applicant(s) of the application known as
Nuance Management located on parcel(s)
AV-1376-B-3 within the Town of Apple Valley, Washington County, Utah.

By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):


Name

Nuance Mgmt LLC
Applicant/Owner

4-15-25
Date

Name

Applicant/Owner

Date

Name

Applicant/Owner

Date

State of Utah)

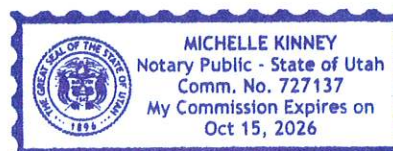
County of Washington)§

On this 15th day of April, in the year 2025, before me, Michelle Kinney a notary public, personally appeared Anthus Barlow, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

Michelle Kinney
(notary signature)

(seal)



AFFIDAVIT
PROPERTY OWNER

Item 7.

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) Nuance Mgmt LLC/Anthus Barlow, being duly sworn, depose and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town Planning Staff have indicated they are available to assist me in making this application.

[Signature]
Property Owner

Property Owner

Subscribed and sworn to me this 15th day of April, 2025.



Michelle Kinney
Notary Public

Residing in: Apple Valley

My Commission Expires: Oct 15, 2026

AGENT AUTHORIZATION

I (We), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Property Owner

Property Owner

Subscribed and sworn to me this _____ day of _____, 20____.

Notary Public

Residing in: _____

My Commission Expires: _____

IMPROVEMENT PLANS FOR
FREEDOM FREEZE DRY

WITHIN THE NE1/4 OF THE NE1/4 OF SECTION 22, T. 43 S., R. 11 W., SLB&M

April 2025

PROJECT
LOCATION



VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION
PROPERTY LOCATION
1442 EAST 2000 S
APPLE VALLEY, UTAH 84737

PROJECT OWNER CONTACT INFORMATION
NUANCE MANAGEMENT LLC
C/O ANTHUS BARLOW
1125 W FIELD AVENUE #701
HILLDALE, UTAH 84754

PUBLIC WORKS DIRECTOR'S APPROVAL
THESE CONSTRUCTION PLANS ARE APPROVED BY THE PUBLIC WORKS DIRECTOR
THIS _____ DAY OF _____, 2025.

PUBLIC WORKS DIRECTOR

CITY ENGINEER'S APPROVAL
THESE CONSTRUCTION PLANS ARE APPROVED BY THE TOWN ENGINEER THIS
_____ DAY OF _____, 2025.

TOWN ENGINEER

PLATT & PLATT, INC.
CONSULTING
CIVIL ENGINEERS
LAND SURVEYORS
189 N. 109 E.
CEDAR CITY, UT 84202
TEL: (435) 566-6131
FAX: (435) 566-6557
EMAIL: PLATT@INFOQUEST.COM



