APPLE VALLEY TOWN COUNCIL PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, March 22, 2023 at 6:00 PM

AGENDA

Notice is given that a meeting of the Town Council of the Town of Apple Valley will be held on **Wednesday, March 22, 2023**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Mayor| Frank Lindhardt |
Council Members | Andy McGinnis | Barratt Nielson | Kevin Sair | Robin Whitmore |

Pursuant to the Executive Order issued by Governor Gary Herbert on March 18, 2020 regarding Electronic Public Meetings, 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/87607542551
if the meeting requests a password use 1234
To call into meeting, dial (253) 215 8782 and use Meeting ID 876 0754 2551

CALL TO ORDER
PLEDGE OF ALLEGIANCE
PRAYER
ROLL CALL

DECLARATION OF CONFLICTS OF INTEREST

CONSENT AGENDA

The Consent Portion of the Agenda is approved by one (1) non-debatable motion. If any Council Member wishes to remove an item from the Consent Portion of the agenda, that item becomes the first order of business on the Regular Agenda.

1. Disbursement Listing for January 31, 2023 through February 28, 2023.
2. Budget Report for Fiscal Year 2023 through February 2023.
3. Minutes: February 15, 2023.

MAYOR'S TOWN UPDATE

PUBLIC COMMENTS

PUBLIC COMMENTS

4. **Discussion and Action:** Special Event Permit Application for April 14-16, 2023. Event: Zion Ultra.
5. **Discussion and Action:** Zone Change Application for AV-1351-D (Approx. 199 N Coyote Rd) from Open Space Transition Zone (OST) to Rural Estates Zone (RE-5.0). Applicant: Aaron and Jill Hamblin. Ordinance O-2023-17.
6. **Discussion and Action:** Zone Change Application for AV-2194-D, AV-2194-B, AV-2-2-27-432 (Approx: 1 N. Cinder Hill Road) from Open Space Transition Zone (OST) and General Commercial (C-3) to Planned

Development Overlay Zone, Cabin Zone (CTP) for the stated purpose of planned development of low density hotel and large ranch lot AG-5 residential. Applicant: Hidden Rock Development Group. Ordinance O-2023-18.

7. **Discussion and Action:** Repeal Title 10.28.270 Guesthouses Or Casitas and Replace Title 10.28.270 Accessory Dwelling Unit (ADU), Ordinance-O-2023-15.

8. **Discussion and Action:** Consider approval of appointing Event Committee members, Resolution-R-2023-09.

9. **Discussion and Action:** Street name changes.

10. **Discussion and Action:** Consider approval of appointment of a member to the Southwest Mosquito Abatement and Control District Board, Resolution-R-2023-10.

11. **Discussion and Action:** Consider approval of amendment to the Interlocal Agreement, Resolution R-2023-11.

12. **Discussion and Action:** Decision on Municipal Alternate Voting Methods pilot project (Ranked Choice Voting).

13. **Discussion and Action:** Contracting with county clerk for election.

    Note from Office of Lt. Governor: I encourage each of you to explore the possibility of contracting with your county clerk to run your election. The election process is under intense scrutiny and the election code is voluminous. That said, our office wants each of you to succeed.

PUBLIC HEARING | DISCUSSION AND ACTION

14. **Public Hearing:** Adopt Title 14.13 Cemeteries, Ordinance O-2023-16.

15. **Discussion and Action:** Adopt Title 14.13 Cemeteries, Ordinance O-2023-16.

16. **Discussion and Action:** Cemetery Process.

17. **Discussion and Action:** Addition of PTIF Accounts for Cemetery Funds, Resolution R-2023-07.

18. **Discussion and Action:** Fee Schedule Amendment Cemetery Fees, Resolution R-2023-08.

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

REQUEST FOR A CLOSED SESSION

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.

Town of Apple Valley
Disbursement Listing
SBSU Operating - 01/31/2023 to 02/28/2023

Payee Name	Reference Number	Payment Date	Payment Amount	Void Date	Void Amount	Source
James R Weeks	5359	01/31/2023	$225.00			Purchasing
Washington County Solid Waste	5360	01/31/2023	$4,965.21			Purchasing
Arizona Strip Landfill Corporation	5351	02/01/2023	$100.00			Purchasing
Pelorus Methods, Inc.	5352	02/01/2023	$700.00			Purchasing
Buck's Ace Hardware	5353	02/01/2023	$48.55			Purchasing
Revco Leasing	5361	02/01/2023	$302.51			Purchasing
South Central Communications	5362	02/01/2023	$445.13			Purchasing
Google LLC	G02012023	02/01/2023	$223.74			Purchasing
TXFR-Reimb Fire acct for general fund it		02/02/2023	$763.43			JE: 671
Amazon Capital Services	5354	02/02/2023	$121.51			Purchasing
Emergency Services Marketing Corp., In	5355	02/02/2023	$305.00			Purchasing
Robertson, Robert	5356	02/02/2023	$60.00			Purchasing
Layton Ventures LLC	5357	02/02/2023	$1,334.40			Purchasing
Superior Technical Solutions LLC	STS02022023	02/02/2023	$883.89			Purchasing
Big Plains Water SSD	5358	02/03/2023	$31,245.93			Purchasing
Chase Paymentech	DEBIT0203202	02/03/2023	$281.03			Purchasing
Southwest Utah Regional Clerks Associa	5363	02/07/2023	$20.00			Purchasing
XPress Bill Pay	XBP02072023	02/07/2023	$256.81			Purchasing
Remove double receipted payments in 2		02/08/2023	$2,830.81			JE: 675
Home Depot	HD02082023	02/08/2023	$285.03			Purchasing
Ford Motor Credit Company	5365	02/09/2023	$3,351.77			Purchasing
Blackburn Propane Inc.	5366	02/09/2023	$781.27			Purchasing
Little Creek Station	5367	02/09/2023	$285.37			Purchasing
Walters, Blackhawk & Mason	ADJ020923	02/09/2023	$0.00			Purchasing
Amazon.com	ADJ1	02/09/2023	$0.00			Purchasing
Beddo, Dale	ADJ2	02/09/2023	$0.00			Purchasing
Border Store	ADJ3	02/09/2023	$0.00			Purchasing
Payroll	0210231200	02/10/2023	$4,584.42			Paycheck
Sair , Danielle M	5364	02/10/2023	$70.38			Paycheck
Internal Revenue Service	EFTPS0210202	02/10/2023	$1,059.49			Payroll
Utah Retirement Systems	URS02102023	02/10/2023	$786.39			Payroll
USPS	USPS02102023	02/10/2023	$189.00			Purchasing
Utah Local Governments Trust	5368	02/14/2023	$1,380.00			Purchasing
LN Curtis and sons	5369	02/14/2023	$1,956.00			Purchasing
Mountainland Supply Company	MSC02152023	02/15/2023	$270.00			Purchasing
Rocky Mountain Power	RMP02172023	02/17/2023	$362.45			Purchasing
Zoom Video Communications Inc.	Z2212023	02/21/2023	$14.99			Purchasing
LN Curtis and sons	5373	02/23/2023	$866.10			Purchasing
Hurricane Ready Mix, Inc.	5374	02/23/2023	$733.00			Purchasing
Maverik	DEBIT0223202	02/23/2023	$54.42			Purchasing
Jiffy Lube	JL02232023	02/23/2023	$79.95			Purchasing
Payroll	0224231200	02/24/2023	$7,493.61			Paycheck
Fralish, Lee W	5370	02/24/2023	$46.17			Paycheck
Lindhardt, Frank G	5371	02/24/2023	$784.97			Paycheck
Sair , Danielle M	5372	02/24/2023	$73.83			Paycheck
Internal Revenue Service	EFTPS0224202	02/24/2023	$1,965.37			Payroll
Utah Retirement Systems	URS02242023	02/24/2023	$795.49			Payroll
Gast, William & Paula	5375	02/27/2023	$137.44			Purchasing
Home Depot	HD02272023	02/27/2023	$3,376.74			Purchasing
Zions Bank	ZB02272023	02/27/2023	$880.38			Purchasing
			$77,776.98		**$0.00**	

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2022 to 02/28/2023
66.67% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Change In Net Position					
Revenue:					
Taxes					
3110 General Property Taxes-Current	110,700.38	4,128.07	127,970.79	128,557.00	99.54%
3120 Prior Year's Taxes-Delinquent	5,139.11	0.00	0.00	8,000.00	0.00%
3130 General Sales and Use Taxes	82,126.65	18,379.21	125,800.55	130,000.00	96.77%
3140 Energy and Communication Taxes	9,393.90	5,250.02	28,972.30	35,000.00	82.78%
3150 RAP Tax	10,205.88	1,612.65	10,790.36	17,000.00	63.47%
3160 Transient Taxes	4,186.07	1,398.99	9,676.68	7,200.00	134.40%
3170 Fee in Lieu of Personal Property Taxes	1,584.85	0.00	0.00	8,400.00	0.00%
3180 Fuel Tax Refund	0.00	47.10	826.53	0.00	0.00%
3190 Highway/Transit Tax	7,622.36	1,690.32	11,717.37	12,550.00	93.37%
Total Taxes	**230,959.20**	**32,506.36**	**315,754.58**	**346,707.00**	**91.07%**
Licenses and permits					
3210 Business Licenses	5,700.00	1,813.50	7,690.50	8,000.00	96.13%
3221 Building Permits-Fee	54,523.72	10,824.85	36,555.69	75,000.00	48.74%
3222 Building Permits-Non Surcharge	7,608.58	1,567.48	5,287.42	11,250.00	47.00%
3223 Building permit - HCP Valuation	2,549.68	0.00	0.00	0.00	0.00%
3224 Building Permits Surcharge	332.22	12.27	433.13	750.00	57.75%
3225 Animal licenses	240.00	280.00	750.00	500.00	150.00%
Total Licenses and permits	**70,954.20**	**14,498.10**	**50,716.74**	**95,500.00**	**53.11%**
Intergovernmental revenue					
3342 Fire Dept-State Wildland Grant	0.00	0.00	0.00	10,000.00	0.00%
3356 Class "C" Road Allotment	42,751.50	0.00	72,154.91	82,000.00	87.99%
3358 Liquor Control Profits	755.59	0.00	1,037.25	800.00	129.66%
3370 State Grants	13,236.51	0.00	0.00	0.00	0.00%
Total Intergovernmental revenue	**56,743.60**	**0.00**	**73,192.16**	**92,800.00**	**78.87%**
Charges for services					
3230 Special Event Permit	2,000.00	450.00	2,480.00	3,000.00	82.67%
3410 Clerical Services	0.00	65.26	259.90	250.00	103.96%
3416 Other Interdepartmental Charges	0.00	0.00	5,400.80	16,000.00	33.76%
3431 Zoning and subdivision fees	53,180.13	2,083.25	10,222.25	40,000.00	25.56%
3440 Solid Waste	32,850.31	4,960.35	37,082.18	53,350.00	69.51%
3441 Storm Drainage	27,963.21	3,966.78	30,139.72	42,800.00	70.42%
3461 GRAMA Requests	0.00	0.00	285.52	200.00	142.76%
3470 Park and Recreation Fees	0.00	0.00	0.00	100.00	0.00%
3615 Late Charges/Other Fees	1,080.79	152.66	(128.79)	2,500.00	-5.15%
Total Charges for services	**117,074.44**	**11,678.30**	**85,741.58**	**158,200.00**	**54.20%**
Fines and forfeitures					
3510 Fines	523.93	0.00	3,378.41	1,000.00	337.84%
Total Fines and forfeitures	**523.93**	**0.00**	**3,378.41**	**1,000.00**	**337.84%**
Interest					
3610 Interest Earnings	1,376.80	2,782.88	15,990.29	3,000.00	533.01%
Total Interest	**1,376.80**	**2,782.88**	**15,990.29**	**3,000.00**	**533.01%**
Miscellaneous revenue					
3640 Sale of Capital Assets	0.00	0.00	0.00	5,000.00	0.00%
3690 Sundry revenue	2,556.56	4,261.88	18,360.86	2,800.00	655.75%
3692 Fire Department Fundraisers/Donations	0.00	0.00	1,500.00	2,000.00	75.00%
3697 Park Department Fundraisers	0.00	0.00	0.00	800.00	0.00%
3801.1 Impact fees - Fire	16,095.00	844.00	5,064.00	25,320.00	20.00%
3801.2 Impact fees - Police	2,166.00	0.00	0.00	0.00	0.00%
3801.3 Impact fees - Roadways	51,054.00	2,660.00	15,960.00	79,800.00	20.00%
3801.6 Impact fees - Storm Water	20,535.84	14,428.95	22,307.15	86,550.00	25.77%
3801.7 Impact fees - Parks, Trails, OS	13,916.00	725.00	4,350.00	21,750.00	20.00%
Total Miscellaneous revenue	**106,323.40**	**22,919.83**	**67,542.01**	**224,020.00**	**30.15%**
Contributions and transfers					
3890 Fund balance appropriation	0.00	0.00	0.00	15,000.00	0.00%
Total Contributions and transfers	**0.00**	**0.00**	**0.00**	**15,000.00**	**0.00%**
Total Revenue:	**583,955.57**	**84,385.47**	**612,315.77**	**936,227.00**	**65.40%**
Expenditures:					
General government					
Council					

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2022 to 02/28/2023
66.67% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
4111.110 Council/PC Salaries and wages	11,900.00	1,375.00	10,850.00	21,000.00	51.67%
4111.130 Council/PC Employee benefits	992.66	105.21	1,056.06	2,410.00	43.82%
4111.210 Council/PC Travel Reimbursement	0.00	0.00	0.00	1,500.00	0.00%
4111.220 Council/PC Training	60.00	0.00	0.00	1,500.00	0.00%
4111.610 Council Donations and discretionary spending	0.00	0.00	0.00	500.00	0.00%
Total Council	**12,952.66**	**1,480.21**	**11,906.06**	**26,910.00**	**44.24%**
Administrative					
4141.110 Admin Salaries and Wages	64,851.55	8,091.01	68,145.14	99,445.00	68.53%
4141.130 Admin Employee Benefits	5,372.38	630.83	5,916.11	11,377.00	52.00%
4141.140 Admin Employee Retirement - GASB 68	0.00	1,057.06	9,061.00	13,553.00	66.86%
4141.210 Admin Dues, Subs & Memberships	550.09	20.00	4,792.76	4,000.00	119.82%
4141.220 Admin Public Notices	567.72	0.00	41.95	1,200.00	3.50%
4141.230 Admin Training	195.00	(247.83)	448.17	1,000.00	44.82%
4141.240 Admin Office/Administrative Expense	8,917.04	517.97	11,637.36	5,000.00	232.75%
4141.250 Admin Equipment Expenses	3,137.85	1,886.40	10,659.53	2,000.00	532.98%
4141.260 Admin Building & Ground Maintenance	1,636.61	426.90	3,853.94	1,500.00	256.93%
4141.270 Admin Utilities	3,476.04	1,143.72	5,026.99	5,800.00	86.67%
4141.280 Admin Telephone and Internet	5,315.60	445.13	5,493.00	4,800.00	114.44%
4141.290 Admin Postage	1,967.02	180.90	2,005.51	3,000.00	66.85%
4141.320 Admin Engineering Fees	27,481.84	0.00	6,337.98	20,000.00	31.69%
4141.330 Admin Legal Fees	44,657.15	3,075.75	33,901.57	25,000.00	135.61%
4141.331 Admin Assessment legal fees	2,028.84	0.00	0.00	0.00	0.00%
4141.340 Admin Accounting & Auditing	16,823.74	0.00	4,400.00	7,500.00	58.67%
4141.350 Admin Building/Zoning/Planning Fees	51,744.85	1,334.40	20,555.48	35,000.00	58.73%
4141.360 Admin Education-General	247.83	0.00	0.00	500.00	0.00%
4141.390 Admin Bank Service Charges	3,916.21	0.00	15.00	4,600.00	0.33%
4141.410 Admin Insurance	5,954.55	1,380.00	13,275.25	7,000.00	189.65%
4141.490 Admin Travel Reimbursements	95.43	58.00	1,042.91	500.00	208.58%
4141.500 Admin Weed Abatement	0.00	0.00	0.00	1,500.00	0.00%
4141.610 Bad Debt Expense	0.33	0.00	1,818.22	0.00	0.00%
4141.740 Admin Capital Outlay	0.00	0.00	533.14	15,000.00	3.55%
4170 Elections	2,288.46	0.00	0.00	0.00	0.00%
Total Administrative	**251,226.13**	**20,000.24**	**208,961.01**	**269,275.00**	**77.60%**
Total General government	**264,178.79**	**21,480.45**	**220,867.07**	**296,185.00**	**74.57%**
Public safety					
Police					
4210.110 Police Salaries & Wages/Contract	9,450.00	0.00	11,250.00	15,000.00	75.00%
4210.250 Police Expenditures	4,762.58	0.00	0.00	0.00	0.00%
4253.250 Animal Control Supplies	63.25	0.00	0.00	100.00	0.00%
Total Police	**14,275.83**	**0.00**	**11,250.00**	**15,100.00**	**74.50%**
Fire					
4220.110 Fire Salaries & wages	17,898.05	3,151.94	23,596.61	40,100.00	58.84%
4220.130 Fire Employee Benefits	1,751.80	754.08	5,796.70	11,254.00	51.51%
4220.140 Fire Contract Salaries & Wages	0.00	0.00	0.00	6,680.00	0.00%
4220.210 Fire Dues, Subscriptions & Memberships	0.00	305.00	424.00	500.00	84.80%
4220.230 Fire Travel, Mileage & Cell	0.00	0.00	0.00	600.00	0.00%
4220.240 Fire Office & Other Expenses	0.00	0.00	29.99	0.00	0.00%
4220.250 Fire Equipment Maintenance & Repairs	1,303.89	1,730.92	2,938.43	1,500.00	195.90%
4220.360 Fire Training	59.27	60.00	251.00	8,000.00	3.14%
4220.450 Fire Small Equip/Supplies	0.00	1,171.13	3,336.73	17,536.00	19.03%
4220.460 Fire Supplies-Fundraisers	0.00	0.00	0.00	500.00	0.00%
4220.465 Fire Gear	472.79	0.00	0.00	4,400.00	0.00%
4220.560 Fire Equipment Fuel	287.94	(10.21)	365.73	1,800.00	20.32%
4220.610 Fire Principal	8,152.28	4,434.95	11,985.58	14,590.00	82.15%
4220.620 Fire Interest	824.92	(1,083.18)	(778.76)	1,165.00	-66.85%
4220.740 Fire Capital Outlay	27,500.00	0.00	0.00	15,000.00	0.00%
Total Fire	**58,250.94**	**10,514.63**	**47,946.01**	**123,625.00**	**38.78%**
Total Public safety	**72,526.77**	**10,514.63**	**59,196.01**	**138,725.00**	**42.67%**
Highways and public improvements					
Highways					
4410.110 Road Wages and Contract Labor	0.00	130.00	400.00	7,500.00	5.33%
4410.130 Road Employee Benefits	0.00	9.95	30.61	858.00	3.57%
4410.380 Road Department Services	720.00	0.00	2,154.20	3,000.00	71.81%
4410.450 Road Department Supplies	1,616.79	0.00	9,246.26	30,000.00	30.82%

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2022 to 02/28/2023
66.67% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
4410.550 Road Equipment Maintenance	694.05	0.00	1,117.60	6,000.00	18.63%
4410.560 Road Equipment Fuel	1,589.88	0.00	496.00	2,500.00	19.84%
4410.810 Road Principal	39,397.54	839.63	40,651.95	44,100.00	92.18%
4410.820 Road Interest	30,434.92	40.75	29,381.94	29,531.00	99.50%
4415.110 Public Works Wages and Contract Labor	0.00	140.00	2,957.00	32,500.00	9.10%
4415.130 Public Works Employee benefits	0.00	10.71	295.04	858.00	34.39%
4415.320 Public Works Engineering/Professional Fees	0.00	0.00	107.25	0.00	0.00%
4415.450 Public Works Supplies	3,799.22	1,453.00	4,424.24	4,000.00	110.61%
4415.550 Public Works Equipment Maintenance	1,435.48	0.00	1,367.26	1,700.00	80.43%
4415.560 Public Works Equipment fuel	98.00	150.00	1,213.38	2,000.00	60.67%
4415.570 Public Works Travel Reimbursement	0.00	0.00	77.51	200.00	38.76%
4415.610 Public Works Storm Drainage	0.00	0.00	3,300.81	5,000.00	66.02%
4415.710 Public Works Principal	14,919.85	0.00	15,479.43	15,500.00	99.87%
4415.720 Public Works Interest	1,140.15	0.00	580.57	585.00	99.24%
4415.740 Public Works Capital Outlay	0.00	0.00	11,000.00	11,000.00	100.00%
Total Highways	**95,845.88**	**2,774.04**	**124,281.05**	**196,832.00**	**63.14%**
Sanitation					
4420.460 Solid Waste Service	36,113.26	100.00	28,998.32	52,128.00	55.63%
Total Sanitation	**36,113.26**	**100.00**	**28,998.32**	**52,128.00**	**55.63%**
Total Highways and public improvements	**131,959.14**	**2,874.04**	**153,279.37**	**248,960.00**	**61.57%**
Parks, recreation, and public property					
Parks					
4540.110 Park/Rec Wages and Contract Labor	2,755.00	20.00	4,583.00	7,500.00	61.11%
4540.130 Park/Rec Employee benefits	0.00	1.53	350.60	858.00	40.86%
4540.250 Park/Rec Department Expenses	0.00	0.00	272.62	1,000.00	27.26%
4540.460 Park/Rec Community events supplies	0.00	0.00	1,289.44	4,000.00	32.24%
4540.740 Parks Capital outlay	4,586.00	(720.00)	0.00	0.00	0.00%
Total Parks	**7,341.00**	**(698.47)**	**6,495.66**	**13,358.00**	**48.63%**
Total Parks, recreation, and public property	**7,341.00**	**(698.47)**	**6,495.66**	**13,358.00**	**48.63%**
Transfers					
4804 Transfer to Fund Balance	0.00	0.00	0.00	25,579.00	0.00%
4807 Transfer to Assigned Balance - Fire Impact Fees	0.00	0.00	0.00	25,320.00	0.00%
4809 Transfer to Assigned Balance - Roadway Impact Fee	0.00	0.00	0.00	79,800.00	0.00%
4810 Transfer to Assigned Balance -Storm Water Imp Fee	0.00	0.00	0.00	86,550.00	0.00%
4811 Transfer to Assigned Balance - Parks & Rec Fees	0.00	0.00	0.00	21,750.00	0.00%
Total Transfers	**0.00**	**0.00**	**0.00**	**238,999.00**	**0.00%**
Total Expenditures:	**476,005.70**	**34,170.65**	**439,838.11**	**936,227.00**	**46.98%**
Total Change In Net Position	**107,949.87**	**50,214.82**	**172,477.66**	**0.00**	**0.00%**

Town of Apple Valley
Operational Budget Report
41 Capital Projects Fund - 07/01/2022 to 02/28/2023
66.67% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Change In Net Position					
Expenditures:					
Miscellaneous					
4141.740 Capital Outlay expenses	8,013.04	3,646.74	30,273.74	0.00	0.00%
Total Miscellaneous	**8,013.04**	**3,646.74**	**30,273.74**	**0.00**	**0.00%**
Total Expenditures:	**8,013.04**	**3,646.74**	**30,273.74**	**0.00**	**0.00%**
Total Change In Net Position	**(8,013.04)**	**(3,646.74)**	**(30,273.74)**	**0.00**	**0.00%**

APPLE VALLEY TOWN COUNCIL MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, February 15, 2023 at 6:00 PM

MINUTES

Mayor| Frank Lindhardt |
Council Members | Andy McGinnis | Barratt Nielson | Kevin Sair | Robin Whitmore |

CALL TO ORDER- Mayor Lindhardt called the meeting to order at 5:59 p.m.
PLEDGE OF ALLEGIANCE- Council Member Sair led pledge of allegiance.
PRAYER- Prayer offer by Mayor Lindhardt.
ROLL CALL
PRESENT
Mayor Frank Lindhardt
Council Member Kevin Sair
Council Member Andy McGinnis
Council Member Barratt Nielson
ABSENT
Council Member Robin Whitmore

DECLARATION OF CONFLICTS OF INTEREST

None declared.