REVISIONS	
NO.	DESCRIPTION

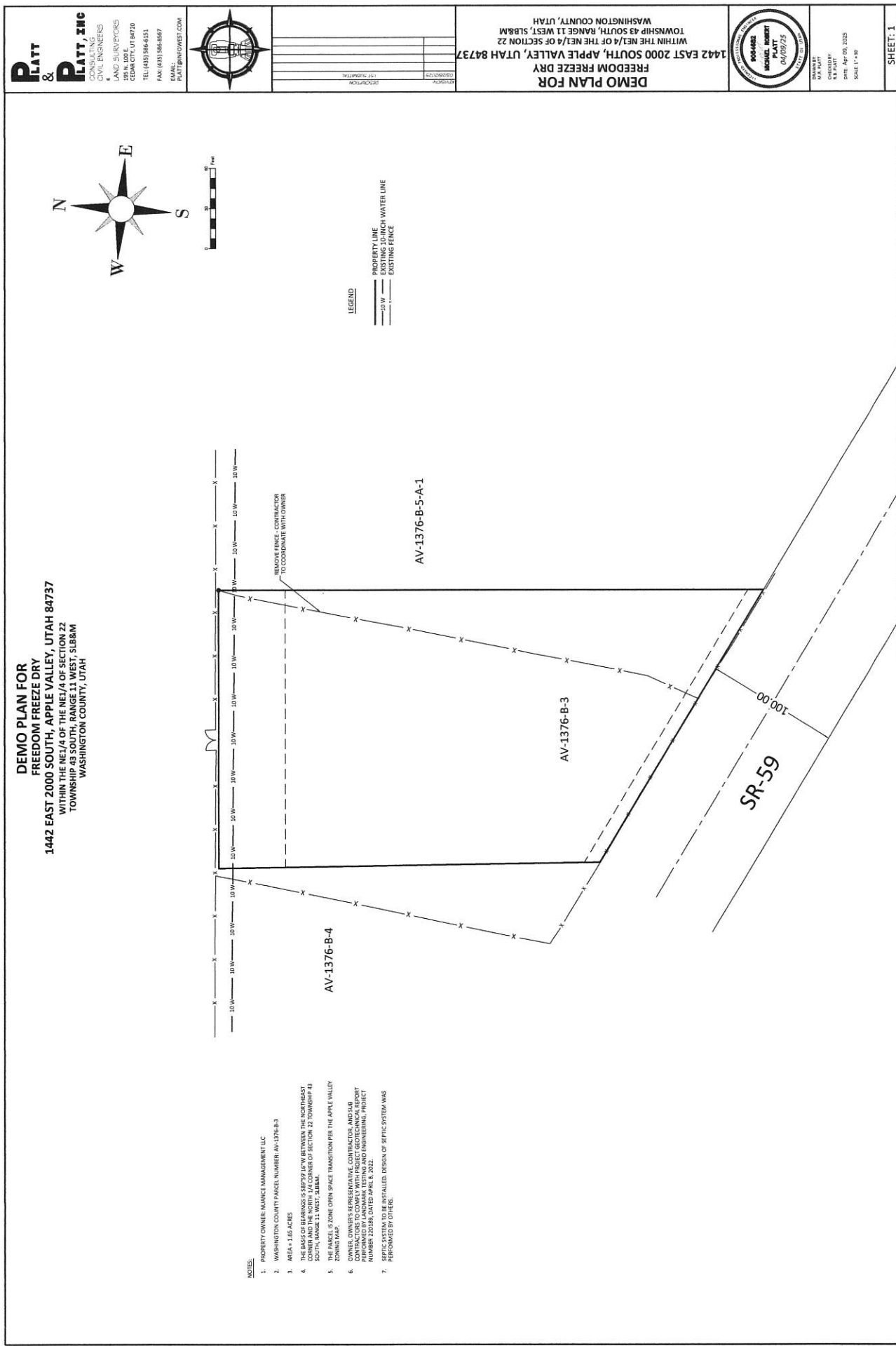
**COVER SHEET FOR
FREEDOM FREEZE DRY
1442 EAST 2000 SOUTH, APPLE VALLEY, UTAH 84737**
WITHIN THE NE1/4 OF THE NE1/4 OF SECTION 22
TOWNSHIP 43 SOUTH, RANGE 11 WEST, SLB&M
WASHINGTON COUNTY, UTAH