CONSENT AGENDA

1. Disbursement Listing for January 2023.
2. Budget Report for Fiscal Year 2022 through January 2023.
3. Minutes: January 04, 2023.
4. Minutes: January 18, 2023.

Mayor Lindhardt asked the Council if they had any comments, corrections, or additions.

MOTION: Council Member McGinnis motioned to approve the Consent Agenda as posted.
SECOND: The motion was seconded by Council Member Nielson.
VOTE: Mayor Lindhardt called for a vote:

Council Member Sair - Abstain
Council Member McGinnis - Aye
Council Member Nielson - Aye
Mayor Lindhardt - Aye
Council Member Whitmore - Absent

The vote was three aye and one abstain and the motion carried 3-1.

DRAFT

APPLE VALLEY TOWN COUNCIL MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, February 15, 2023 at 6:00 PM

MINUTES

MAYOR'S TOWN UPDATE

Mayor Lindhardt discussed Accessory Dwelling Units (ADU) needing to go to the Planning Commission for a public hearing. He also commented that Council will need to have a closed session tonight to discuss pending litigation.

PUBLIC COMMENTS

Rich Ososki, 1024 W Little Pinion Way. He commented about a couple things, one on the ice by the mailbox being concerned and other thing is Louie Ford called for help with being hung up on the hill. The new Fire Chief helped him up his hill to his house.

DISCUSSION AND ACTION

5. **Discussion and Action:** Consider approval to issue debit card to Chief Gross on SBSU fire account.

   Mayor Lindhardt asked the Council if they had any questions.

   MOTION: Council Member Nielson motioned that we issue a debit card to Chief Gross on the SBSU fire account.
   SECOND: The motion was seconded by Council Member Sair.
   VOTE: Mayor Lindhardt called for a vote:

   Council Member Sair - Aye
   Council Member McGinnis - Aye
   Council Member Nielson - Aye
   Mayor Lindhardt - Aye
   Council Member Whitmore - Absent

   The vote was unanimous and the motion carried.

6. **Discussion and Action:** Update Title 10.06 Land Use Authority, Ordinance-O-2023-14.

   Mayor Lindhardt reported that this Ordinance is clean up. The Town had two places that had the description of the same thing.

   MOTION: Council Member McGinnis motioned we approve Ordinance O-2023-14 Land Use Authority amendment.

MINUTES

SECOND: The motion was seconded by Council Member Sair.
VOTE: Mayor Lindhardt called for a Roll Call vote:

Council Member Sair - Aye
Council Member McGinnis - Aye
Council Member Nielson - Aye
Mayor Lindhardt – Aye
Council Member Whitmore - Absent

The vote was unanimous and the motion carried.

7. **Discussion and Action:** Update Town Design Standards and Specifications, Section 3.4.5 Design Criteria-Bridges, Resolution R-2023-02.

Mayor Lindhardt reported what we are doing is updating our Design Standards. This is the technical details with everything to do with building. He went over the proposed change in the Agenda packet on Section 3.4.5 Design Criteria-Bridges. He asked council if they had any questions.

MOTION: Council Member Sair motioned that we approve Resolution R-2023-02 on Town Design Standards and Specifications.
SECOND: The motion was seconded by Council Member McGinnis.
VOTE: Mayor Lindhardt called for a Roll Call vote:

Council Member Sair - Aye
Council Member Whitmore - Absent
Council Member McGinnis - Aye
Council Member Nielson - Aye
Mayor Lindhardt - Aye
Council Member Whitmore - Absent

The vote was unanimous and the motion carried.

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

Mayor Lindhardt asked about building permits and if they have slowed down like everything else. Town Clerk/Recorder Jenna Vizcardo responded a couple building permits were issued in Cedar Point that have been

MINUTES

in the works since before this administration. Also, accessory buildings and solar permits have been issued but not a lot of building permits for new homes. Mayor Lindhardt also discussed a building issue in Cedar Point with a residential build of Richard Fischer where he put a retaining wall on top of an easement. They were given options to fix this problem via a letter sent by the Town Administrator. Our attorney informed that we could not withhold the certificate of occupancy permit.

Town Clerk/Recorder Jenna Vizcardo commented about the Southwest Mosquito Abatement Committee volunteer position that has opened and if anyone is interested to please reach out.

Council Member McGinnis commented the Board is continuing to clean up well 59. Also, the recent impact study results should be back within a few weeks.

Mayor Lindhardt commented that he has been very impressed with the new Fire Chief.

REQUEST FOR A CLOSED SESSION

MOTION: Council Member Nielson motioned that we go into a closed session to discuss pending litigation.
SECOND: The motion was seconded by Council Member McGinnis.
VOTE: Mayor Lindhardt called for a vote:

Council Member Sair - Aye
Council Member McGinnis - Aye
Council Member Nielson - Aye
Mayor Lindhardt - Aye
Council Member Whitmore - Absent

The vote was unanimous and the motion carried.

ADJOURNMENT

Mayor Lindhardt brought the meeting back to order at 7:05 p.m. and called for a motion to adjourn the meeting. Council Member Sair had left the closed session early due to family situation.

MOTION: Council Member McGinnis motioned to adjourn the meeting.
SECOND: The motion was seconded by Council Member Nielson.
VOTE: Mayor Lindhardt called for a vote:

MINUTES

Council Member Sair - Absent
Council Member McGinnis - Aye
Council Member Nielson - Aye
Mayor Lindhardt - Aye
Council Member Whitmore - Absent

The vote was unanimous and the motion carried.

Meeting adjourned at 7:06 p.m.

Date Approved: _____

Approved BY: _____
Mayor | Frank G. Lindhardt

Attest BY: _____
Town Clerk-Recorder | Jenna Vizcardo

DRAFT

Date Received Application: February 23, 2023 Permit No: _____
Insurance Received: February 23, 2023 Date Issued: _____

APPROVALS:
Town Administrator _____
Date: _____
Fire: _____ Date: _____
Conditions of approval:
_____
_____
Police: Please see the Security Plan Request Application for approval and conditions.
Other Staff Approval: _____
Date: _____ Rev. 07-01-22

SPECIAL EVENT PERMIT APPLICATION

Town of Apple Valley
1777 N Meadowlark Dr.
Apple Valley, UT 84737

Phone: 435-877-1190
E-mail: clerk@applevalleyut.gov

TYPE OF ACTIVITY *(check all that apply):*

☐ Film Production ☐ Parade ☐ Cycling ☐ 5K ☐ Training Event ☐ Festival
☐ Outdoors Sales ☐ Fun Run ☐ Sporting ☐ 10K ☐ Block Party ☐ Religious
☐ Dance ☐ Other: Running Event

Please print or type

EVENT NAME: Zion Ultra

1. **Location of Event:** Ruby Rider Ranch
2. **Name of Organization:** Vacation Races
3. **Date(s) of Event:** 4/14, 4/15, 4/16
4. **EVENT DETAILS:**

Set-up	Date: 4/14	Start time: 8:00 am	End time: 8:00 pm
Event	**Date:** 4/14, 4/15, 4/16	**Start time:** 4:00 am	**End time:**
Clean-up	Date:	Start time: 12:00 pm	End time: 8:00 pm

Is this a Recurring Event? **If yes; daily, weekly or other?**
Is this an Annual Event? yes **If yes; same date and place?** Different dates, same place

5. **PARTICIPANTS**
# of Participants & Attendees expected: 1,300 # of Volunteers/Event Staff: 50

☐ Open to the Public ■ Private Group/Party

If event is open to the public, is it: ☐ Entrance Fee/Ticketed Event; ☐ Fee for Participants/Racers/Runners Only; ☐ Free.

6. **APPLICANT INFORMATION**

Name of Applicant: Bridgette Barney
Address: 1201 S. Hillcrest Dr. Washington Utah 84780
Day Phone: **Cell/Other:** 435-668-1189 **E-mail:** bridgette@vacationraces.com
Mailing Address (if different):
Event Web Address (if applicable):
Alternate Contact For Event: Lyle Anderson
Day Phone: **Cell/Other:** 435-313-0019 **E-mail:** lyle@vacationraces.com

7. VENDORS/FOOD/ALCOHOL *(check all that apply)*

☒ Yes ☐ No **Are Vendors/Merchants selling products or services?**
If yes, Temporary Sales Tax Numbers are required from the Utah State Special Event Tax Division 801-297-6303

☒ Yes ☐ No **Is Food available at the event? Description:** _____
If yes, Is the food *(please check all that apply)*
☐ Given away/pre-packaged ☐ Catered by: _____ ☐ Prepared on site
Events which have Food available must contact the SW Utah Health Department for approval 435-986-2580

☐ Yes ☒ No **Will Alcoholic Beverages be available at the event?**
If yes, *please check all that apply*
☐ Beer Stands ☐ Fenced-in Beer Garden
Selling, Serving, Giving Away, Alcohol at an event requires Town Council Approval, Town Business License and State Of Utah Department of Alcoholic Beverage Licensing approval 801-977-6800

8. TENTS/STAGES/STRUCTURES *(include details on site map)*

☒ Yes ☐ No **Tents/Pop-up Canopies?**
How many Tents/Pop-up Canopies will be used for the event? 20
Dimensions of Tents/Pop-up Canopies: _____
All large or enclosed tents/canopies require Inspections from the AV Fire Department 435-877-1194

☐ Yes ☒ No **Temporary Stage?** **Dimensions of Stage:** _____

Description of Tents/Canopies/Stage, etc.:

9. SITE SETUP/SOUND *(check all that apply - please include details on **site map**)*

☐ **Fencing/Scaffolding**
☐ **Barricades** *(must obtain privately)*
☐ **Portable Sanitary Units** *(must obtain privately)*
☐ **Inflatable/Bounce House(s)** ☐ Generator(s) & ☐ Certificate of Liability Insurance **are required** *(must obtain privately)*
☐ **Music** *If yes, check all that apply:* ☐ **Acoustic** ☐ **Amplified**
☐ **PA/Audio System** **Type/Description:**
☐ **Fireworks/Fire Performances/Open Flame** Requires approval from AV Fire Dept. 435-877-1194
☐ **Propane/Gas On-site** Requires approval from AV Fire Dept. 435-877-1194
☐ **Trash/Recycle Bin coordination On-site** WCSW 435-673-2813

10. ROAD & SIDEWALK USE *(please include details on site map)*

☐ Yes ☐ No **Will Roads & Sidewalks Be Used?**
☐ Yes ☒ No **Are you requesting Road &/or Sidewalk Closures?**
An Encroachment Permit is required for Road Closures and Sidewalk Use.
To obtain the permit, **https://www.applevalleyut.gov/building/page/encroachment-permit-application**

☐ **Road Use and Closure** **Location:**
☐ **Sidewalk Use** **Location:** ☐ Will stay on sidewalks and follow pedestrian laws.
☐ **Parade** **Location:** **Number of Floats:**

11. SECURITY/OTHER *(please complete and sign the Security Plan Approval Request Form, for approval of Security)*

12. Application Fee is based on attendance, and charged per day, as follows:

☐ **$75.00 for attendance under 300**
☐ **$150.00 for attendance over 300**
Total: $_____ *(payable to: Town of Apple Valley – Attn: Special Events, 1777 N. Meadowlark Dr, Apple Valley, UT 84737)*

By submitting a signed application, the applicant certifies that falsifying any information on this application constitutes cause for rejection or revocation of the Permit.

Bridgette Barney
Applicant's Name [PRINT]

Bridgette Barney
Applicant's Signature

1/31/23
Date

EVENT DESCRIPTION

PLEASE DESCRIBE YOUR EVENT IN DETAIL; ADD ANY ADDITIONAL INFORMATION OR PAGES.

- *Please be sure to include any elements of your event that will help with the approval of the event, including provision of fire and emergency medical services, potable water, dust control, and security plan.*

* On April 15TH -16TH we will be hosting our Zion Ultra Event. Packet Pickup will be on 4/14. Participants will be running either 100miles, 100k 50K or half marathon. 100 miles and 100k will start on 4/15 with the 50K and half on 4/16. All runners will be done on 4/16 by 6:00pm.

* We would also like to provide camping on our properity.

- 150 maximum
- NO campfires or open flames
- We will provide toilet/water

DETAILED SITE PLAN/MAP

PLEASE INCLUDE [OR ■ ATTACH] A DETAILED SITE PLAN AND/OR ROUTE MAP. COMPUTER OR HAND-DRAWN SITE PLANS ARE APPROPRIATE.

Your map should **include**:

- The names of streets, placement of barricades, and/or road/sidewalk closures
- The areas where participants and vendors/merchants will park
- Parade forming and disbanding areas, bleachers, etc.
- Vendor and booth placement, tables, etc.
- Portable toilets, portable hand-washing stations, fencing
- Location of security personnel, information booth, lost and found booth
- Stage, tents and materials, storage, inflatable amusement devices, table placement, etc. used in the event.

North

* Event

DETAILED SITE PLAN/MAP

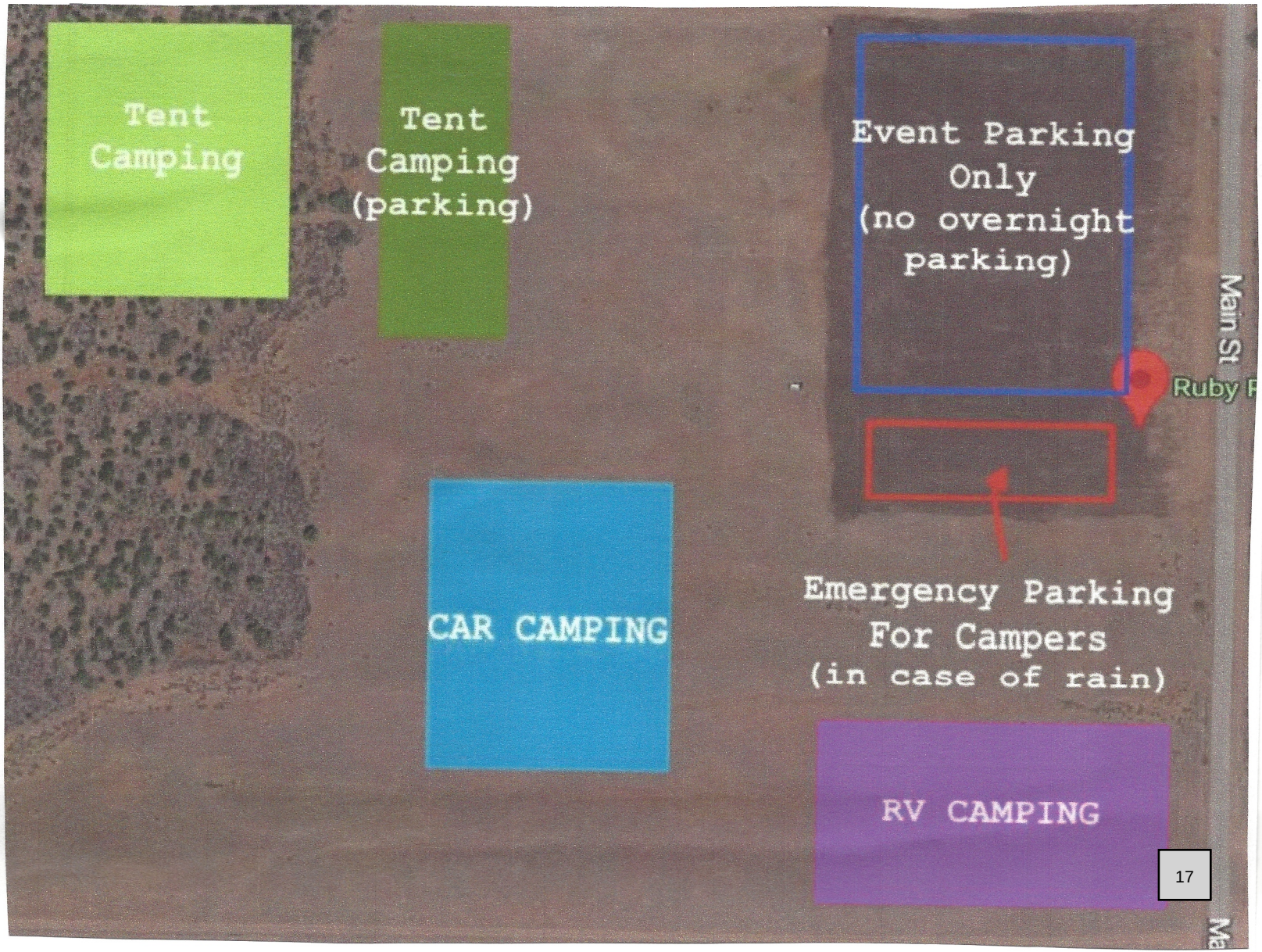
PLEASE INCLUDE [OR ■ ATTACH] A DETAILED SITE PLAN AND/OR ROUTE MAP. COMPUTER OR HAND-DRAWN SITE PLANS ARE APPROPRIATE.

Your map should **include**:

- The names of streets, placement of barricades, and/or road/sidewalk closures
- The areas where participants and vendors/merchants will park
- Parade forming and disbanding areas, bleachers, etc.
- Vendor and booth placement, tables, etc.
- Portable toilets, portable hand-washing stations, fencing
- Location of security personnel, information booth, lost and found booth
- Stage, tents and materials, storage, inflatable amusement devices, table placement, etc. used in the event.

North

*Camping



Date Received Vendor List:_____ Permit No: _____

Payment Received: _____ Date Completed: _____

SUB-LICENSE FEE(S)

Please make check payable to: Town of Apple Valley

Town of Apple Valley
1777 N. Meadowlark Dr
Apple Valley, UT 84737

Phone: 435-877-1190
E-mail: clerk@applevalleyut.gov

EVENT NAME: Zion Ultra **CONTACT PHONE:** 435-668-1189

EVENT DATE(S): 4/14, 4/15, 4/16 **EVENT LOCATION:** Ruby Rider Ranch

VENDOR INFORMATION

Please provide the following information for all vendors. The sub-license fee for each vendor is $5.00.
Special Event Tax Numbers are required for each Vendor, 801-297-6303. Those Vendors selling, giving away, or preparing food on site are required to obtain approval from the Southwest Utah Public Health Department, 435-986-2580.

#	Vendor Name	Vendor Phone #	Product or Service to be offered at Event	Payment $5.00
1	Vacation Races	435-668-1189	VR Merchandise	
2				
3				
4				
5				
6				
7				
8				
9				
10				

Date Received: _____ Permit No: _____

Police Approved: _____ Date Issued: _____

Approval with Comments:

Rev. 7-01-22

SECURITY PLAN APPROVAL REQUEST FORM

All questions must be answered completely or application will not be considered. Please allow TEN (10) days for approval. Together with this application, please provide a written Security Plan including names of all security personnel.

EVENT NAME: Zion Ultra

Event Location: Ruby Rider Ranch

Type of Event:

Date of Event: 4/14, 4/15, 4/16 **Hours of Event:**

Number of Expected Attendance: **Occupancy Load:**

Name of Applicant: Vacation Races

Address: 1201 S. Hillcrest Dr. Washington Utah 84780

Day Phone: **Cell/Other:** 435-668-1189

E-mail: bridgette@vacationraces.com

- Security Personnel must be 21 years old or older;
- A Security Director must be onsite at all times with a cell phone;
- Shirts or Vests must look the same. "SECURITY" must be stated on the shirt or vest so it is visible to the public and the Police Department.

Please check applicable Security:

The following will allow for the calculation of security required. The calculations will change depending on the type of event.

☐ **Police Officers** (must coordinate w/Washington County	**2 Police Officers per**	**1 to 300 People**
☐ **Security Officers in Uniform**	**3 Security Officers per**	**1 to 300 People**
☐ **Private Citizens in Security Shirts or Vests**	**4 Private Citizens per**	**1 to 300 People**

Name of On-site Security Director: Lyle Anderson **Cell Number:** 435-313-0019

E-mail: lyle@vacationraces.com

Comments:

I understand that falsifying any information on this application constitutes sufficient cause for rejection or revocation of the Special Event Permit. I also understand that the Sheriff Department may require additional information as permitted by Ordinance, and also agree to supply the same.

Applicant Signature: Bridgette Barry **Date:** 1/31/23

SECURITY PLAN INFORMATION

1. Please list the names of the security personnel, age, and cell phone number:

First	Last	Age	Cell Phone Number
Bridgette	Barney	45	435-668-1189
Lyle	Anderson	46	435-313-0019
Rick	Visser	65	801-510-6814
Craig		55	702-379-5354
Terry	Maurer	55	702-497-3385

2. Please indicate the number of security personnel that will be roaming on the premises of the event: 20.

3. Please provide a detailed Security Plan:

We have staff/crew that will be roaming around the entire event.

4. Please mark on the site plan the locations of each security person:

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/6/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Kaleb DeMille
Main Street Insurance 780 N 2860 E STE 101 St George UT 84790	PHONE (A/C, No, Ext): (435) 674-2221 FAX (A/C, No): E-MAIL ADDRESS: kaleb@msiagency.com

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Vacation Races, Inc 842 E APACHE DR Washington UT 84780	INSURER A : MESA UNDERWRITERS SPECIALTY INS CO	36838
	INSURER B : WCF Mutual Insurance Company	10033
	INSURER C : PRINCETON EXCESS & SURPLUS LINES INS	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR [X] Event Liability GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC OTHER:			MP0005003006805	01/01/2023	01/01/2024	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 3,000,000
							PRODUCTS - COMP/OP AGG	$ Included
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY							$
							COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
C	[ ] UMBRELLA LIAB [ ] OCCUR [X] EXCESS LIAB [ ] CLAIMS-MADE DED RETENTION $			82A3FF000383000	1/10/2023	1/1/2025	EACH OCCURRENCE	$ 5,000,000
							AGGREGATE	$ 5,000,000
								$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		4002710	10/10/2022	10/10/2023	[X] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Town of Apple Valley
1777 North Meadowlark Dr
Apple Valley, UT 84737

CANCELLATION

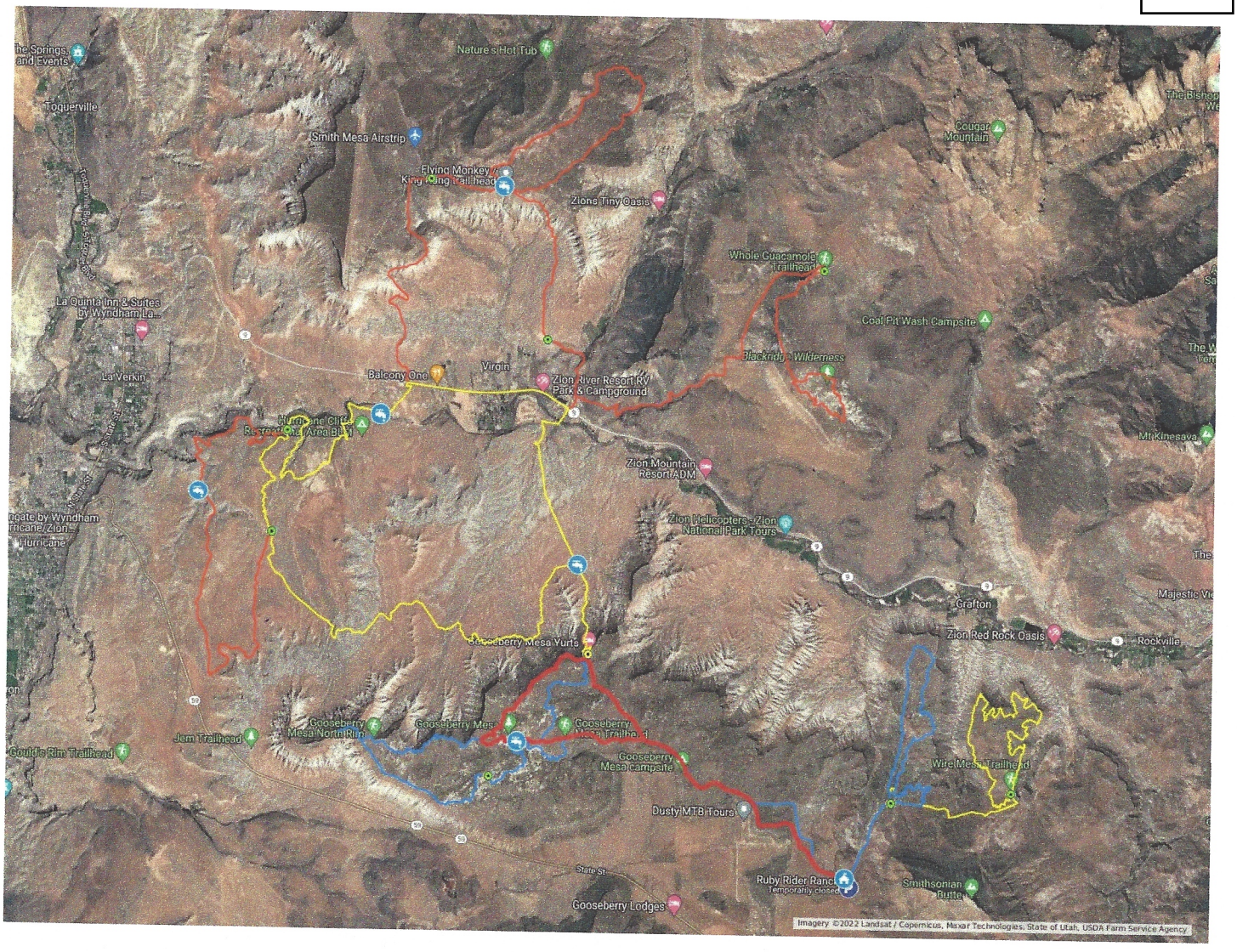
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Kaleb DeMille

© 1988-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD


Nature's Hot Tub
Toquerville
Smith Mesa Airstrip
Flying Monkey
Zions Tiny Oasis
Cougar Mountain
Whole Guacamole Trailhead
La Quinta Inn & Suites by Wyndham La...
Coal Pit Wash Campsite
Balcony One
Virgin
Zion River Resort RV Park & Campground
La Verkin
Blackridge Wilderness
Mt Kinesava
Zion Mountain Resort ADM
Zion Helicopters - Zion National Park Tours
Grafton
Zion Red Rock Oasis
Rockville
Gooseberry Mesa Yurts
Gooseberry Mesa North Rim
Gooseberry Mesa
Jem Trailhead
Gould's Rim Trailhead
Gooseberry Mesa campsite
Wire Mesa Trailhead
Dusty MTB Tours
State St
Ruby Rider Ranch
Temporarily closed
Smithsonian Butte
Gooseberry Lodges
Imagery ©2022 Landsat / Copernicus, Maxar Technologies, State of Utah, USDA Farm Service Agency

Town of Apple Valley
1777 N. Meadowlark Dr.
Apple Valley UT 84737
435-877-1190

Receipt No: 43534
Receipt Date: 02/07/2023
Time of Receipt: 02/23/2023 10:56 AM

1807 - Payment	450.00
	$450.00

Check: 2128	450.00
	$450.00

Planning Commission Recommendation on March 1, 2023:

MOTION: Commissioner Farrar motioned that we recommend approval to the Town Council for the zone change application for AV-1351-D subject to change to Rural Estate 5 acres.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Hood - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

APPLE VALLEY
PLANNING DEPARTMENT
ZONING CHANGE
REVIEW

PARCEL ID: AV-1351-D

PLANNING COMMISSION SCHEDULED MEETING DATE: **May 1st, 2023**

TOWN COUNCIL SCHEDULED MEETING DATE: **TBD**

PROPERTY OWNER: Aaron and Jill Hamblin

AGENT: NONE

ACRES: 5 Acres
CURRENT ZONE: OST (Open Space Transition) PROPOSED ZONE: A-5 (Agricultural 5 Acres)
GENERAL PLAN ZONE: Residential Medium: 1-5 Acres

COMMENTS: Applicant has put in application with the stated purpose to change the property to an A-5 zone with the intention of building a residence. This property consists of 5.00 acres that is undeveloped and is currently zoned OST. It is bordered by OST and RE-1 properties to the North, RE-20 Property to the East, OST Property to the South, and OSC Properties to the West. Surrounding properties are currently undeveloped however, there are residential properties in the close vicinity.

Application was submitted to the Joint Utility Committee through email and received the following feedback:

Rocky Mountain Power: Stated that they have spoken with the applicant and they will require an extension of power to their property. They are also requesting a easement along the access road to install the new lines. They will need to continue to work with the power company to get a detailed power design and cost when they are ready to build their home.

Roads: There is currently no access to the property. There is an access easement onto the property. There was a "road" pushed into the property but it does not meet any town standards and will need to be upgraded before a building permit will be issued.

Fire: The access easement is a long dead end and will need turn arounds for EMS access. Access will also need to meet requirements for an all weather road that can handle EMS vehicles.

Ash Creek SSD: They are fine with the application the lot meets the requirements for an alternate septic systems. The applicant will also need to provide Ash Creek with the required septic agreement.

The following is based upon the property location and other facts:

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE When approving a zone change, the following factors should be considered by the Planning Commission and Town Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives, and Policies of the Town's General Plan;

- The General plan shows this property as a medium density residential. A zone change to A-5 is consistent with the general plan.

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

- Property is bordered by undeveloped land however, there are some residences in the vicinity. The proposed change would most likely be harmonious with future development in that area.

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

- There appears to be no negative affect to neighboring properties cause by this zone change.

4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

- The applicant will have some challenges when it comes to utilities. Mainly with the road access and fire protection. These items have been discussed in the JUC notes.

Example of a motion to Approve this application:

I make the motion we recommend approval to the Town Council for the zoning change for AV-1351-D from OST to A-5 based on the information presented in the staff report.

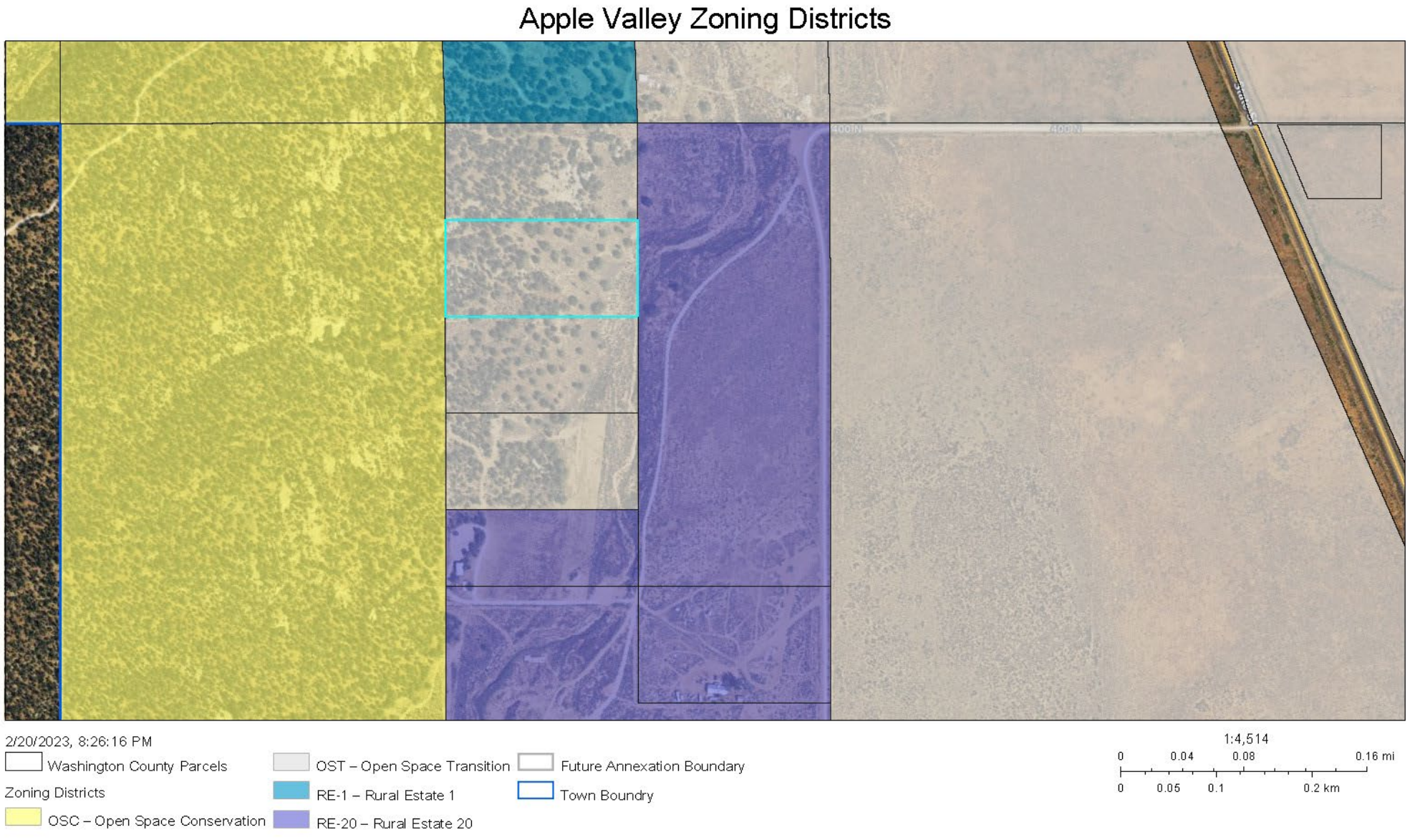
Example of a motion to Deny this application

I make the motion we recommend denial to the Town Council for the zoning change for AV-1351-D from OST to A-5 for the following reasons:[list reasons]

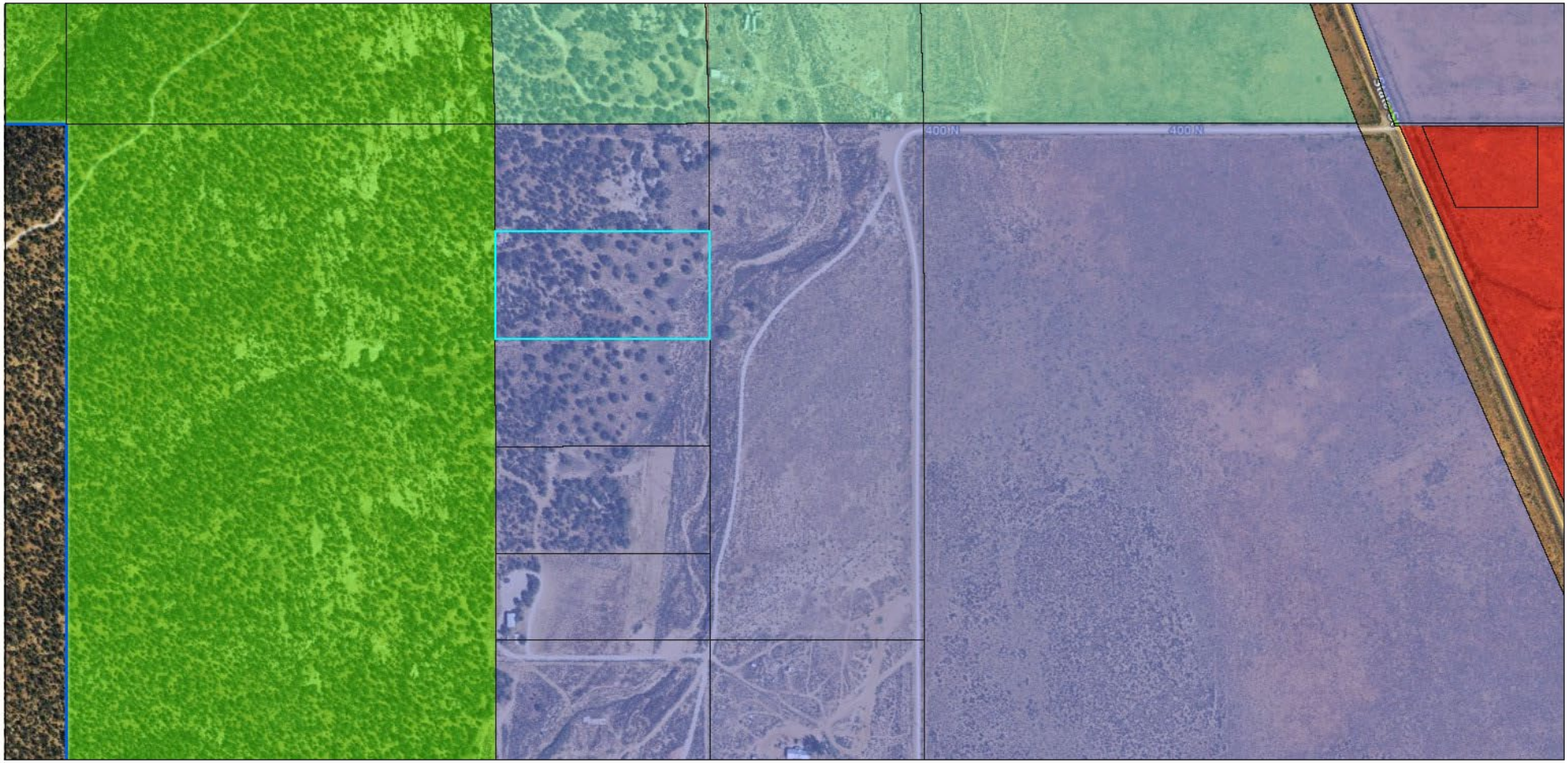
Example to approve with conditions:

I make the motion we recommend approval to the Town Council for the zoning change for AV-1351-D from OST to A-5 with the following conditions. [list conditions]

Current Zoning



Apple Valley Zoning Districts



2/20/2023, 8:27:05 PM

Washington County Parcels

General Plan

C - Commercial

OS - Open Space

R2 - Residential Medium: 1 - 5 Acres

R3 - Residential Low: 5 + Acres

Future Annexation Boundary

Town Boundry

1:4,514

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

Town of Apple Valley
Sunrise Cloud SMART GIS®

Apple Valley Zoning Districts

2/20/2023, 8:27:57 PM

Washington County Parcels

Future Annexation Boundary

Town Boundry

1:4,514

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

Town of Apple Valley
Sunrise Cloud SMART GIS®

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

Fee: $1,100.00 + Acreage Fee	
1 – 100 Acres:	$25.00/Acre
101 – 500 Acres:	$15.00/Acre
501 + Acres:	$ 5.00/Acre

Zone Change Application

Applications Must Be Submitted A Minimum of 21 Days in Advance of The Planning Commission Meeting

Owner: Aaron and Jill Hamblin	Phone: [redacted]
Address: [redacted]	Email: [redacted]
City: [redacted] State: [redacted] Zip: [redacted]	
Agent: (If Applicable)	Phone:
Address/Location of Property:	Parcel ID: AV-1351-D
Existing Zone: OST	Proposed Zone: A-5 - Agricultural > 5 Acres
For Planned Development Purposes: Acreage in Parcel _____	Acreage in Application 5.01
Reason for the request: We would like to build a single family home on our lot.	

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	Date
AAaronOn	02.01.2023

Official Use Only	Amount Paid: $ 1,225.00	Receipt No: 43514.
Date Received: RECEIVED FEB 06 2023	Date Application Deemed Complete:	
By: Town Clerk/Recorder.	By:	

Parcel ID# AV-1351-D

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

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Aaron and Jill Hamblin am/are the applicant(s) of the application known as Hamblin Rezoning Project located on parcel(s) AV-1351-D 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, or permit 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 Will Serve 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):

Jill Hamblin		01-31-23
Name	Applicant/Owner	Date
Aaron Hamblin		01-31-23
Name	Applicant/Owner	Date
Name	Applicant/Owner	Date

State of Utah)
)§
County of Washington)

On this 31 day of January, in the year 2023, before me, Makail Lallis a notary public, personally appeared Jill Hamblin, 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. Makail Lallis
(notary signature)

(seal)

MAKAIL LALLIS
Notary Public - State of Utah
Comm. No. 718777
My Commission Expires on
Jun 14, 2025

Legend
Washington County Parcels
Apple Valley Zoning Viewer
Town Boundry
Zoning Districts
A-5 - Agricultural > 5 Acres
A-10 - Agricultural > 10 Acres
A-20 - Agricultural > 20 Acres
A-40 - Agricultural > 40 Acres
Single-Family Residential > .5 Acres
Single-Family Residential > 1 Acre
Single-Family Residential > 2.5 Acres
Single-Family Residential > 5.0 Acres
Single-Family Residential > 10.0 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
Address Information:
Account ID: 675788
Address:
Subdivision:
Zoom to
Cougar Ln
Sidre St
400 N

When Recorded Mail To:
Eagle Gate Title Insurance Agency, Inc.
229 East St. George Blvd, #200
St. George, UT 84770

TRUST DEED

With Assignment of Rents

THIS TRUST DEED made this 19th day of April, 2022, between Aaron A. Hamblin and Jill R. Hamblin, Husband and Wife as Joint Tenants, as Trustor, whose address is 72 W State St., Hurricane, UT 84737, Eagle Gate Title Insurance Agency, Inc., as Trustee, and Troy E. Eckard and Claire E. Eckard, as Beneficiary.