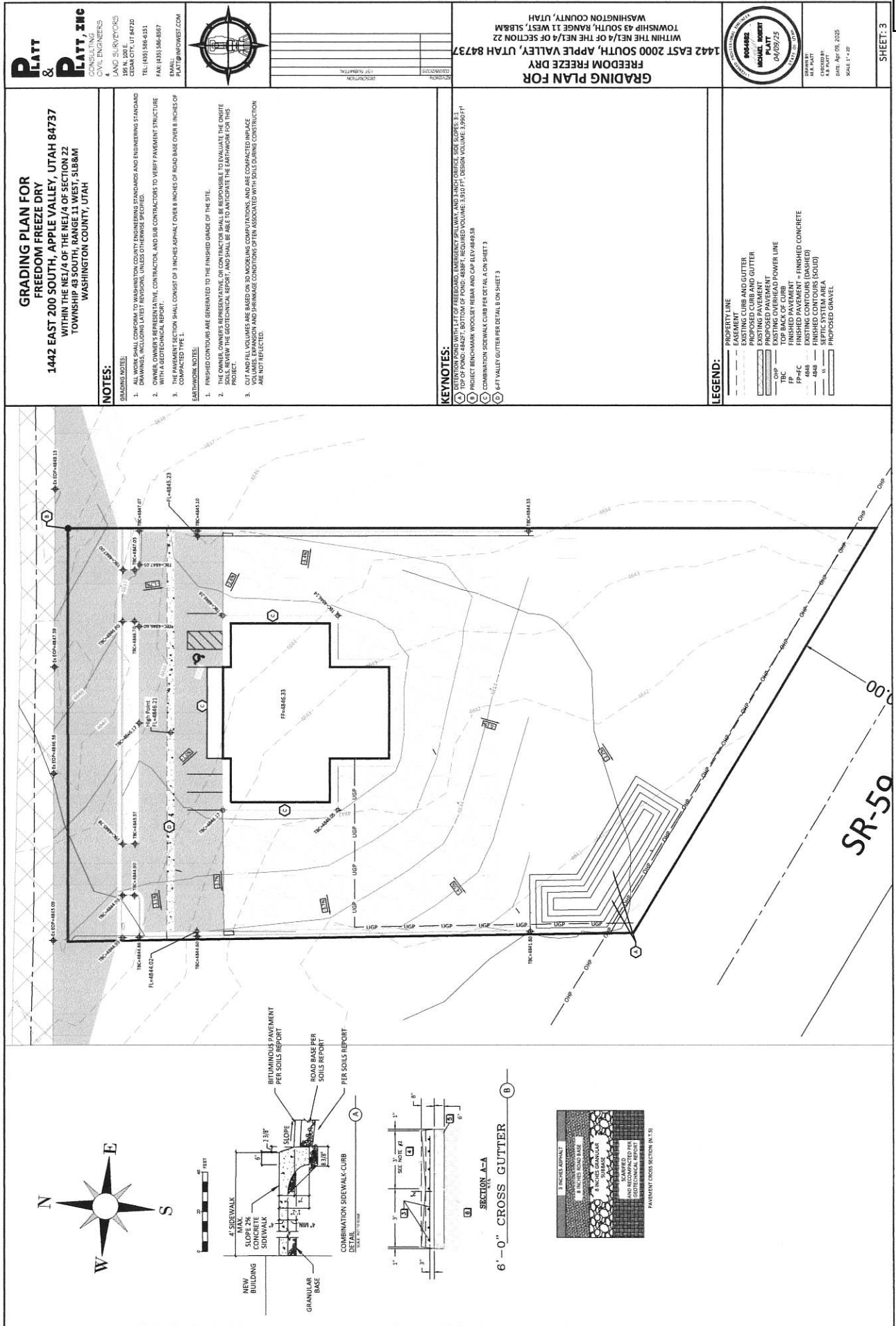
CHECKED BY:
DATE: Apr 28, 2025
SCALE: N.T.S.

SHEET: X

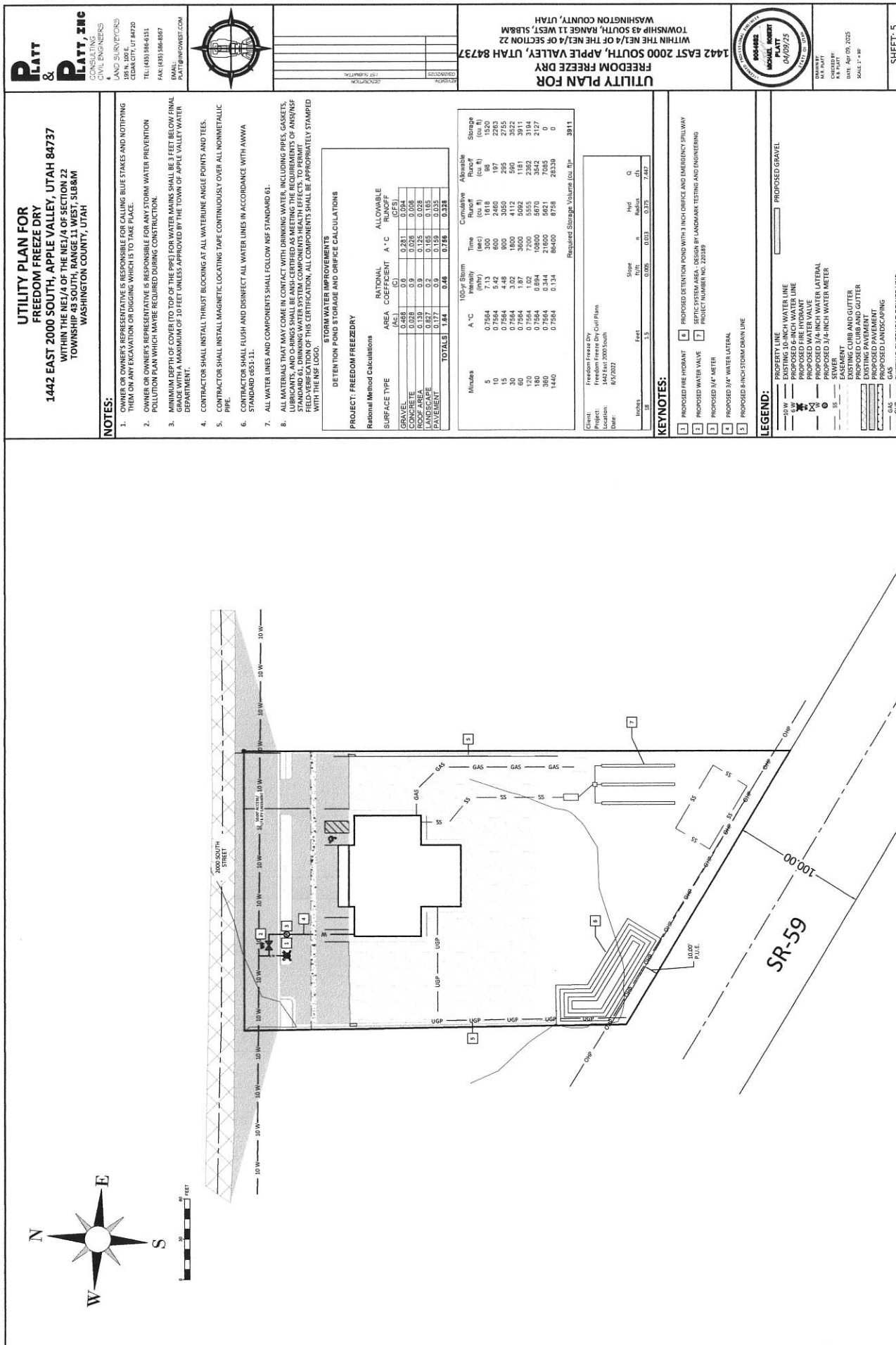
NOTE: 11x17 SHEETS ARE NOT TO SCALE

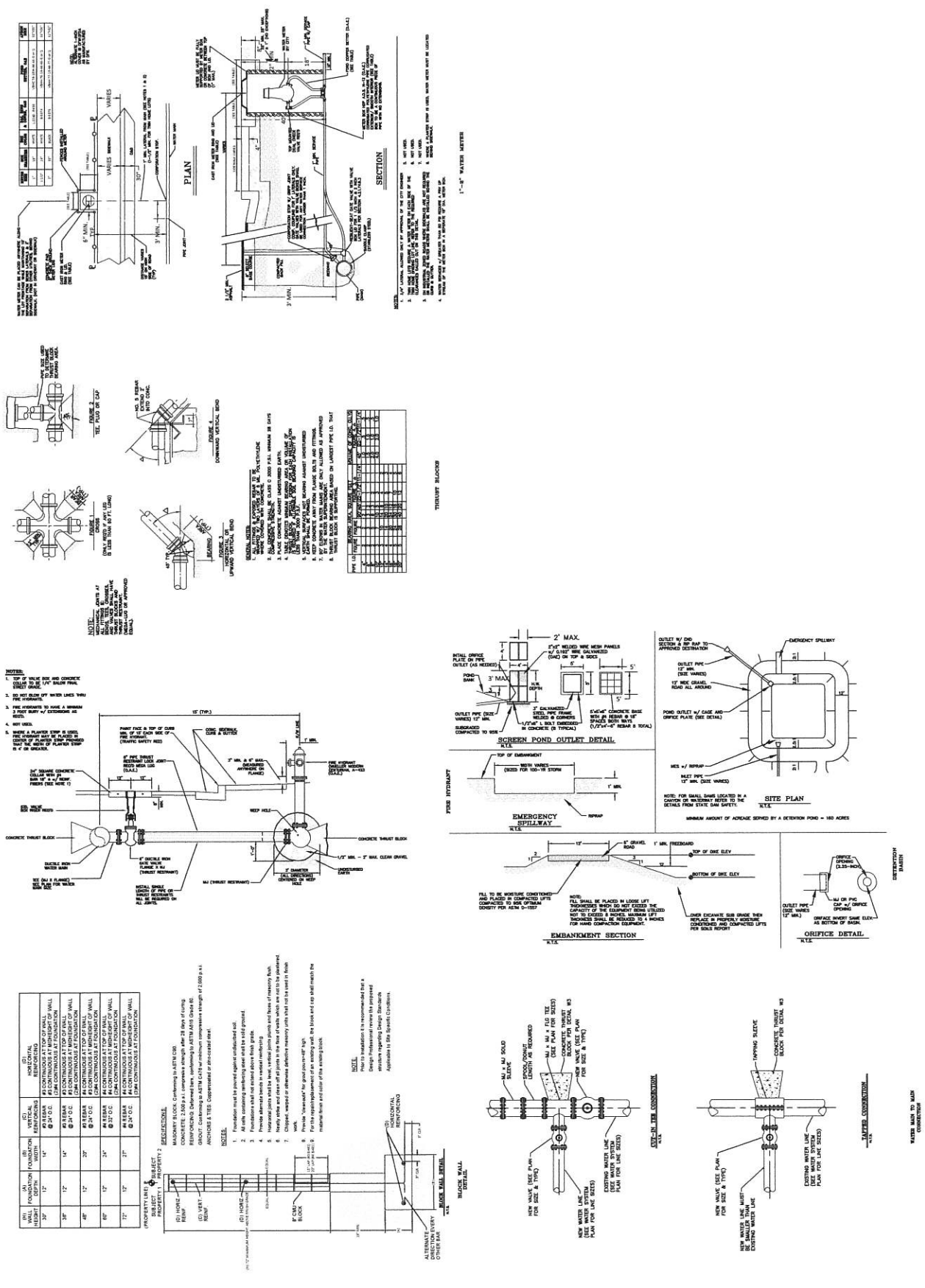






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DOC ID 20220004705

Special Warranty Deed Page 1 of 1
 Gary Christensen Washington County Recorder
 01/24/2022 04:01:39 PM Fee \$40.00 By BACKMAN
 STG

MAIL TAX NOTICE TO
 ANTHUS BARLOW
 P.O. Box 840701
 Hildale, UT 84784

Special Warranty Deed

ACCOMMODATION: Backman Title Services makes no representation as to condition of title or assumes responsibility for validity, sufficiency, and effect of document on property.

Order No. 8-005714

ANTHUS BARLOW

of Hildale, County of Washington, State of UTAH, Grantor, hereby CONVEY and WARRANT, against all persons claiming by, through, or under Grantor, to

NUANCE MANAGEMENT, LLC, a Utah Limited Liability Company

of Apple Valley, County of Washington, State of UT Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Washington County, State of UTAH:

Beginning at the Northwest corner of the Northeast quarter of the Northeast quarter of Section 22, Township 43 South, Range 11 West, Salt Lake Base and Meridian, and running thence Southeasterly along the North right-of-way line of State Highway #59, 520.74 feet to the true point of beginning; thence Southeasterly 226.18 feet along the North right-of-way line of said State Highway #59; thence Northerly 400.96 feet to a point on the North section line of said Section 22, which is East 687.0 feet from the point of beginning; thence West along said section line 212.5 feet; thence Southerly 287.5 feet to the true point of beginning.