WITNESSETH: The Trustor Conveys and Warrants to Trustee in trust with power of sale, the following described property, situated in Washington County, State of Utah:

THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (S1/2 NW1/4 NE1/4 NW1/4) OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

TOGETHER WITH:

A 50.00 FOOT EASEMENT FOR INGRESS AND EGRESS AND UTILITIES, AS CREATED BY SPECIAL WARRANTY DEEDS, RECORDED SEPTEMBER 23, 2002, AS ENTRY NOS. 782219, 782220, 782221 AND 782222, ALL IN BOOK 1488, AT PAGES 2242-2249, OFFICIAL WASHINGTON COUNTY RECORD, DESCRIBED AS FOLLOWS:

ALONG THE NORTH LINE OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (E1/2NE1/4NW1/4) OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, AND 25.00 FOOT EASEMENT FOR INGRESS AND EGRESS AND UTILITIES, ALONG THE EAST LINE OF THE WEST ONE-HALF OF THE NORTHEAST QUATER OF THE NORTHWEST QUARTER (W1/2NE1/4NW1/4) OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

APN: AV-1351-D

Together with all building, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with said property, or any part thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues, and profits.

FOR THE PURPOSE OF SECURING (1) payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **$200,000.00,** made by Trustor, payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and any extensions and/or renewals or modifications thereof; (2) the performance of each agreement of Trustor herein contained; (3) the payment of such additional loans or advances as hereafter may be made to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Trust Deed; and (4) the payment of all sums expended or advanced by Beneficiary under or pursuant to the terms hereof, together with interest thereon as herein provided.

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Troy E. Eckard and Claire E. Eckard

Grantee: Aaron A. Hamblin and Jill R. Hamblin

Tax ID Number(s): AV-1351-D

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only	Proceed to Section
1 ☐ All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.	A
2 ☒ Only a portion of Grantor's water rights are being conveyed.	B
(County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)	
3 ☐ No water rights are being conveyed.	C
4 ☐ Water rights are being conveyed by separate deed.	C

Section		Important Notes (see other side)
A	The water right(s) being conveyed include Water Right No(s). _____	N1
	_____ along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. (*Proceed to Section C*)	N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply)	N1
	☐ All of Water Right No(s). _____	N4
	☑ 1 acre-feet from Water Right No. 81-3363 for: _____ families; _____ acres of irrigated land; stock water for ____ Equivalent Livestock Units; and/or for the following other uses Industrial.	N5
	☐ _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for ____ Equivalent Livestock Units; and/or for the following other uses _____.	N5
	Along with all applications pertaining to the water right(s) listed in this Section B. (*Proceed to Section C*)	N2
C	Disclosures by Grantor: (check all boxes that apply)	
	☐ Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____	N6
	☐ Culinary water service is provided by: _____	N7
	☐ Outdoor water service is provided by: _____	N8
	☐ There is no water service available to Grantor's Parcel(s).	N9
	☐ Other water related disclosures: _____	N10
	Attach and sign additional copies of this form if more space is needed.	

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: _____

Grantee's Acknowledgment of Receipt: _____

Grantee's Mailing Address: [redacted]

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS

SPENCER J. COX
Governor
DEIDRE M. HENDERSON
Lieutenant Governor

State of Utah
DEPARTMENT OF NATURAL RESOURCES
Division of Water Rights

BRIAN C. STEED
Executive Director

TERESA WILHELMSEN
State Engineer/Division Director

April 21, 2022

AARON A HAMBLIN AND JILL R HAMBLIN
[redacted]

RE: Report of Water Right Conveyance for Water Right No.: 81-3363 (A39405)

Dear Water User:

Thank you for submitting a Report of Water Right Conveyance (ROC) to update owner contact information on the water right records of the Division of Water Rights. The Division has completed the processing of your ROC, so our records now reflect the information you have provided. As a water right owner, it is important that you continue to maintain a current mailing address with this office so that we may contact you if the need arises. Instructions and forms to update your address are available our website at http://waterrights.utah.gov or can be obtained in any of our offices.

Please feel free to contact us at the phone number or email listed below if you have further questions.

Sincerely,

Teresa Wilhelmsen

Teresa Wilhelmsen, P.E.
State Engineer

STATEMENT OF A WATER RIGHT SEGREGATION

STATE OF UTAH

For the purpose of informing the State Engineer of the segregation of a portion of a perfected or water right application consistent with section 73-3-27, this statement is hereby made, based upon the following showing of facts.

Water Right:

(Document created on Jan 17, 2023 by SZUFELT)

Water Right Number: 81-5579 (SZUFELT) Application #: A39405

Segregated From: 81-3363 (A39405) on Jan 17, 2023
Parent Water Right Type: Application To Appropriate
Parent Water Right Status: Certificated

Owners:

Name: Aaron A. Hamblin and Jill R. Hamblin
Address: [redacted]

Interest:

Remarks:

Dates:

Filed: Jul 13, 1988 Priority: May 28, 1969

General:

Quantity of Water: 1 ACFT

Source: Underground Water Well
County: Washington
Common Description: Big Plain Junction
Land Owned by Appl.: County Tax Id#: .

Points of Diversion:

Points of Diversion - Underground:
(1) S 2141 ft. W 990 ft. from N4 corner, Sec 5 T 43S R 11W SLBM
Well Diameter: 8 in. Depth: 140 to ft. Year Drilled: Well Log: Well Id#: 8013
Elevation: UTM: 311629.999, 4105539.986 (NAD83)
Source/Cmnt:

Proposed Water Uses:

Proposed Water Uses - Group Number: 610551
Water Rights Appurtenant to the following use(s):
81-3363(CERT), 81-5342(CERT), 81-5375(CERT), 81-5418(CERT), 81-5579(CERT),
Water Use Types:
Industrial: Sand and gravel washing operation. Period of Use: 01/01 to 12/31
Acre Feet Contributed by this Right for this Use: 1

Place Of Use:

	North West				North East				South West				South East				Section
	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	NW	NE	SW	SE	Totals
Sec 5 T 43S R 11W SLBM				X													
																Group Acreage Total :	

CLUFF DRILLING & PUMP

HC 65 Box 455
Fredonia, AZ 86022
(928) 640-7656
cluffdrilling@gmail.com

ESTIMATE

ADDRESS
Aarron Hamblin

ESTIMATE	12735
DATE	03/10/2022
EXPIRATION DATE	04/10/2022

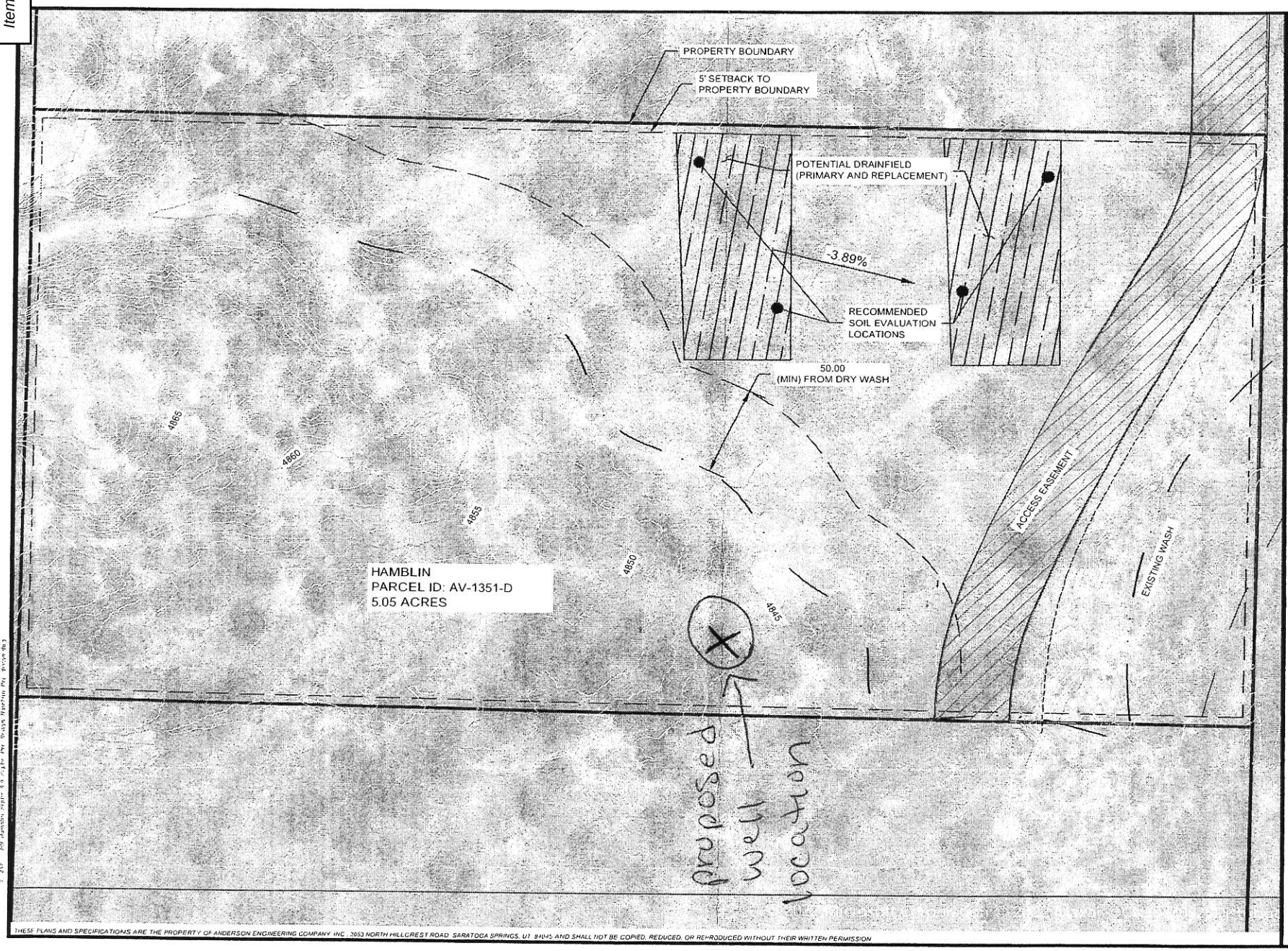
PROJECT
8" well apple valley area

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
8 inch Well	12-1/4" Bore Hole including 8" x .250" Steel casing and Annulas as per Code. figuring to be 100' deep.	1	14,000.00	14,000.00
Mobe / Demobe	Charges to Mobilize equipment to and Demobilize from job site. Includes Pad Prep, Mud Pit Excavation and Backfill.	1	4,500.00	4,500.00
Gravel Pack	Gravel Pack to fill annulas on outside of casing. To serve as a debris filter and as a formation stabilizer.	1	2,000.00	2,000.00
Surface Seal	30' deep Bentonite Surface Seal, placed in accordance to Ut. Div of Water Rights. To seal out any potential surface contamination.	1	2,000.00	2,000.00
Pump Package UT	this is estimate only. it may be more or less once we know what the well is actually producing. will include pump, motor, wire, drop pipe, pitless adapter, all fittings and installation.	1	15,000.00	15,000.00

TOTAL **$37,500.00**

Accepted By

Accepted Date



N

SCALE IN FEET
0 25 60

NOTES
1. ELEVATION CONTOURS SHOWN ARE FRO LIDAR SURVEY PROVIDED BY THE STATE
1.1. A TOPOGRAPHIC SURVEY OF THE SIT BE REQUIRED TO DESIGN THE SEPTIC SYSTEM
2. ALTERNATIVE SEPTIC SYSTEM REQUIRED MEET ASH CREEK TOTAL NITROGEN (TN) EFFLUENT STANDARDS (20 mg/L)
3. POTENTIAL DRAINFIELDS SHOWN ARE SU TO SUITABLE SOIL BY SOIL EVALUATION
3.1. AREAS CAN BE MOVED AROUND TO ACCOMODATE THE HOME PLACEME N
4. SOIL EVALUATION REQUIRED TO SIZE THE DRAINFIELD
5. PROPOSED HOME IS 4 BEDROOMS.
5.1. HOME SITING TO BE DETERMINED AT LATER DATE

HAMBLIN SEPTIC
PRE DESIGN

(NON-STANDARD DRAWING)

APPLE VALLEY, UTAH

ANDERSON
ENGINEERING COMPANY INC

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF ANDERSON ENGINEERING COMPANY, INC., 2053 NORTH HILLCREST ROAD, SARATOGA SPRINGS, UT 84045 AND SHALL NOT BE COPIED, REDUCED, OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION

ROCKY MOUNTAIN POWER

Let's turn the answers on.

Dixie Service Center
Estimating Dept.
455 N. Old Hwy 91
Hurricane, UT 84737
Fax # (435)688-8351

January 30, 2023

Re: Single Family Home on AV-1351-D

Located: Approx. 199 N. Coyote Road, Apple Valley, UT

Dear Jill Hamblin:

After reviewing the proposed plans for the above mentioned project, I have determined that power is available within a near proximity. Rocky Mountain Power intends to serve the project with electrical service based on load requirements and specifications submitted. All electrical installations will be provided in accordance with the "Electric Service Regulations, as filed with the Utah Public Service Commission after receiving an approved plat showing easements approved by Rocky Mountain Power.

For additional consultation in this matter, please do not hesitate to call.

Sincerely,

Ruston Jenson
Estimator
Dixie Service Center
435-688-3708

Item 5.

Gmail Jill Hamblin <jillhamblin2@gmail.com>

Jill Hamblin - Pre-Design - Septic

Justin Dye <jdye@andersoneng.com> Thu, Dec 8, 2022 at 1:31 PM
To: Jill Hamblin <jillhamblin2@gmail.com>
Cc: Ryan Eddy <reddy@andersoneng.com>, Brandon Anderson <banderson@andersoneng.com>

Greetings Jill,

We have completed our initial pre-design work regarding the septic system for your lot in Apple Valley. Please find the attached drawing for your review.

Key items:

- The site requires an alternative septic system in order to meet the Ash Creek septic density and total nitrogen (TN) effluent requirement of 20 mg/L. This can be accomplished with a packed-bed media treatment design.
- The lot has plenty of area outside the required setbacks for the drain field.
- Soil evaluation (and potentially a percolation test) is required to complete the feasibility determination.
    - The soil evaluation also provides the design parameters for the system.
    - Soil evaluation will determine the best location for the drain field and then the home can be positioned around it.
- A topographic survey of the site could be required for the design of the septic system.
    - The survey could also be used in the site and grading plans for the home.

Next steps:

1. Schedule and perform a soil evaluation.
    a. We will provide a quote for this work - we'll just need to know if you need us to include the equipment/operator
        i. If you have an excavator/operator contact we can meet them at the site to perform the work
        ii. If needed, we can include the equipment/operator cost in our quote
            1. Note that we haven't found a consistent excavator in your area so we might have to mobilize one from the Salt Lake area.
2. Topographic survey (if required)
    a. This could be required if the soil evaluation identifies shallow bedrock or groundwater.
3. Design a packed-bed media septic system
    a. Soil evaluation information will provide design criteria
    b. Once we have the design criteria we can provide a quote for the design
    c. Home site and floor elevations will be needed in the design

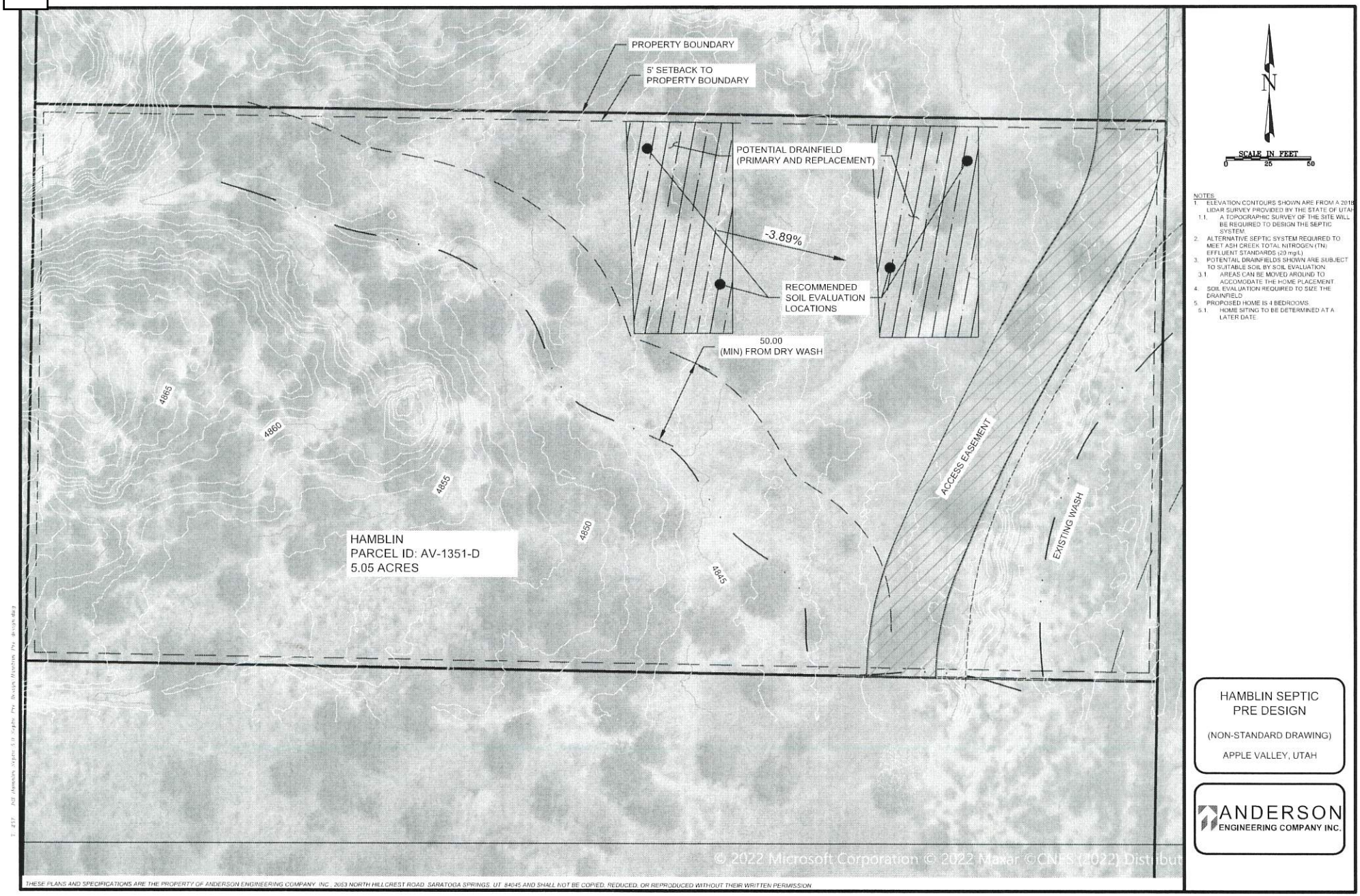
We are available to discuss the findings over the phone later today or sometime next week. Just let us know when you are free. We're happy to answer any questions over email as well.

Regards,
-

Justin Dye, P.E.

Principal | Team Lead - Civil
Anderson Engineering Co, Inc.
Phone: 801-972-6222(x530) Cell: 801-360-0634
2053 N. Hillcrest Drive, Saratoga Springs, UT 84045
jdye@andersoneng.com www.andersoneng.com

Septic System



NOTES:
1. ELEVATION CONTOURS SHOWN ARE FROM A 2015 LIDAR SURVEY PROVIDED BY THE STATE OF UTAH
   1.1. A TOPOGRAPHIC SURVEY OF THE SITE WILL BE REQUIRED TO DESIGN THE SEPTIC SYSTEM.
2. ALTERNATIVE SEPTIC SYSTEM REQUIRED TO MEET ASH CREEK TOTAL NITROGEN (TN) EFFLUENT STANDARDS (20 mg/L)
3. POTENTAIL DRAINFIELDS SHOWN ARE SUBJECT TO SUITABLE SOIL BY SOIL EVALUATION
   3.1. AREAS CAN BE MOVED AROUND TO ACCOMODATE THE HOME PLACEMENT.
4. SOIL EVALUATION REQUIRED TO SIZE THE DRAINFIELD
5. PROPOSED HOME IS 4 BEDROOMS
   5.1. HOME SITING TO BE DETERMINED AT A LATER DATE.

HAMBLIN SEPTIC PRE DESIGN

(NON-STANDARD DRAWING)

APPLE VALLEY, UTAH

ANDERSON ENGINEERING COMPANY INC.