Parcel No.: AV-1376-B-3

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record.

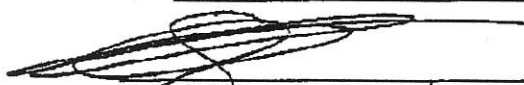
WITNESS, the hand(s) of said Grantor(s), this 21st of January AD., 2022

Signed in the Presence of:


 ANTHUS BARLOW

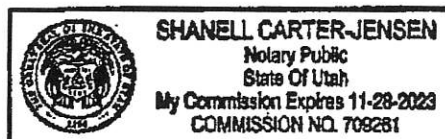
STATE OF Utah)
) SS.
 County of Washington)

The foregoing instrument was acknowledged before me this 21st day of January, 2022
 By ANTHUS BARLOW


 Notary Public
 My Commission Expires: 11/28/2023

Residing at: SANTA CLARA, UT

Warranty Deed (Special) (Individual Notary)
 Backman Title Services Ltd.



MAIL TAX NOTICE TO
ANTHUS BARLOW
P.O. Box 840701
Hildale, UT 84784



Item 7.

Special Warranty Deed

ACCOMMODATION: Backman Title Services makes no representation as to condition of title or assumes responsibility for validity, sufficiency, and effect of document on property.

Order No. 8-005714

ANTHUS BARLOW

of **Hildale**, County of **Washington**, State of **UTAH**, Grantor, hereby CONVEY and WARRANT, against all persons claiming by, through, or under Grantor, to

NUANCE MANAGEMENT, LLC, a Utah Limited Liability Company

of **Apple Valley**, County of **Washington**, State of **UT** Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Washington** County, State of **UTAH**:

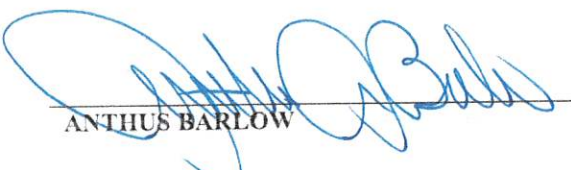
Beginning at the Northwest corner of the Northeast quarter of the Northeast quarter of Section 22, Township 43 South, Range 11 West, Salt Lake Base and Meridian, and running thence Southeasterly along the North right-of-way line of State Highway #59, 520.74 feet to the true point of beginning; thence Southeasterly 226.18 feet along the North right-of-way line of said State Highway #59; thence Northerly 400.96 feet to a point on the North section line of said Section 22, which is East 687.0 feet from the point of beginning; thence West along said section line 212.5 feet; thence Southerly 287.5 feet to the true point of beginning.

Parcel No.: **AV-1376-B-3**

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record.

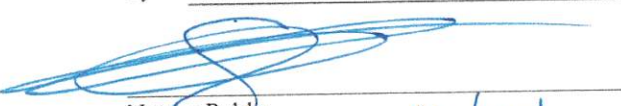
WITNESS, the hand(s) of said Grantor(s), this 21st of January AD., 2022

Signed in the Presence of:


ANTHUS BARLOW

STATE OF Utah)
) SS.
County of Washington)

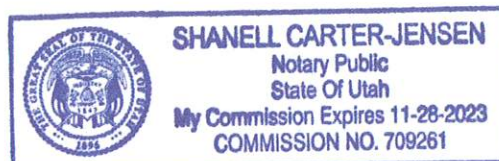
The foregoing instrument was acknowledged before me this 21st day of January, 2022
By ANTHUS BARLOW


Notary Public

My Commission Expires: 11/28/2023

Residing at: SANTA CLARA, UT

Warranty Deed (Special) (Individual Notary)
Backman Title Services Ltd.





PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, April 09, 2025 at 6:00 PM

MINUTES

CALL TO ORDER - Chairman Farrar called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chairman Bradley Farrar
Commissioner Lee Fralish
Commissioner Garth Hood
Commissioner Stewart Riding
Commissioner Kael Hirschi

CONFLICT OF INTEREST DISCLOSURES

None declared.

At the start of the meeting, Chairman Farrar announced that agenda items 2, 3, 7, and 8 would be removed. The decision to remove these items was made at the mayor's request, citing the need for additional time to conduct a thorough review. Chairman Farrar informed attendees that a work meeting would be held on April 22 at 9:30 AM, which would be open to the public. The purpose of that session would be to further discuss the items before considering them again in a future meeting.

HEARING ON THE FOLLOWING

1. Amend Title 10.10.130 Institutional Zone, Ordinance O-2025-13.

Chairman Farrar opened the hearing.

No public comments.

Chairman Farrar closed the hearing.

2. Adopt Title 10.42 Beekeeping Regulations, Ordinance O-2025-16.

Removed from agenda.

3. Amend Title 10.10.020 A Agricultural Zone, Ordinance O-2025-17.

Removed from agenda.

4. Zone Change Application - Apple Valley Fire Station No. 2 - Existing Zone: Open Space Transition, Proposed Zone: Institutional, Parcel: AV-1366-A-8-C. Ordinance O-2025-14.

Chairman Farrar opened the hearing.

No public comments.

Chairman Farrar closed the hearing.

5. Zone Change Application - Jenkins B and B LLC - Existing Zone: Open Space Transition, Proposed Zone: Agricultural, Parcel: AV-1354-NP-8. Ordinance O-2025-18.

Chairman Farrar opened the hearing.

No public comments.

Chairman Farrar closed the hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

6. Amend Title 10.10.130 Institutional Zone, Ordinance O-2025-13.

Chairman Farrar introduced item 6, which proposed an amendment to Title 10.10.130 regarding the Institutional Zone. The changes included adjusting the minimum lot size from one acre to a quarter acre and modifying setback requirements to accommodate the construction of a public safety building. The impetus for the change was the need to classify the lot for the proposed Apple Valley Fire Station as institutional. The current lot designated for the station measures a quarter acre, necessitating a reduction in the minimum lot size requirement.

Commissioner Riding raised a concern about the reduction in lot size, questioning whether a conditional exception might be more appropriate instead of amending the overall ordinance.

Chairman Farrar responded that the change was limited to institutional uses only and would not affect residential zoning, suggesting there was minimal risk in making the adjustment.

Mayor Farrar explained that the town owned a small lot in the Cedar Point area intended for the Apple Valley Fire Station Number Two. The current zoning requirements—particularly setbacks—prevented construction of the facility. The proposed amendment would allow for the necessary flexibility to accommodate the fire station, which would be a satellite facility for insurance purposes. The mayor emphasized that the Institutional Zone covered infrastructure such as fire stations, cell towers, water tanks, and wells, and would not be open to the public.

Further discussion clarified that the lot was indeed small, but the fire chief had reviewed it with engineers and confirmed that it could support a small, functional fire station. The facility would be fenced in and retrofitted as necessary to house emergency vehicles. Chairman Farrar concluded by noting that the fire chief had already purchased the building and had planned to begin development before realizing the lot was not zoned as institutional.

Chairman Farrar concluded the discussion by inviting a motion, stating that unless there were any objections, the commission could proceed.

MOTION: Commissioner Hood motioned that we recommend approval of O-2025-13 to Amend Title 10.10.130 Institutional Zone.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye

Commissioner Hirschi - Aye

Chairman Farrar - Aye

Commissioner Hood - Aye

Commissioner Riding - Aye

The vote was unanimous and the motion carried.

7. Adopt Title 10.42 Beekeeping Regulations, Ordinance O-2025-16.

Removed from agenda.