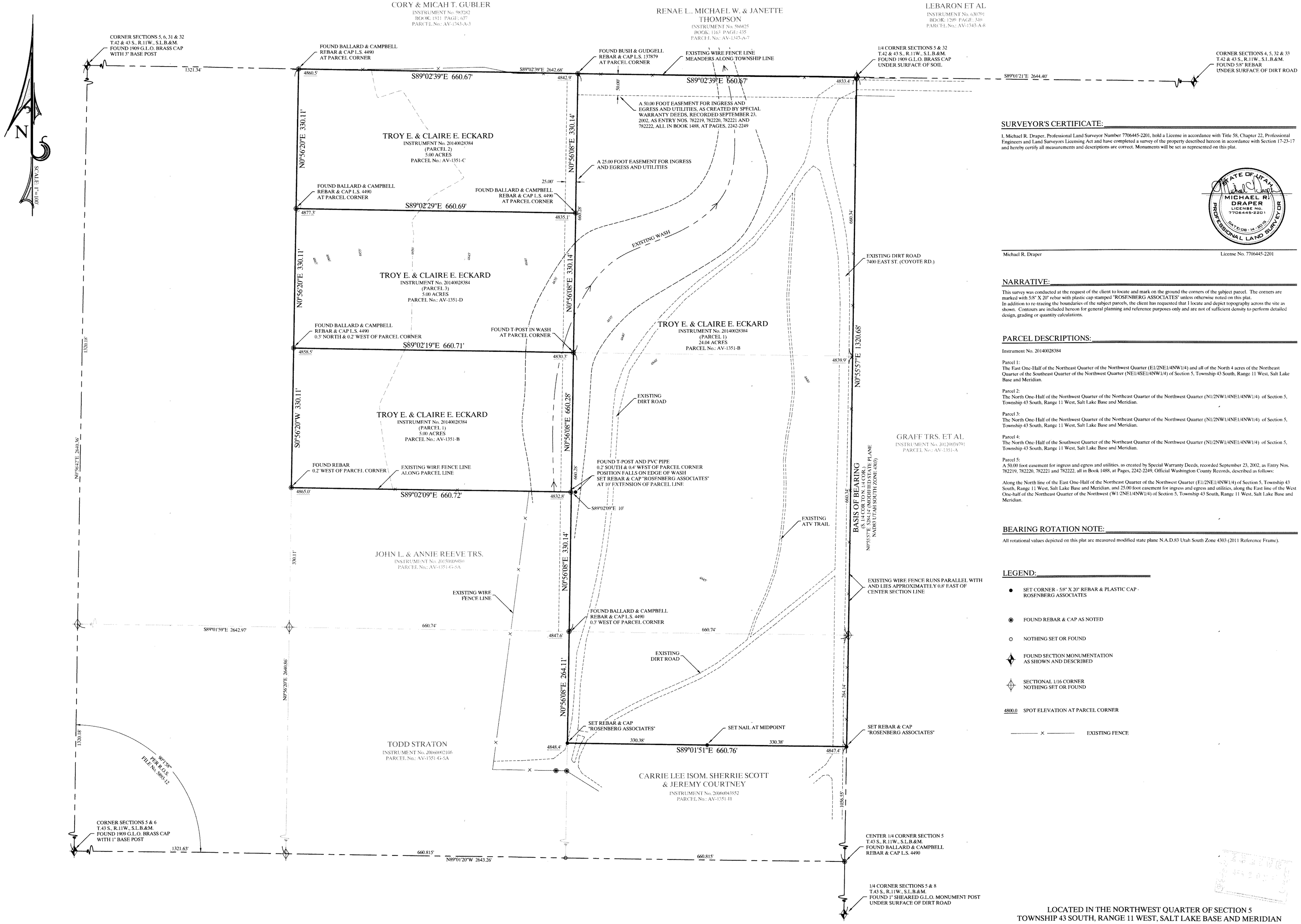
© 2022 Microsoft Corporation © 2022 Maxar ©CNES (2022) Distribut

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF ANDERSON ENGINEERING COMPANY, INC., 2053 NORTH HILLCREST ROAD, SARATOGA SPRINGS, UT, 84045 AND SHALL NOT BE COPIED, REDUCED, OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

Town of Apple Valley
1777 N. Meadowlark Dr.
Apple Valley UT 84737
435-877-1190

Receipt No: 43514
Receipt Date: 02/06/2023
Time of Receipt: 02/06/2023 12:01 PM

1805 - Payment	1,225.00
	$1,225.00
Check: 5026	1,225.00
	$1,225.00



SURVEYOR'S CERTIFICATE:

I, Michael R. Draper, Professional Land Surveyor Number 7706445-2201, hold a License in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and have completed a survey of the property described hereon in accordance with Section 17-23-17 and hereby certify all measurements and descriptions are correct. Monuments will be set as represented on this plat.

STATE OF UTAH
MICHAEL R. DRAPER
LICENSE NO. 7706445-2201
PROFESSIONAL LAND SURVEYOR
DATE 08-14-2015

Michael R. Draper — License No. 7706445-2201

NARRATIVE:

This survey was conducted at the request of the client to locate and mark on the ground the corners of the subject parcel. The corners are marked with 5/8" X 20" rebar with plastic cap stamped "ROSENBERG ASSOCIATES" unless otherwise noted on this plat.
In addition to re-tracing the boundaries of the subject parcels, the client has requested that I locate and depict topography across the site as shown. Contours are included hereon for general planning and reference purposes only and are not of sufficient density to perform detailed design, grading or quantity calculations.

PARCEL DESCRIPTIONS:

Instrument No. 20140028384

Parcel 1:
The East One-Half of the Northeast Quarter of the Northwest Quarter (E1/2NE1/4NW1/4) and all of the North 4 acres of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter (NE1/4SE1/4NW1/4) of Section 5, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

Parcel 2:
The North One-Half of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter (N1/2NW1/4NE1/4NW1/4) of Section 5, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

Parcel 3:
The North One-Half of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter (N1/2NW1/4NE1/4NW1/4) of Section 5, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

Parcel 4:
The North One-Half of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter (N1/2NW1/4NE1/4NW1/4) of Section 5, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

Parcel 5:
A 50.00 foot easement for ingress and egress and utilities, as created by Special Warranty Deeds, recorded September 23, 2002, as Entry Nos. 782219, 782220, 782221 and 782222, all in Book 1488, at Pages, 2242-2249, Official Washington County Records, described as follows:

Along the North line of the East One-Half of the Northeast Quarter of the Northwest Quarter (E1/2NE1/4NW1/4) of Section 5, Township 43 South, Range 11 West, Salt Lake Base and Meridian, and 25.00 foot easement for ingress and egress and utilities, along the East line of the West One-half of the Northeast Quarter of the Northwest (W1/2NE1/4NW1/4) of Section 5, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

BEARING ROTATION NOTE:

All rotational values depicted on this plat are measured modified state plane N.A.D.83 Utah South Zone 4303 (2011 Reference Frame).

LEGEND:

- ● SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES
- ◉ FOUND REBAR & CAP AS NOTED
- ○ NOTHING SET OR FOUND
- ✦ FOUND SECTION MONUMENTATION AS SHOWN AND DESCRIBED
- ⌖ SECTIONAL 1/16 CORNER NOTHING SET OR FOUND
- 4800.0 SPOT ELEVATION AT PARCEL CORNER
- ——— × ——— EXISTING FENCE

LOCATED IN THE NORTHWEST QUARTER OF SECTION 5
TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN

DATE:	08/14/2015
JOB NO.:	9058-15
DRAWN BY:	M.R.D.
DESIGNED BY:	M.R.D.
SCALE:	1" = 100'
DWG:	ROS.DWG

REVISIONS — DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
St. George Office
352 E. Riverside Drive, Suite A-2 St. George, Utah 84790 Ph (435) 673-8586 Fx (435) 673-8597
www.rasvil.net

RECORD OF SURVEY
PREPARED AT THE REQUEST OF
TROY E. & CLAIRE E. ECKARD

SHEET 1 OF 1 SHEETS

Sec 5 T43S R11W 6745-16

TOWN OF APPLE VALLEY
ORDINANCE O-2023-17

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCEL AV-1351-D FROM OPEN SPACE TRANSITION ZONE (OST) TO RURAL ESTATES ZONE (RE-5.0)

WHEREAS, the Town of Apple Valley ("Town") has been petitioned for a change in the zoning classification of parcel AV-1351-D from Open Space Transition Zone (OST) to Rural Estates Zone (RE-5.0); and,

WHEREAS, the Planning Commission has reviewed pertinent information in the public hearing held on March 1st, 2023. In a meeting on the same day the Planning Commission recommended approval of the zone change request by unanimous vote; and,

WHEREAS, the Town Council has reviewed the Planning Commission's recommendation; and,

WHEREAS, the Town Council finds that the requested zone change for this property is rationally based and consistent with the Town's General Plan.

WHEREAS, at a meeting of the Town Council of Apple Valley, Utah, duly called, noticed and held on the 22nd day of March 2023, and upon motion duly made and seconded:

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH, that

SECTION I: The Zoning Designation for parcel AV-1351-D is changed from Open Space Transition Zone (OST) to Rural Estates Zone (RE-5.0).

SECTION II: Update of the Official Zoning Map. The official Zoning Map is amended to reflect the adoption of this ordinance.

Effective Date: This amendment shall be effective immediately without further publication.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Apple Valley, Utah this 22nd day of March, 2023.

PRESIDING OFFICER

_____
Frank G. Lindhardt, Mayor

ATTEST:

_____
Jenna Vizcardo, Town Recorder

	AYE	NAY	ABSENT	ABSTAIN
Mayor | Frank Lindhardt	_____	_____	_____	_____
Council Member| Kevin Sair	_____	_____	_____	_____
Council Member | Robin Whitmore	_____	_____	_____	_____
Council Member | Andy McGinnis	_____	_____	_____	_____
Council Member | Barratt Nielson	_____	_____	_____	_____

Planning Commission Recommendation on March 1, 2023

MOTION: Commissioner Farrar motioned that we recommend approval to the Town Council on the zone change application for AV-2194-D, AV-2194-B, AV-2-2-27-432 from Open Space Transition / Open Space to Planned Development Overlay Zone, Cabin Zone for the stated purpose of planned development of low density hotel and large ranch lot AG-5 residential subject to a development agreement with the Town reached within a year amended with Cabin Zone.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye
Commissioner Hood - Aye
Commissioner Palmer - Aye
Commissioner Fralish - Aye
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

APPLE VALLEY PLANNING DEPARTMENT ZONING CHANGE REVIEW

PARCEL ID: AV-2194-D, AV-2194-B, & AV-2-2-27-432

PLANNING COMMISSION SCHEDULED MEETING DATE: **MAY 1ST, 2023**

TOWN COUNCIL SCHEDULED MEETING DATE: TBD

PROPERTY OWNER: PRECEPT HOLDINGS LLC, LARON HALL, BHATIA ANISH, HIKKO DESIGN LLC

AGENT: HIDDEN ROCK DEVELOPMENT GROUP

ACRES: 84.08, 17.02, 102.79

CURRENT ZONE: OST, C-3 PROPOSED ZONE: CABIN, A-5, PD

GENERAL PLAN ZONE: AGRICULTURAL

COMMENTS: Applicant is requesting a zone change to agricultural 5 acre and cabin with a planned development overlay. The intent is to develop a horizontal hotel. The property is currently surrounded by C-3 property to the West and North, as well as some BLM property to the East and South. The general plan shows this property as well as all surrounding properties as agricultural land.

This project was presented to the Joint Utility Committee on November 16th, 2022. Several concerns were brought up during this meeting and while the applicants have addressed some, the following are still concerns from staff:

The first concern is access to the property. It is currently accessed through Cinder Hill Road as well as Gouldwash Road. Both roads are not currently roads that have been dedicated to the town and run through multiple private properties. The transportation master plans show only a portion of Gouldwash road to be used for future planning. The master plan shows these roads as a collector street and would require major improvements to bring them up to town standards. Due to the size of the project the applicants would be required to have a primary access as well as a secondary access in case of emergency. Another concern with access would be approval from UDOT for access off highway 59 as far as staff knows there hasn't been any information on whether this would be possible.

The second concern is the site plan that was provided shows quite a bit of development on the hillside. The applicants did a good job of keeping the buildings on relatively flat ground but there are concerns on the road running through their property for emergency vehicle access. Much of their development is on a slope greater than 30% which is not allowed by Apple Valley's hillside ordinance. The hillside ordinance allows slopes up to a maximum of 12% for the road if the road is brought up to full improvements including pavement. It may be difficult to develop roads to meet these requirements.

The last concern is with the water the applicant has added property since their first proposal. The main reason for adding that property is to obtain some existing wells that would be dedicated to the project. It is unknown if the wells are working and could provide the water to the project.

The following is our report based upon the property location and other facts:

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE When approving a zone change, the following factors should be considered by the Planning Commission and Town Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives, and Policies of the Town's General Plan;
   The town General Plan shows this property as Agricultural. This zone change would not be consistent with the General Plan
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

   There is not currently much development in the vicinity of this project. The location is the old kokopelli golf course. So there is part of a clubhouse as well as the golf cart paths which are being proposed to be integrated into this project.

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

   There is not currently any development on the adjacent property. This zone change would most likely set the course for how the property would be developed in this part of town.

4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

   There are not currently any utilities for this area. The applicant would need to provide all utilities and road access.

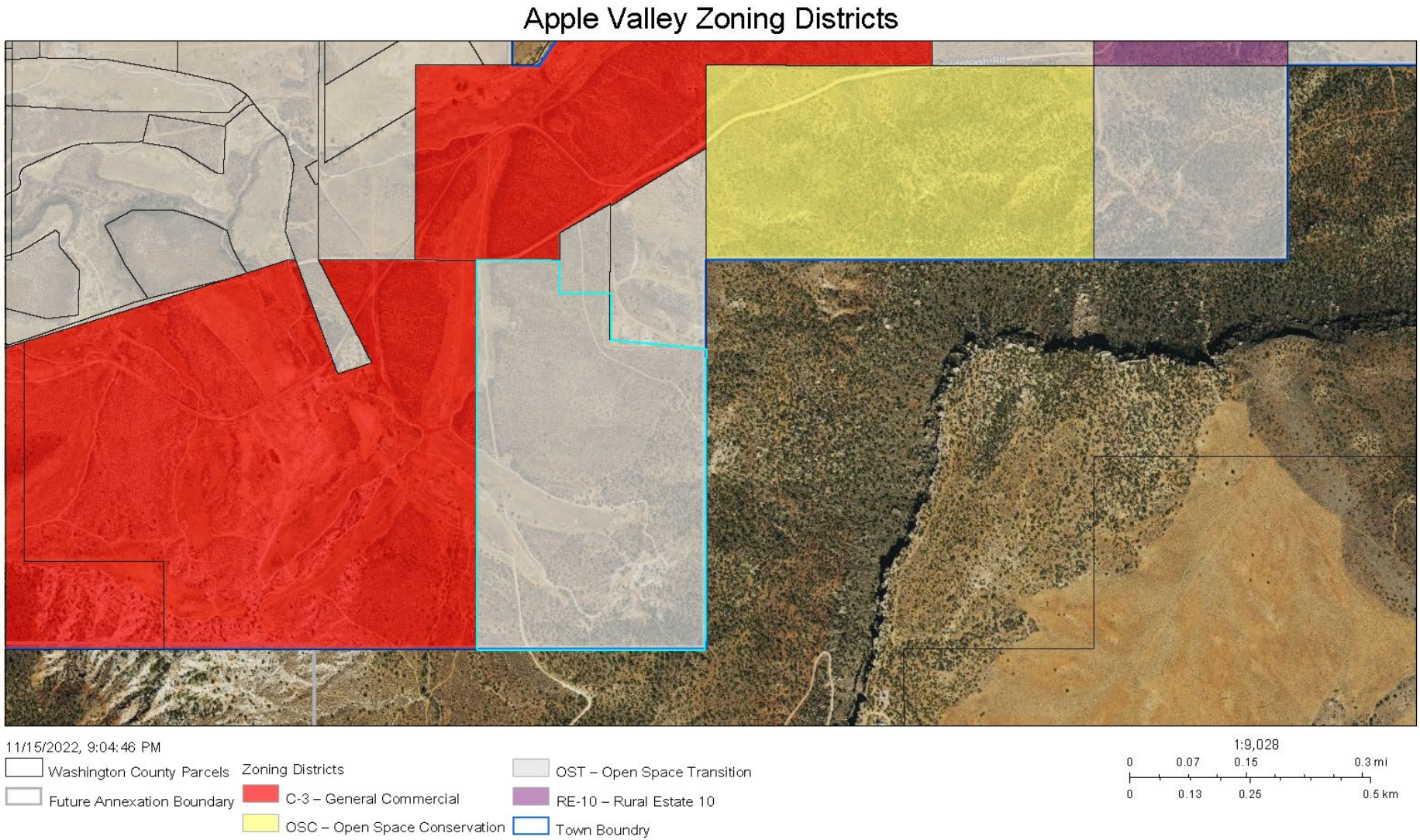
Example of a motion to Approve this application:

I make the motion we recommend approval to the Town Council for the zoning change for AV-2194-D & AV-2194-B from OST to C-3 or PDC based on the information provided in the staff report:

Example of a motion to Deny this application

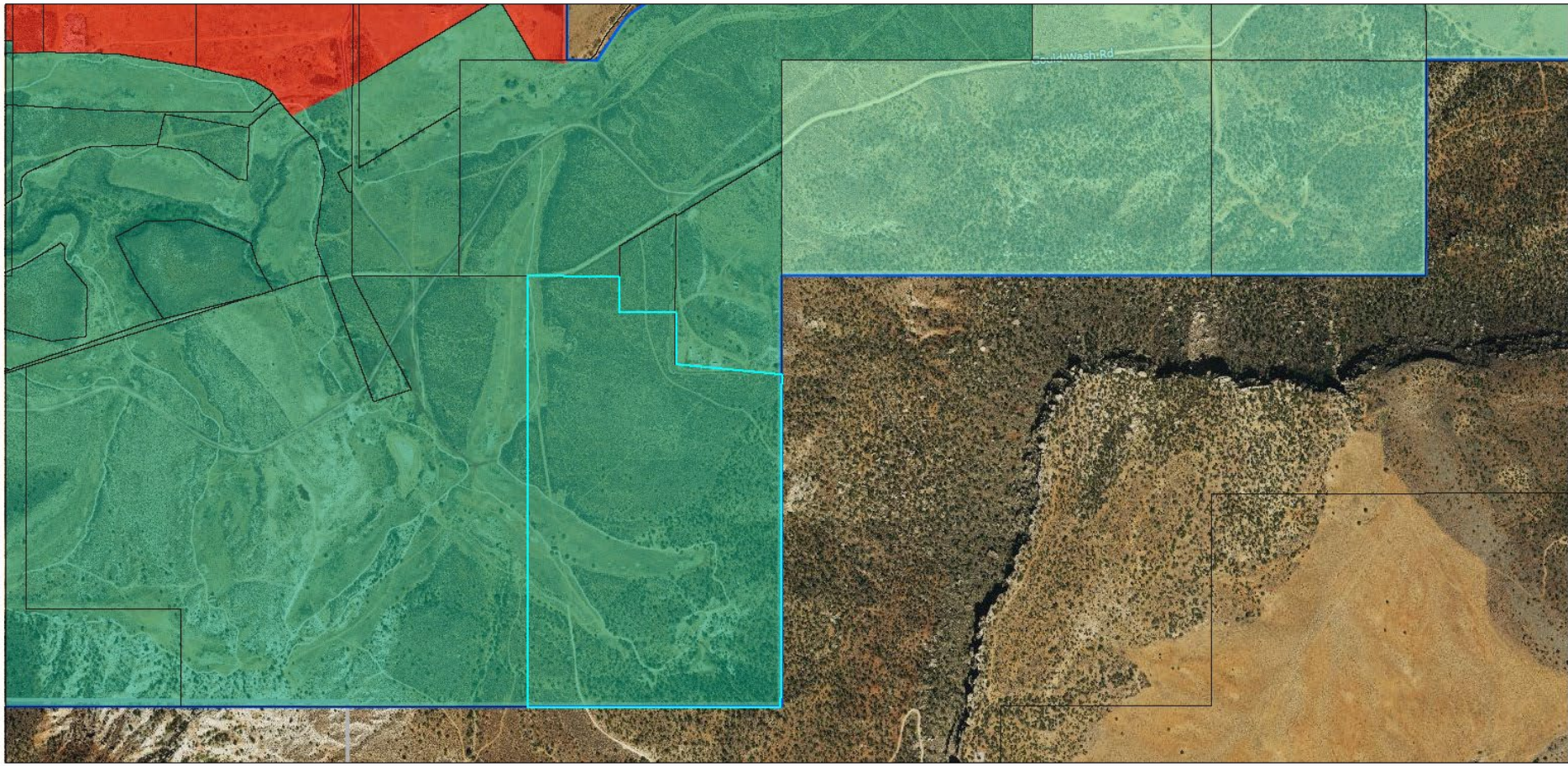
I make the motion we recommend denial to the Town Council for the zoning change for AV-2194-D & AV-2194-B from OST to C-3 or PDC based on the information provided in the staff report:

Current Zoning



General Plan

Apple Valley Zoning Districts



11/15/2022, 9:06:45 PM

Washington County Parcels

General Plan

A - Agricultural

C - Commercial

R3 - Residential Low: 5 + Acres

Future Annexation Boundary

Town Boundry

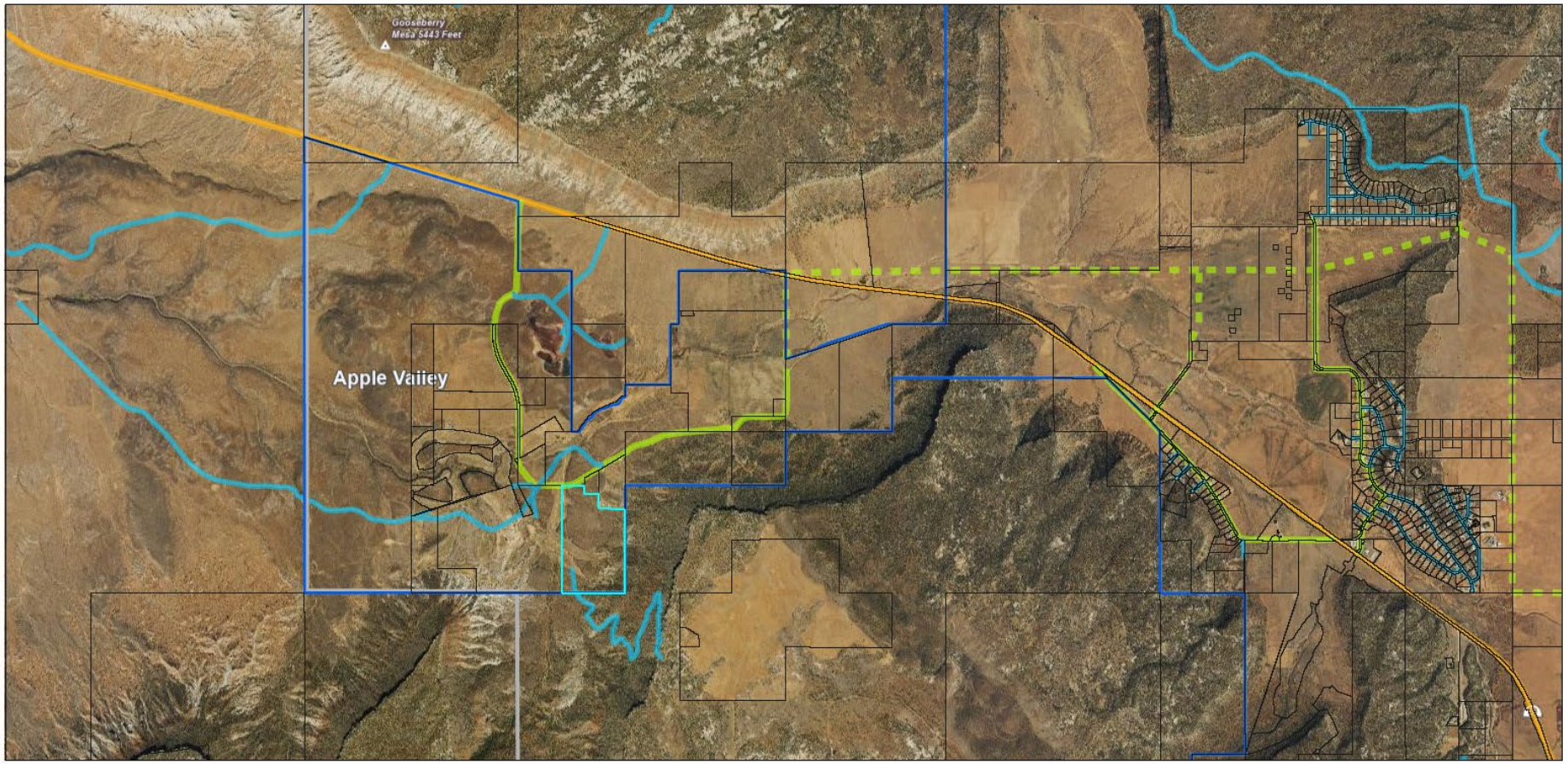
1:9,028

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

Town of Apple Valley
Sunrise Cloud SMART GIS®

Apple Valley Zoning Districts



11/15/2022, 9:08:12 PM

Washington County Parcels

Apple Valley Roads

Major Arterial, Existing

Minor Collector, Existing

Minor Collector, Proposed

Local Road

Future Annexation Boundary

Town Boundry

1:36,112

0 0.33 0.65 1.3 mi

0 0.5 1 2 km

Town of Apple Valley
Sunrise Cloud SMART GIS©

Roads Master Plan

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

Fee: $1,100.00 + Acreage Fee	
1 – 100 Acres:	$25.00/Acre
101 – 500 Acres:	$15.00/Acre
501 + Acres:	$ 5.00/Acre

Zone Change Application

Applications Must Be Submitted A Minimum of 21 Days in Advance of The Planning Commission Meeting

Owner: Hidden Rock Development Group LLC	Phone: [redacted]
Address: [redacted]	Email: [redacted]
City: [redacted] State: [redacted] Zip: [redacted]	
Agent: (If Applicable)	Phone:
Address/Location of Property:	Parcel ID: AV-2194-D, AV-2194-B, AV-2-2-27-432
Existing Zone: OST, OST, C-3 (respectively)	Proposed Zone: A-5, Cabin Zone(PD Overlay)
For Planned Development Purposes: Acreage in Parcel ~204	Acreage in Application~ 204
Reason for the request: Planned Development of low density hotel and large ranch lot AG-5 residential.	

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

- [X] A. The name and address of owners in addition to above owner.
- [X] B. An accurate property map showing the existing and proposed zoning classifications
- [X] C. All abutting properties showing present zoning classifications
- [X] D. An accurate legal description of the property to be rezoned
- [X] E. A letter from power, sewer and water providers, addressing the feasibility and their requirements to serve the project.
- [X] 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
- [X] G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- [X] H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature	Date
[signature]	**02.07.2023**

Official Use Only	Amount Paid: $	Receipt No:
Date Received: February 15, 2023	Date Application Deemed Complete:	
By: [signature]	By:	

Note: To avoid delays in processing your Zone Change request, it is important that all applicable information noted above, along with the fee, is submitted with the application. An incomplete application will not be scheduled for the Planning Commission. Planning Commission meetings are held on the second and fourth Wednesday of each month at 6:00 pm. Submission of a completed application does not guarantee your application will be placed on the next PC meeting agenda. It may be placed on the next available PC meeting agenda.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change, the following factors shall be considered by the Planning Commission and Town Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives and Policies of the Town's General Plan;

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

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

4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

PROCESS

Contact the Planning Department for when the deadline for submission is. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report and forward a recommendation to the Town Council for approval, approval with modifications, or denial of the zone change application.

Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the Town Council will consider and act on the Commission's recommendation. The action of the Town Council is final. If denied, a similar application generally cannot be heard for a year.

Parcel ID# _____

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

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Hidden Rock Development Group am/are the applicant(s) of the application known as AV-2194-D + AV-2194-B + AV-2-27-432 located on parcel(s) _____ 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, or permit for which this application is being submitted; and
2. Prior to receiving final approval for the application, and/or any building permit, the applicant may be required by the Town of Apple Valley to provide a guarantee of water service through a "Will Serve" letter from the Big Plains Water and Sewer Special Service District ("District") which verifies that there is a sufficient water supply and guarantee of water for the application or proof that another guaranteed source of water is available to the applicant; and
3. For any application which may be approved without the "Will Serve" letter from the District, the applicant assumes the entire risk of water availability for the project and/or application.

Signature(s):

Name	Applicant/Owner	Date
Anish Bhatia		11/7/22
Dallin Jolley		11.7.22

State of Utah)
)§
County of Washington)

On this 7th day of November, in the year 2022, before me, Mitchell Harris a notary public, personally appeared Anish Bhatia & Dallin Jolley, 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. _____ (notary signature)

(seal)

MITCHELL HARRIS
Notary Public - State of Utah
Comm. No. 707513
My Commission Expires on
Jul 31, 2023

AFFIDAVIT
PROPERTY OWNER
AV-2-2194-D

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) Anish Bhatia, being duly sworn, deposed 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.

Property Owner

Property Owner

Subscribed and sworn to me this 7th day of FEBRUARY, 2023.

Notary Public

Residing in: Bronx, NY

My Commission Expires: 11/09/2024

JOSE CONTRERAS
Notary Public - State of New York
No. 01CO6410946
Qualified in Bronx County
My Commission Expires 11/09/2024

AGENT AUTHORIZATION

I (We), Anish Bhatia, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Hidden Rock Development Group 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 7th day of FEBRUARY, 2023.

Notary Public

Residing in: Bronx, NY

My Commission Expires: 11/09/2024

JOSE CONTRERAS
Notary Public - State of New York
No. 01CO6410946
Qualified in Bronx County
My Commission Expires 11/09/2024

AFFIDAVIT
PROPERTY OWNER
AV-2194-B

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) Laron W Hall, being duly sworn, deposed 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.

Laron W Hall
Property Owner

Property Owner

Subscribed and sworn to me this 2 day of November, 2022.

Chasidy Schouten
Notary Public

CHASIDY SCHOUTEN
Notary Public
State Of Utah
My Commission Expires 08-17-2026
COMMISSION NO. 726253

Residing in: Hurricane, Utah

My Commission Expires: 08-17-2026

AGENT AUTHORIZATION

I (We), Laron Hall, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Hidden Rock Development Group 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.

Laron W Hall
Property Owner

Property Owner

Subscribed and sworn to me this 11th day of November, 2022.

Chasidy Schouten
Notary Public

CHASIDY SCHOUTEN
Notary Public
State Of Utah
My Commission Expires 08-17-2026
COMMISSION NO. 726253

Residing in: Hurricane UT

My Commission Expires: 08-17-2026

AFFIDAVIT
PROPERTY OWNER
AV-2-2-27-432

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) _____Precept Holdings LLC__Jerry Eves Manager_____, being duly sworn, deposed 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.

_Precept Holdings LLC__Jerry Eves Manager_
_____Property Owner

_____Manager
Property Owner

Subscribed and sworn to me this 7th day of February, 2023.

JANELLE JONES
Notary Public - State of Utah
Comm. No. 719627
My Commission Expires on
Aug 2, 2025

Janelle Jones
Notary Public

Residing in: 720 W. State Street UT 84737

My Commission Expires: 8/2/2025

AGENT AUTHORIZATION

I (We), _____Precept Holdings LLC__Jerry Eves Manager_____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) ___ Anish Bhatia & Dallin Jolley_____ 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.

Precept Holdings LLC__Jerry Eves Manager
_____Property Owner

_____Manager
Property Owner

Subscribed and sworn to me this 7th day of February, 2023.

JANELLE JONES
Notary Public - State of Utah
Comm. No. 719627
My Commission Expires on
Aug 2, 2025

Janelle Jones
Notary Public

Residing in: 720 W. State St. Hurricane UT 84737

My Commission Expires: 8/2/2025

SUBDIVISION APPROVAL PROCESS

	PROJECT NAME	√
	PROCESS (Must be done in this order)	
1	SUBMIT FOR A ZONING CHANGE (IF NEEDED) TO PLANNING MANAGER	
2	PLANNING COMMISSION MEETS AND SUBMITS RECOMMENDATION FOR ZONING TO TOWN COUNCIL	
3	TOWN COUNCIL MEETS AND CONSIDERS AND VOTES ON ZONING CHANGE (IF APPROVED, GO TO NEXT STEP)	
4	OBTAIN WATER DISTRICT PRELIMINARY WILL-SERVE LETTER FOR SUBDIVISION	
5	OBTAIN SEWER DISTRICT PRELIMINARY WILL-SERVE LETTER FOR SUBDIVISION	
6	OBTAIN POWER COMPANY PRELIMINARY WILL-SERVE LETTER FOR SUBDIVISION	
7	SUBMIT PRELIMINARY PLAT TO PLANNING COMMISION (INCLUDE WILL-SERVE LETTERS)	
8	SUBMIT PRELIMINARY PLAT TO TOWN COUNCIL FOR THEIR APPROVAL	
9	SUBMIT PROPOSED CONSTRUCTION PLANS TO PUBLIC WORKS MANAGER	
10	TOWN AND ALL UTILITY COMPANIES REVIEW PROPOSED PLANS AND REDLINE PLANS	
11	PUBLIC WORKS CONSULTANT RETURNS REDLINES TO DEVELOPER	
12	DEVELOPER SUBMITS CORRECTED MASTER PLANS TO PUBLIC WORKS CONSULTANT	
13	POWER SIGNS OFF MASTER PLANS (ALL SIGNATURES COLLECTED BY PUBLIC WORKS CONSULTANT)	
14	WATER SIGNS OFF MASTER PLANS (ALL SIGNATURES COLLECTED BY PUBLIC WORKS CONSULTANT)	
15	TELEPHONE SIGNS OFF MASTER PLANS (ALL SIGNATURES COLLECTED BY PUBLIC WORKS CONSULTANT)	
16	SEWER SIGNS OFF MASTER PLANS (ALL SIGNATURES COLLECTED BY PUBLIC WORKS CONSULTANT)	
17	STREETS DEPARTMENT SIGNS OFF MASTER PLAN (ALL SIGNATURES COLLECTED BY PUBLIC WORKS CONSULTANT)	
18	PUBLIC WORKS SIGNS OFF MASTER PLANS STORMWATER DETENTION SYSTEM	
19	TOWN ENGINEER SIGNS OFF MASTER PLANS (ALL SIGNATURES COLLECTED BY PUBLIC WORKS CONSULTANT)	
20	MAYOR OR PUBLIC WORKS CONSULTANT SIGNS OFF THAT PLANS MEET ALL TOWN CODES & UTILITIES ARE SIGNED OFF	
21	SUBMIT FINAL PLAT TO TOWN PLANNING MANAGER	
22	FINAL PLAT REVIEWED AND SIGNED BY TOWN ENGINEER	
23	FINAL PLAT IS APPROVED AND SIGNED BY MAYOR	
24	FINAL PLAT IS REVIEWED AND SIGNED BY PLANNING COMMISSION CHAIRMAN	
25	FINAL PLAT IS REVIEWED AND APPROVED BY TOWN ATTORNEY	
26	DEVELOPER TO SUBMIT ENGINEERS ESTIMATE FOR SUBDIVISION IMPROVEMENT COSTS	
27	DEVELOPER TO PROVIDE GUARANTEE BOND IF RECORDING PRIOR TO COMPLETION; OR	
28	COMPLETE IMPROVEMENTS FIRST	
29	DEVELOPER PROVIDES 1 YEAR WARRANTY BOND OF 10-20% OF COST	
30	MAYOR OR PUBLIC WORKS CONSULTANT ISSUES NOTICE TO PROCEED	
31	FINAL PLAT IS RECORDED BY TOWN ATTORNEY	
32	START SELLING LOTS OR BUILDING HOMES	
33	AFTER 1 YEAR, SUBDIVISION IS INSPECTED AND PUNCH LIST PROVIDED TO DEVELOPER	
34	DEVELOPER FINISHES PUNCH LIST AND REQUESTS RELEASE OF WARRANTY BOND	
35	PUBLIC WORKS CONSULTANT INSPECTS IF PUNCH LIST IS COMPLETE	
36	IF PUNCH LIST IS COMPLETE, THE WARRANTY BOND IS RELEASED	

Applicant - Hidden Rock Development Group LLC

Dallin Jolley
Managing Partner
5889 South Highland Drive.
Holladay, Utah 84121

Anish Bhatia
Managing Partner
100 Norfolk St. Apt 6B
New York, NY 10002

Current Owner –

AV-2194-D

BHATIA, ANISH
HIKKO DESIGN LLC
1250 LONG BEACH AVE
LOS ANGELES, CA 90021

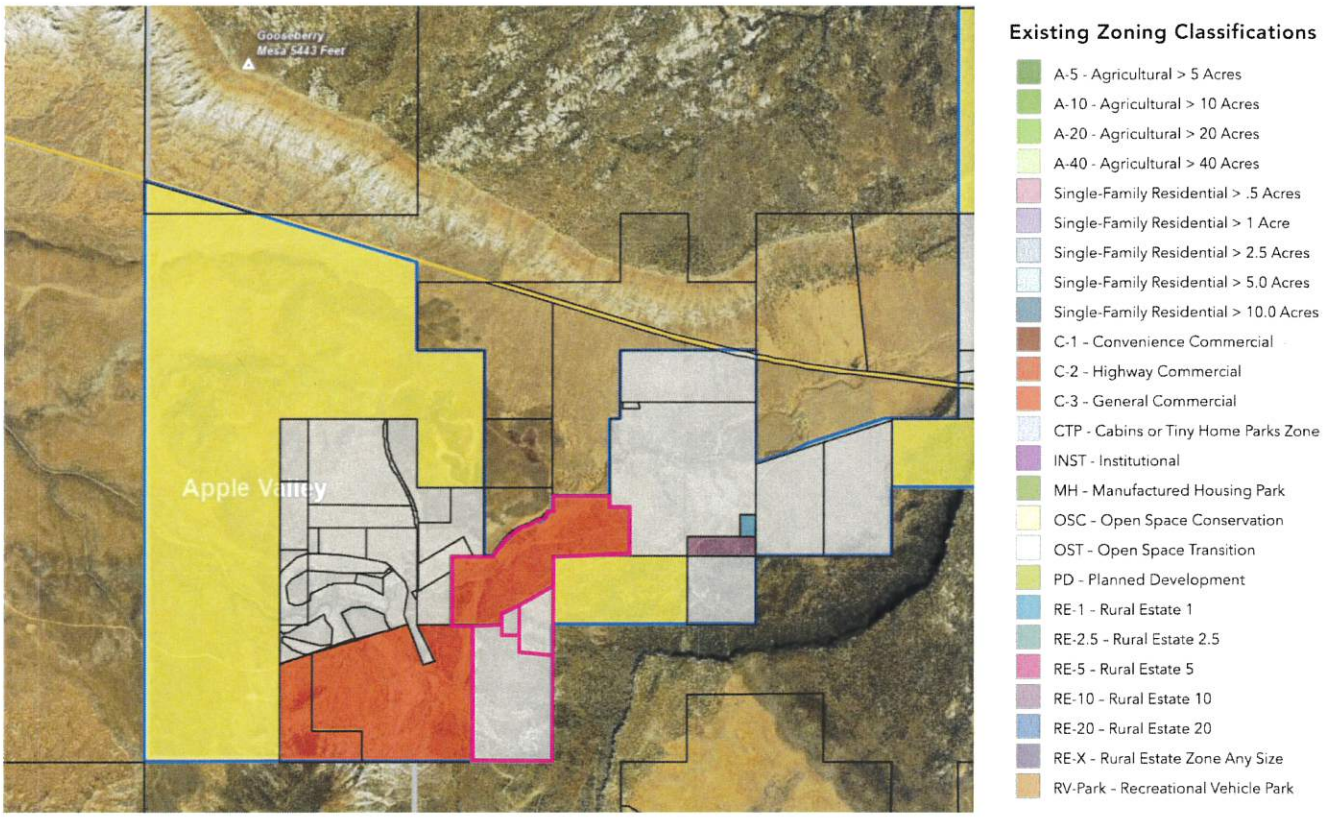
AV-2194-B

HALL LARON W & LINDA W
120 W 975 N
HURRICANE, UT 84737

AV-2-2-27432

PRECEPT HOLDINGS LLC
253 W 1480 S
HURRICANE, UT 84737

Property Map with Existing, Proposed and Abutting Properties Zoning Classification



Subject property outlined in **pink. Proposed A-5 and Cabin Zone with PD Overlay*

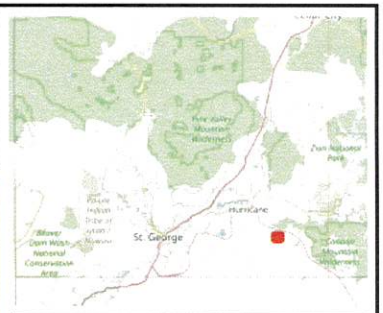
Accurate Legal Description

Parcel Number: AV-2194-D
Legal: S: 27 T: 42S R: 12W BEG AT PT N89*53'25" E ALG S SEC/L 1080.46 FT FM SW COR SEC 27, T42S, R12W; TH N0*04'17" W 2638.65 FT TO PT ON C/S/L; TH N89*54'58" E ALG SD C/S/L 559.35 FT TO PT ON PARCEL DESC IN DOC #20070025178, TH ALG SD PARCEL FOL (2) CRSES: S0*03'58" E 218.34 FT; TH N89*53'25" E 346.55 FT TO PT ON PARCEL DESC IN INSTR #917739; TH ALG SD PARCEL FOL (2) CRSES: S0*03'58" E 321.36 FT; TH S84*32'14" E 655.48 FT TO C/S/L; TH S0*03'39" E ALG SD C/S/L 2035.05 FT TO S1/4 COR OF SD SEC 27; TH S89*53'25" W ALG S SEC/L 1557.90 FT TO POB.