8. Amend Title 10.10.020 A Agricultural Zone, Ordinance O-2025-17.

Removed from agenda.

9. Zone Change Application - Apple Valley Fire Station No. 2 - Existing Zone: Open Space Transition, Proposed Zone: Institutional, Parcel: AV-1366-A-8-C. Ordinance O-2025-14.

Chairman Farrar introduced item 9, which concerned a proposed zone change for parcel AV-1366-8-C, located in the Cedar Point area. The application requested a change from the existing OST (Open Space Transition) zoning to Institutional. The parcel, approximately a quarter acre in size, is intended to house the new Apple Valley Fire Station.

Commissioner Hood asked whether the change would affect fire-related zoning requirements in Cedar Point, particularly with respect to life and property insurance. Chairman Farrar and Mayor Farrar confirmed that the zoning change was crucial for improving fire coverage for the Cedar Point and Bubbling Wells areas. Mayor Farrar added that a well already existed on the site and that the parcel should have been zoned as Institutional from the outset.

Chairman Farrar noted that the change would benefit insurance coverage, as fire stations are typically required to be within five miles of insured properties. Mayor Farrar clarified that while the town currently satisfies that requirement by leasing a private barn for fire vehicle storage, the goal is to establish a permanent satellite fire station on town-owned land. This would allow the town to stop relying on private property and formalize its emergency services presence in the area. With no further questions or concerns raised, the floor was opened for a motion.

MOTION: Commissioner Riding moved that we do a Zone Change Application approve the Zone Change Application Apple Valley Fire Station No. 2 - Existing Zone: Open Space Transition, Proposed Zone: Institutional, Parcel: AV-1366-A-8-C. Ordinance O-2025-14.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye

Commissioner Hirschi - Aye

Chairman Farrar - Aye

Commissioner Hood - Aye

Commissioner Riding - Aye

The vote was unanimous and the motion carried.

10. Zone Change Application - Jenkins B and B LLC - Existing Zone: Open Space Transition, Proposed Zone: Agricultural, Parcel: AV-1354-NP-8. Ordinance O-2025-18.

Chairman Farrar introduced item 10, a zone change request from Jenkins B and B LLC for parcel AV-1354-N-PA. The application proposed a change from Open Space Transition (OST) to Agricultural (AG-10) under Ordinance O-2025-18. The parcel is 10 acres in size.

The applicant requested the change to build an accessory building on the property. When they came in for a permit, it was discovered the zoning was OST, which did not permit the proposed use. The change to AG was necessary to issue the permit and bring the property into compliance.

Mayor Farrar noted that there is an existing house on the parcel and everything is otherwise in order. The owners initially believed a permit was not required for the accessory building but were cooperative once the permitting requirements were explained.

Chairman Farrar concluded by asking if there were any questions or comments. None were raised.

MOTION: Commissioner Hood motioned that we recommend approval for Zone Change Application for Jenkins B and B LLC - Existing Zone: Open Space Transition, Proposed Zone: Agricultural, on Parcel: AV-1354-NP-8. Ordinance O-2025-18.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
 Commissioner Hirschi - Aye
 Chairman Farrar - Aye
 Commissioner Hood - Aye
 Commissioner Riding - Aye

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES

11. Minutes: March 12, 2025.

MOTION: Chairman Farrar motioned that we approve the minutes of March 12, 2025.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
 Commissioner Hirschi - Aye
 Chairman Farrar - Aye
 Commissioner Hood - Aye
 Commissioner Riding - Aye

The vote was unanimous and the motion carried.

ADJOURNMENT

MOTION: Commissioner Fralish motioned we adjourn.

SECOND: The motion was seconded by Commissioner Riding.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye

Commissioner Hirschi - Aye

Chairman Farrar - Aye

Commissioner Hood - Aye

Commissioner Riding - Aye

The vote was unanimous and the motion carried.

Meeting adjourned at 6:11 p.m.

Date Approved: _____

Approved BY: _____

Chairman | Bradley Farrar

Attest BY: _____

Recorder | Jenna Vizcardo