Parcel Number: AV-2194-B
Legal: S 27 T: 42S R: 12W BEG SW COR SEC 27 T42S R12W TH N89*56'17E 2639.07 FT; TH N0*01'06W 2035 FT TO POB; TH N84*29'22W 656 FT; TH N0*01'06W 908.32 FT; TH N59*01'33E 761.40 FT; TH S0*01'06E 1363.17 FT TO POB

Parcel Number: AV-2194-B
Legal: BEGINNING AT A POINT BEING NORTH 89°54'51" EAST 659.96 FEET ALONG THE CENTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 42 SOUTH RANGE 12 WEST, SAL LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°04'47" WEST 1319.55 FEET TO THE SIXTEENTH
LINE; THENCE NORTH 89°55'03" EAST 783.30 FEET TO THE FLOWLINE OF GOULDS WASH; THENCE ALONG THE FLOWLINE OF GOULDS WASH THE FOLLOWING 22 COURSES, NORTH 66°55'39" EAST 25.75 FEET; THENCE 27.02 FEET ALONG THE ARC OF A 59.43 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26°03'11", WITH A CHORD BEARING OF NORTH 53°54'04" EAST AND A CHORD LENGTH OF 26.79 FEET TO A COMPOUND CURVE; THENCE 28.36 FEET ALONG THE ARC OF A 129.84 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°30'56", WITH A CHORD BEARING OF NORTH 34°37'00" EAST AND A CHORD LENGTH OF 28.31 FEET; THENCE NORTH 28°21'32" EAST 75.24 FEET; THENCE 69.55 FEET ALONG THE ARC OF A 383.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°24'15", WITH A CHORD BEARING OF NORTH 33°33'40" EAST AND A CHORD LENGTH OF 69.45 FEET; THENCE NORTH 38°45'47" EAST232.66 FEET; THENCE 131.23 FEET ALONG THE ARC OF A 722.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°24'50", WITH A CHORD BEARING OF NORTH 43°58'12" EAST AND A CHORD LENGTH OF 131.05 FEET; THENCE NORTH 49°10'37" EAST 25.98 FEET THENCE 68.03 FEET ALONG THE ARC OF A 333.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°42'16", WITH A CHORD BEARING OF NORTH 55°01'45" EAST AND A CHORD LENGTH OF 67.91 FEET; THENCE NORTH 60°52'53" EAST 80.09 FEET; THENCE 89.64 FEET ALONG THE ARC OF A 680.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°33'11", WITH A CHORD BEARING OF NORTH 64°39'28" EAST AND A CHORD LENGTH OF 89.58 FEET; THENCE NORTH 68°26'04" EAST 109.15 FEET; THENCE 96.79 FEET ALONG THE ARC OF A 733.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°33'57", WITH A CHORD BEARING OF NORTH64°39'06" EAST AND A CHORD LENGTH OF 96.72 FEET TO A REVERSE CURVE; THENCE 126.88 FEET ALONG THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°06'58", WITH A CHORD BEARING OF NORTH 66°55'36" EAST AND A CHORD LENGTH OF 126.64 FEET; THENCE NORTH 72°59'05" EAST 34.20 FEET; THENCE 38.43 FEET ALONG THE ARC OF A 135.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°18'35", WHOSE RADIUS BEARS NORTH 16°56'26" WEST , WITH A CHORD BEARING OF NORTH 64°54'16" EAST AND A CHORD LENGTH OF 38.30 FEET TO A COMPOUND CURVE; THENCE 78.24 FEET ALONG THE ARC OF A 288.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°33'53", WITH A CHORD BEARING OF NORTH 48°58'02" EAST AND A CHORD LENGTH OF 78.00 FEET; THENCE NORTH 41°06'37" EAST 72.34 FEET; THENCE NORTH 46°31'48" EAST 31.66 FEET; THENCE NORTH 74°13'23" EAST 28.74 FEET; THENCE NORTH 80°18'58" EAST 33.64 FEET; THENCE SOUTH 81°36'05" EAST 34.61 FEET TO THE CENTER SECTION LINE ; THENCE NORTH 00°04'18" WEST 280.57 FEET; THENCE NORTH 89°53'53" EAST 1117.63 FEET; THENCE SOUTH 00°05'00" EAST 199.84 FEET; THENCE NORTH 89°53'53" EAST 425.00 FEET; THENCE SOUTH 00°05'00" EAST 954.76 FEET TO THE SIXTEENTH LINE; THENCE SOUTH 89°54'24" WEST 1542.85 FEET TO THE SIXTEENTH CORNER; THENCE SOUTH 00°04'18" EAST 559.46 FEET; THENCE SOUTH 58°58'21" WEST 760.85 FEET; THENCE NORTH 00°04'33" WEST 15.26 FEET; THENCE SOUTH 59°57'46" WEST 400.00 FEET; THENCE SOUTH 00°04'33" EAST 184.39 FEET TO THE CENTER SECTION LINE; THENCE SOUTH 89°55'03" WEST 980.91 FEET; TO THE POINT OF BEGINNING.

AV-2194-D



Legend

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

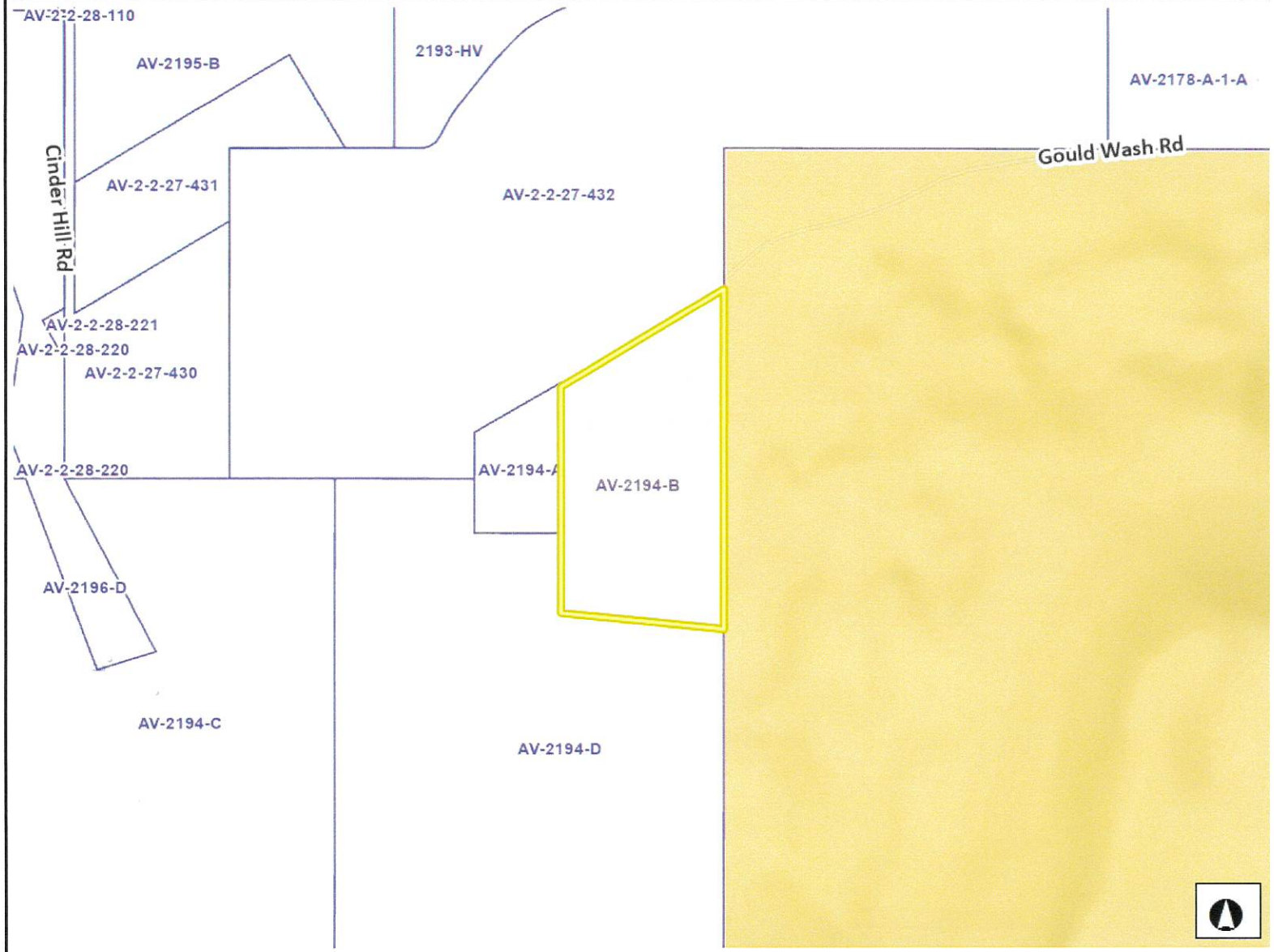
Notes

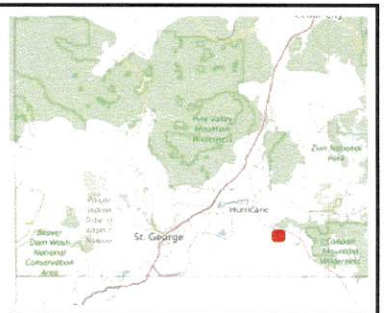
1,504.7 0 752.33 1,504.7 Feet

VGS_1984_Web_Mercator_Auxiliary_Sphere

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

AV-2194-B





Legend

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

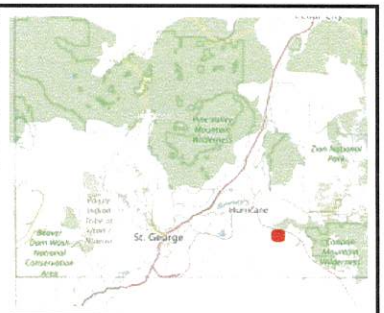
Notes

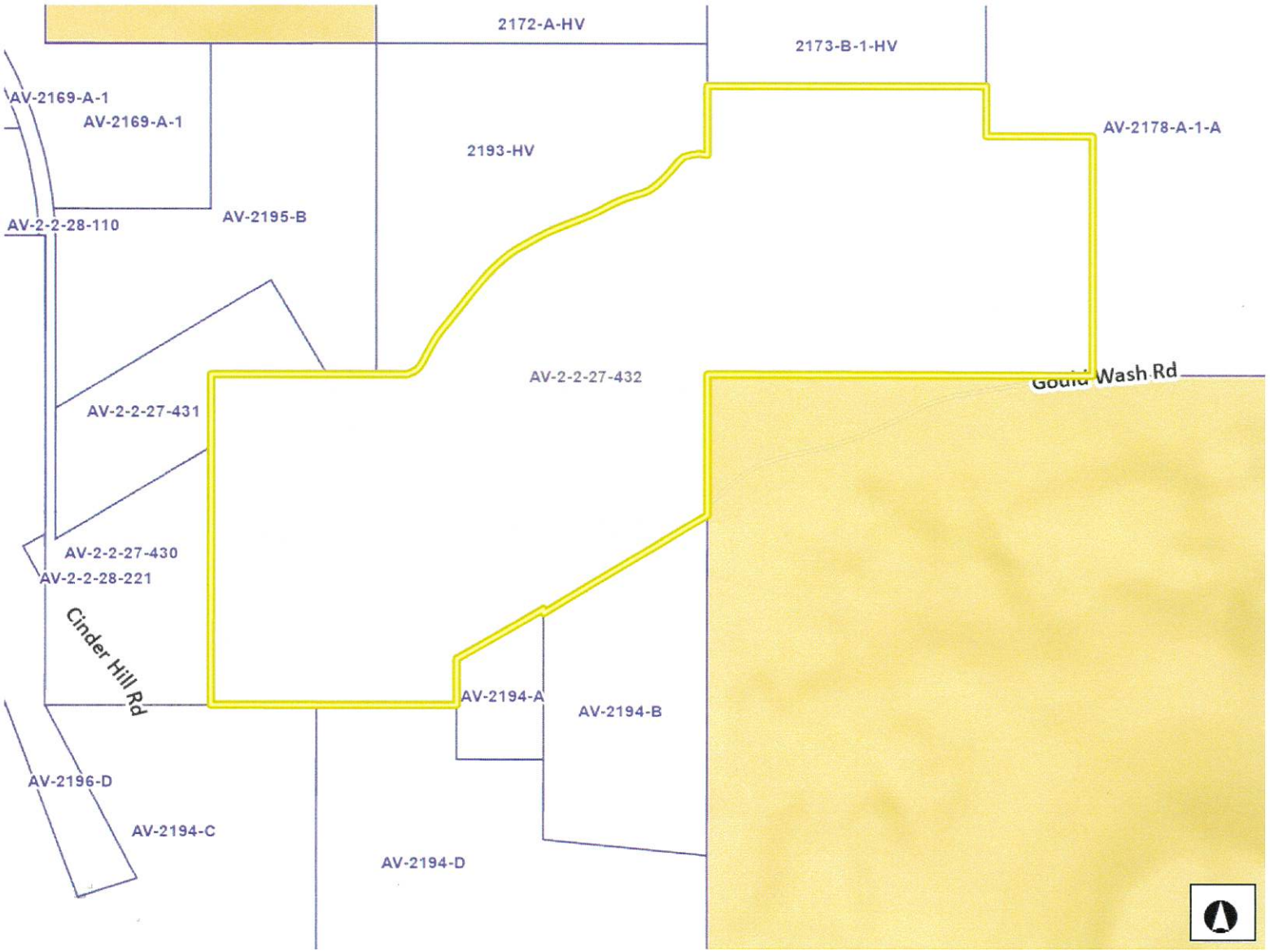
1,504.7 0 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

AV-2-2-27-432





Legend

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

Notes

1,504.7 0 752.33 1,504.7 Feet

VGS_1984_Web_Mercator_Auxiliary_Sphere

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

ROCKY MOUNTAIN POWER

Let's turn the answers on.

Dixie Service Center
Estimating Dept.
455 N. Old Hwy 91
Hurricane, UT 84737
Fax # (435)688-8351

October 18, 2022

Dallin Jolley
1 N. Cinder Hill Road
Apple Valley, UT 84737

Re: Oculta Roca Development

Located: Parcel #AV-2194-D

Dear Dallin Jolley:

After reviewing the proposed plans for the above mentioned project, I have determined that power is available within a near proximity. Rocky Mountain Power intends to serve the project with electrical service based on load requirements and specifications submitted. All electrical installations will be provided in accordance with the "Electric Service Regulations, as filed with the Utah Public Service Commission after receiving an approved plat showing easements approved by Rocky Mountain Power.

For additional consultation in this matter, please do not hesitate to call.

Sincerely,

Ruston Jenson
Estimator
Dixie Service Center
435-688-3708

1777 N. Meadowlark Dr, Apple Valley, Utah 84737
Phone: 435-877-1194 Fax: 435-877-1192
www.applevalleyut.gov

Chairman Andy McGinnis
Board Member Frank Lindhardt
Board Member Harold Merritt
Board Member Ross Gregerson
Board Member Jarry Zaharias

Preliminary Water Letter

For

Hidden Rock Development Group LLC

Anish Bhatia and Dallin Jolley

This letter is provided as a preliminary look at the needs of your proposed development and provides options as well as potential requirements for your project.

1. Option to connect to district water main at N Apple Valley Dr. next to the Gooseberry Lodges.
2. Option to build a tank and infrastructure designed to meet not only culinary, irrigation, but also fire suppression for your entire development.
3. State and Local permits for well drilling.
4. Municipal/Culinary water rights deeded to the District.
5. Easements as required for water infrastructure and District access.
6. Upon completion of the water system by the Developer and approval of the District's designated engineer and Water Superintendent, said water system will be deeded to the District.

The above is not an all-encompassing list, but a preliminary one and may expand as your development progresses.

The District provides this letter for the purpose of a zone change and it is NOT a Will Serve Letter.

Andy McGinnis
Chairman
Big Plains SSD

Ash Creek Special Service District

1350 S. Sand Hollow Road
Hurricane, UT 84737
Office: (435) 635-2348 Fax: (435) 635-8550
ashcreek@infowest.com

October 24, 2022

Apple Valley
Kyle Layton
1777 North Meadowlark Drive
Apple Valley, UT 84737

RE: Parcel AV-2194-D

Kyle,

Ash Creek SSD takes no exception to the proposed zone change for parcel AV-2194-D. In lieu of a Will Serve, this letter communicates Ash Creek SSD's requirements.

After reviewing the conceptual site plan for parcel AV-2194-D, it appears the land will be used as a resort style property with no subdivision of the property creating individual lots for sale. Based on the proposed land use, a Body Politic agreement with Ash Creek SSD should not be needed. Wastewater treatment will be permitted through the state. The next step for the owner/developer will be to contact the Utah Division of Water Quality to work through the permitting process. This information has been provided to the owner/developer.

The owner/developer understand and agree that they will need to get plan approval for the sewer and treatment systems. After approval, they agree to pay all costs associated with construction of sewer and treatment systems and impact fees.

Please let us know if you have any questions.

Sincerely,

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

GEOTECHNICAL TESTING SERVICES, INC.
735 East Tabernacle, St. George, UT, 84770
(435) 628-9536 admin@gtsstg.com

October 18, 2022

Mr. Anish Bhatia
[redacted]

Subject: Soil Classification and Septic Feasibility
Parcel AV-2194-D
Apple Valley, Utah
GTS Project Number: 12925

Dear Mr. Bhatia:

As requested, we are providing you with the soil classification for the above noted project. It appears that the soils are sufficient for the installation of an onsite wastewater system; however, this letter should be provided to the Southwest Utah Public Health Department for their approval. Soil classification in accordance with Utah Administrative Code Section R317-4-13 was performed by us and reported herein.

In order to investigate the subsurface soils for this study, five, 5.75 to 9.5-foot deep test pits were excavated across the subdivision as shown on Figure 1. The subsurface soils encountered in the test pits consisted of granular, fine sandy loam to the maximum depth of exploration, 9.5 feet, which was the extent of the digging equipment. Groundwater was not encountered in the test pits during our investigation and there was no evidence of a historic ground water table within the depth of the test pits.

Considering soil classification and using values from Section R317-4-13, Table 6, a soil absorption rate (SAR) of 0.5 gallons/square foot/day can be used for sizing the absorption area. Please refer to the attached Soil Exploration Results.

Thank you for allowing us to provide these services for you. Please call our office at (435) 628-9536 if there are any questions regarding this project.

Very Truly Yours,
GEOTECHNICAL TESTING SERVICES, INC.

CHRISTOPHER D. VOLKSEN, P.E.
President

SOIL EXPLORATION RESULTS

Information Required for Determining Soil Suitability
for Individual Wastewater Disposal Systems

NAME: Parcel AV-2194-D
LOCATION OF PROPERTY: Gould Wash Road
Apple Valley, Utah

Statement of soil conditions obtained from soil exploration to a depth of 9.5 feet. In the event that absorption systems will be deeper than 5.5 feet, further soil explorations must be performed extending to a depth of at least 4.0 feet below the bottom of the proposed absorption field, seepage trench, seepage pit, or absorption bed. A descriptive log of the exploration is given below:

TEST PIT 1 (See Figure 1 for the location of the test pit)
0 - 5.0 Sandy Loam, granular, fine sand, reddish brown (SAR= 0.50 gal/sqft/day)
5.0 - 5.75 Sandy Loam, granular, fine sand, reddish brown, cobbles (SAR= 0.50 gal/sqft/day)
5.75 Sandstone Bedrock
5.75 END OF THE TEST PIT - Refusal

TEST PIT 2 (See Figure 1 for the location of the test pit)
0 - 4.25 Sandy Loam, granular, fine sand, reddish brown (SAR= 0.50 gal/sqft/day)
4.25 - 7.0 Sandy Loam, granular, fine sand, reddish brown, calcareous (SAR= 0.50 gal/sqft/day)
7.0 - 8.5 Sandy Loam, granular, fine sand, reddish brown (SAR= 0.50 gal/sqft/day)
8.5 Sandstone Bedrock
8.5 END OF THE TEST PIT - Refusal

TEST PIT 3 (See Figure 1 for the location of the test pit)
0 - 3.5 Sandy Loam, granular, fine sand, reddish brown (SAR= 0.50 gal/sqft/day)
3.5 - 4.5 Sandy Loam, granular, fine sand, reddish brown, cobbles (SAR= 0.50 gal/sqft/day)
4.5 - 5.5 Sandy Loam, granular, fine sand, reddish brown, calcareous (SAR= 0.50 gal/sqft/day)
5.5 - 9.5 Sandy Loam, granular, fine sand, reddish brown (SAR= 0.50 gal/sqft/day)
9.5 END OF THE TEST PIT - Extent of Equipment

TEST PIT 4 (See Figure 1 for the location of the test pit)
0 - 4.0 Sandy Loam, granular, fine sand, reddish brown (SAR= 0.50 gal/sqft/day)
4.0 - 6.0 Sandy Loam, granular, fine sand, reddish brown, calcareous (SAR= 0.50 gal/sqft/day)
6.0 - 9.5 Sandy Loam, granular, fine sand, reddish brown (SAR= 0.50 gal/sqft/day)
9.5 END OF THE TEST PIT - Extent of Equipment

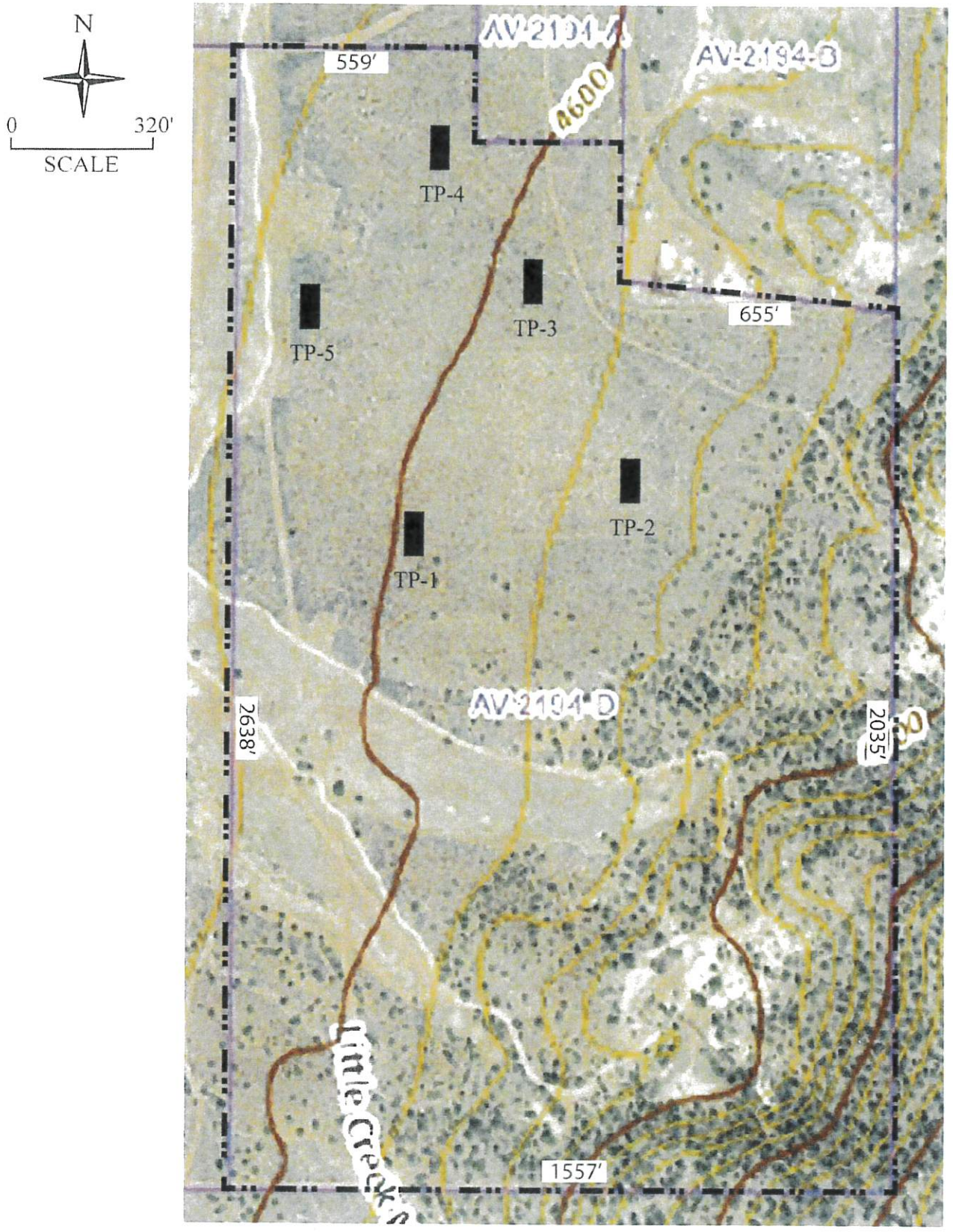
TEST PIT 5 (See Figure 1 for the location of the test pit)
0 - 8.0 Sandy Loam, granular, fine sand, reddish brown (SAR= 0.50 gal/sqft/day)
8.0 Sandstone Bedrock
8.0 END OF THE TEST PIT - Refusal

Date soil exploration(s) conducted: August 24, 2022

Statement of present and maximum anticipated groundwater table throughout the property and area of the proposed absorption system: Not encountered or anticipated
Date groundwater table determined: August 24, 2022

I hereby certify to the best of my knowledge, the forgoing information is correct.
Name: Carson Gardner
Address: 735 East Tabernacle
St. George, UT 84770

Signed: Date: 10-18-22
(Unsigned test certificates will not be accepted)



Engineering
Consulting
Testing

Geotechnical Testing Services Inc.

SITE PLAN

Client: Anish Bhatia
Project: Parcel AV-2194-D
Location: Gould Wash Road - Apple Valley, UT
Number: 12925

Figure 1

PROJECT ADDRESS	SW 1/4 OF SECTION 27, T-42-S, R-12-W, SLB&M APPLE VALLEY, UTAH
PROJECT DESCRIPTION:	
LOTS:	AV-2194-D QUIT CLAIM DEED DOC NO.20220005109 AV-2194-B QUIT CLAIM DEED DOC NO.00917739 AV-2-2-27-432 QUIT CLAIM DEED DOC NO.20220031022
TRACT:	-
ASSESSOR'S PARCEL NUMBER:	-
LEGAL DESCRIPTION:	-
ZONE:	-
VHFHSZ:	-
BASELINE MANSONIZATION ORDINANCE:	-
HEIGHT LIMIT:	- (ROOF SLOPE LESS THAN 25%) - (ROOF SLOPE 25% OR MORE)
PROPOSED HEIGHT:	-
LOT SIZE:	AV-2194-D - 3,664,254 SF (84.12 ACRE) AV-2194-B - 741,405 SF (17.02 ACRE) AV-2-2-27-432 - 4,478,116 SF (101.37 ACRE)
CONSTRUCTION TYPE:	-
BEDROOM:	-
REQUIRED PARKING:	- COVERED PARKING STALLS - UNCOVERED PARKING STALLS
PROVIDED PARKING:	- COVERED PARKING STALLS - UNCOVERED PARKING STALLS
SPRINKLERS:	-

*RESIDENCE SHALL BE CONSTRUCTED WITH AN APPROVED FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA-13R.

SETBACKS:	REQUIRED	PROVIDED
FRONT :	20'-0"	-
SIDE :	10'-0"	-
STREET SIDE :	20'-0"	-
REAR :	10'-0"	-
MIN LOT DEPTH :	100'-0"	
PRINCIPLE BUILDING HEIGHT:	35'-0"	
ACCESSORY BUILDING HEIGHT:	20'-0"	

APPLICABLE CODES:

PROJECT INFORMATION 18

OWNER/ APPLICANT:
HIDDEN ROCK DEVELOPMENT GROUP
5889 SOUTH HIGHLAND DRIVE.
HOLLADAY, UT 84121

DALLIN JOLLEY
DALLIN@OCULTAROCA.COM
801.674.6182
ANISH BHATIA
ANISH@OCULTAROCA.COM
240.994.3385

ARCHITECT:
WOODS+DANGARAN
5059 PICO BLVD
LOS ANGELES, CA 90019
323.272.3329

CIVIL ENGINEER:

PERMIT CONSULTANT:

SOILS ENGINEER:

POOL CONSULTANT:

SURVEYOR:

LIGHTING CONSULTANT:

STRUCTURAL ENGINEER:

TITLE 24:

MEP:

LANDSCAPE DESIGNER:

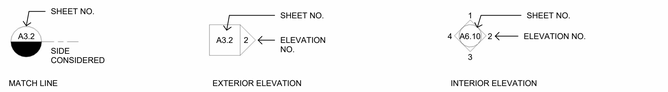
PROJECT DIRECTORY 20

PLANNING SUBMISSION

Sheet Number	Sheet Name
01 - ARCHITECTURAL	
A0.01	TITLE SHEET
A0.40	SITE SURVEY
A0.41	SITE SURVEY
A1.01	SITE PLAN DIAGRAM - ZONING
A1.02	SITE PLAN DIAGRAM - EXISTING - 1993
A1.03	SITE PLAN DIAGRAM - EXISTING
A1.04	SITE PLAN DIAGRAM - PROPOSED
A1.05	SITE PLAN DIAGRAM - NORTH - EXISTING
A1.06	SITE PLAN DIAGRAM - NORTH - PROPOSED - COLOR
A1.08	SITE PLAN DIAGRAM - NORTH - FIRE ACCESS
A1.09	SITE PLAN DIAGRAM - SOUTH - EXISTING
A1.10	SITE PLAN DIAGRAM - SOUTH - PROPOSED - COLOR
A1.11	SITE PLAN DIAGRAM - SOUTH - PROPOSED
A1.12	SITE PLAN DIAGRAM - SOUTH - FIRE ACCESS
A1.13	SITE PLAN DIAGRAM - SOUTH - FIRE ACCESS - COLOR
A1.14	SITE PLAN DIAGRAM - SOUTH - SLOPE ANALYSIS
A1.20	SITE PLAN DIAGRAM - PROGRAM
A1.21	SITE PLAN DIAGRAM - PROGRAM - COLOR
A1.22	SITE PLAN DIAGRAM - SITE ACCESS
A1.23	SITE PLAN DIAGRAM - SITE ACCESS - COLOR
A1.24	SITE PLAN DIAGRAM - SLOPE ANALYSIS
A1.30	OVERALL AXONOMETRIC - NE
A1.31	OVERALL AXONOMETRIC - NW
A1.32	OVERALL AXONOMETRIC - SE
A1.33	OVERALL AXONOMETRIC - SW
A1.34	OVERALL AXONOMETRIC - NW - ENLARGED
A1.35	OVERALL AXONOMETRIC - W - ENLARGED
A1.36	OVERALL AXONOMETRIC - NE - ENLARGED
A1.37	OVERALL AXONOMETRIC - SE - ENLARGED
A1.38	OVERALL AXONOMETRIC - SW - ENLARGED
P1.01	SITE PLAN DIAGRAM - PROPOSED COLOR_PRESENTATION
P1.02	SITE PLAN DIAGRAM - PROPOSED_PRESENTATION
P1.03	SITE PLAN DIAGRAM - SOUTH - PROPOSED COLOR_PRESENTATION
P1.04	SITE PLAN DIAGRAM - SOUTH - PROPOSED_PRESENTATION
P1.05	SITE PLAN DIAGRAM - NORTH - PROPOSED - COLOR_PRESENTATION
P1.06	SITE PLAN DIAGRAM - NORTH - PROPOSED_PRESENTATION
P1.07	SITE PLAN DIAGRAM - PROGRAM - COLOR_PRESENTATION
P1.08	SITE PLAN DIAGRAM - PROGRAM_PRESENTATION

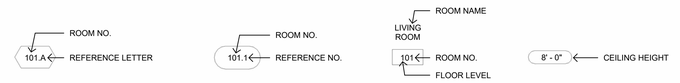
SHEET INDEX 4

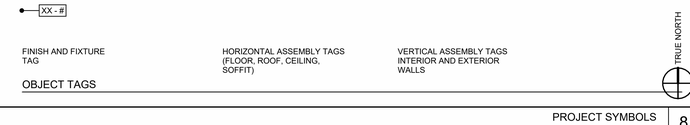
HORIZONTAL / VERTICAL CONTROL AND ORIENTATION



DRAWING REFERENCE

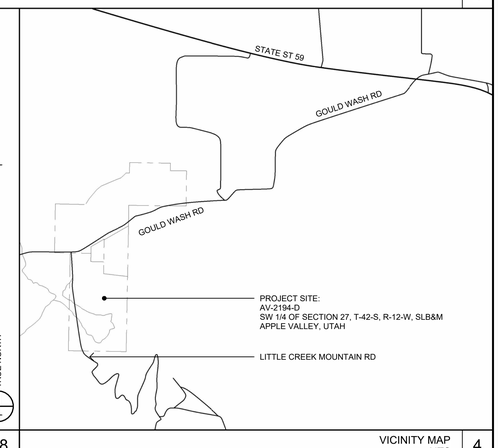
REVISIONS





OBJECT TAGS

PROJECT SYMBOLS 8



VICINITY MAP
NTS 4

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

141.22

OCULTA ROCA
APPLE VALLEY SITE 84737
APPLE VALLEY, UTAH

02 / 08 / 2023

TITLE SHEET

A0.01

72

item 6.

NOTES

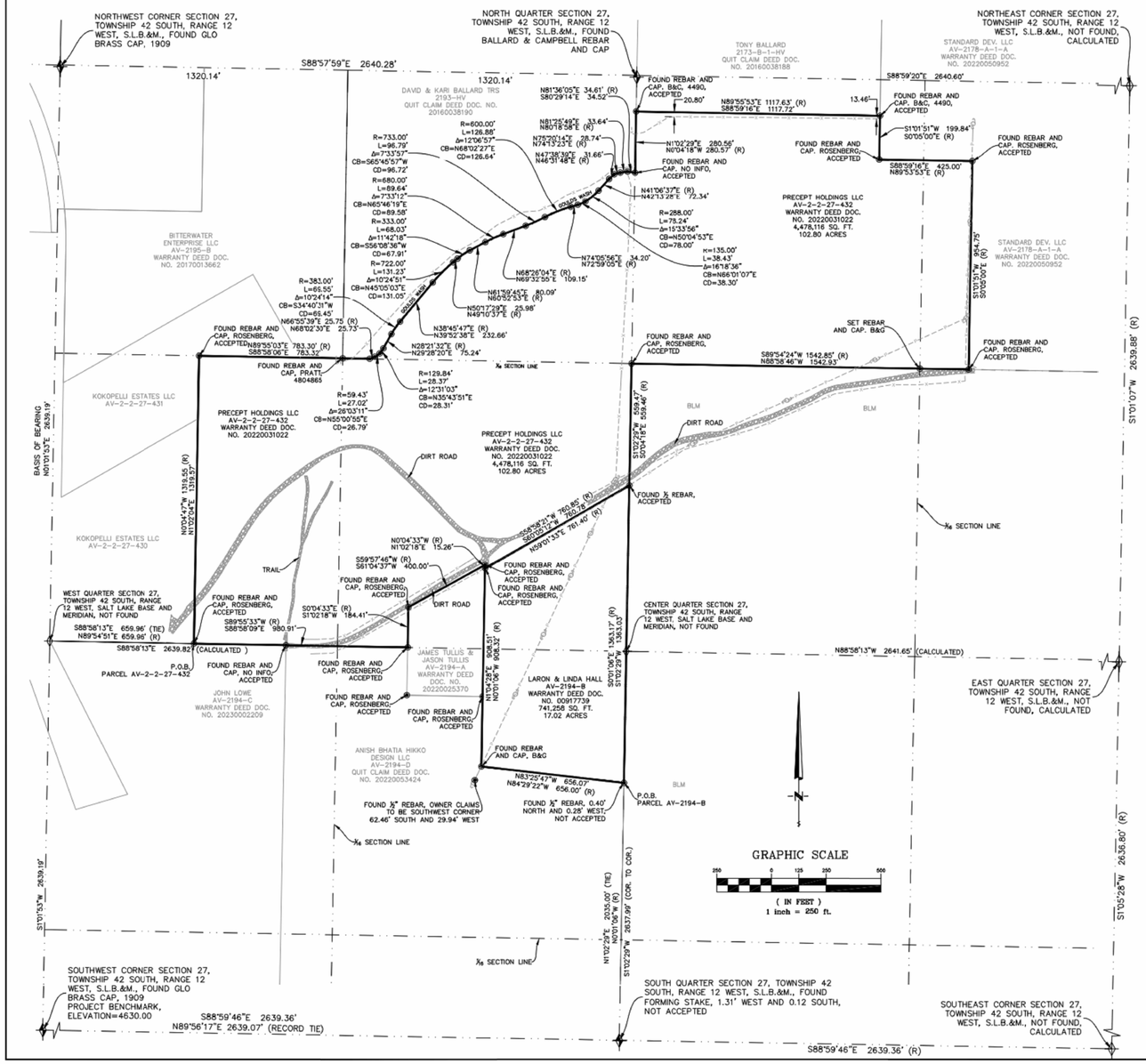
1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

3. ALL COURSES SHOWN ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.

4. THE FIELD WORK WAS PERFORMED ON 02/01/2023.

5. THE BENCHMARK FOR THIS SURVEY IS THE SOUTHWEST CORNER SECTION 27, TOWNSHIP 42 SOUTH, RANGE 12 WEST, S.L.B.&M, G.L.O. BRASS CAP, 1909, ELEVATION=4630.00



SURVEYOR'S CERTIFICATE

I, D. GREGG MEYERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 312770 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17–23–17 UTAH STATE CODE, AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT.

02-10-2023
DATE:
BUSH AND GUDGELL INC.

PROFESSIONAL LAND SURVEYOR — LICENSE #312770 — D. GREGG MEYERS — 02/10/23 — STATE OF UTAH

D. GREGG MEYERS
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 312770

BOUNDARY DESCRIPTION PARCEL AV-2-2-27-432

BEGINNING AT A POINT BEING NORTH 89°54'51"EAST 659.96 FEET ALONG THE CENTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 42 SOUTH RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°04'47" WEST 1319.55FEET TO THE SIXTEENTH LINE; THENCE NORTH 89°55'03"EAST 783.30 FEET TO THE FLOWLINE OF GOULDS WASH; THENCE ALONG THE FLOW LINE OF GOULDS WASH THE FOLLOWING 22 COURSES, NORTH 66°55'39"EAST 25.75 FEET; THENCE 27.02 FEET ALONG THE ARC OF A 59.43FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26°03'11", WITH A CHORD BEARING OF NORTH 53°54'04"EAST AND A CHORD LENGTH OF 26.79 FEET TO A COMPOUND CURVE; THENCE 28.36 FEET ALONG THE ARC OF A 129.84 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°30'56",WITH A CHORD BEARING OF NORTH 34°37'00"EAST AND A CHORD LENGTH OF 28.31 FEET; THENCE NORTH 28°21'32"EAST 75.24 FEET; THENCE 69.55 FEET ALONG THE ARC OF A 383.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°24'15",WITH A CHORD BEARING OF NORTH 33°33'40"EAST AND A CHORD LENGTH OF 69.45 FEET; THENCE NORTH 38°45'47" EAST232.66 FEET; THENCE 131.23FEET ALONG THE ARC OF A 722.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10°24'50",WITH A CHORD BEARING OF NORTH 43°58'12"EAST AND A CHORD LENGTH OF 131.05 FEET; THENCE NORTH 49°10'37"EAST 25.98 FEET THENCE 68.03 FEET ALONG THE ARC OF A 333.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°42'16",WITH A CHORD BEARING OF NORTH 55°01'45" EAST AND A CHORD LENGTH OF 67.91 FEET; THENCE NORTH 60°52'53"EAST 80.09 FEET; THENCE 89.64 FEET ALONG THE ARC OF A 680.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°33'11",WITH A CHORD BEARING OF NORTH 64°39'28"EAST AND A CHORD LENGTH OF 89.58 FEET; THENCE NORTH 68°26'04"EAST 109.15 FEET; THENCE 96.79 FEET ALONG THE ARC OF A 733.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°33'57",WITH A CHORD BEARING OF NORTH 64°39'06"EAST AND A CHORD LENGTH OF 96.72 FEET TO A REVERSE CURVE; THENCE 126.88FEET ALONG THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°06'58", WITH A CHORD BEARING OF NORTH 66°55'36"EAST AND A CHORD LENGTH OF 126.64 FEET; THENCE NORTH 72°59'05"EAST 34.20 FEET; THENCE 38.43 FEET ALONG THE ARC OF A 135.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°18'35",WHOSE RADIUS BEARS NORTH 16°56'26"WEST ,WITH A CHORD BEARING OF NORTH 64°54'16"EAST AND A CHORD LENGTH OF 38.30 FEET TO A COMPOUND CURVE; THENCE 78.24 FEET ALONG THE ARC OF A 288.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°33'53",WITH A CHORD BEARING OF NORTH 48°58'02"EAST AND A CHORD LENGTH OF 78.00 FEET; THENCE NORTH 41°06'37"EAST 72.34 FEET; THENCE NORTH 46°31'48"EAST 31.66 FEET; THENCE NORTH 74°13'23" EAST 28.74 FEET; THENCE NORTH 80°18'58"EAST 33.64 FEET; THENCE SOUTH 81°36'05"EAST 34.61 FEET TO THE CENTER SECTION LINE ;THENCE NORTH 00°04'18"WEST 280.57 FEET; THENCE NORTH 89°53'53"EAST 1117.63 FEET; THENCE SOUTH 00°05'00"EAST 199.84 FEET; THENCE NORTH 89°53'53"EAST 425.00 FEET; THENCE SOUTH 00°05'00"EAST 954.76 FEET TO THE SIXTEENTH LINE; THENCE SOUTH 89°54'24"WEST 1542.85 FEET TO THE SIXTEENTH CORNER; THENCE SOUTH 00°04'18"EAST 559.46 FEET; THENCE SOUTH 58°58'21"WEST 760.85 FEET; THENCE NORTH 00°04'33"WEST 15.26 FEET; THENCE SOUTH 59°57'46"WEST 400.00 FEET; THENCE SOUTH 00°04'33"EAST 184.39 FEET TO THE CENTER SECTION LINE; THENCE SOUTH 89°55'03"WEST 980.91 FEET; TO THE POINT OF BEGINNING.

(COUNTY RECORDS SHOW THIS IS 102.79ACRES)

BOUNDARY DESCRIPTION PARCEL AV-2194-B

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°56'17" EAST 2639.07 FEET TO THE SINGLE PROPORTION LOCATION OF THE SOUTH ¼ CORNER OF SAID SECTION 27; THENCE NORTH 00°01'06" WEST ALONG THE ¼ SECTION LINE, 203.5.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 84°29'22" WEST, 656 FEET; THENCE NORTH 00°01'06 WEST 908.32 FEET TO THE FENCE LINE ON THE SOUTH SIDE OF THE EXISTING ROAD; THENCE NORTH 59°01'33" EAST ALONG THE FENCE LINE, 761.40 FEET TO THE ¼ SECTION LINE; THENCE SOUTH 00°01'06" EAST, ALONG THE ¼ SECTION LINE, 1363.17 FEET TO THE POINT OF BEGINNING.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH THE BOUNDARY CORNERS OF THE ABOVE DESCRIBED PARCELS. THE SURVEY WAS PERFORMED AT THE REQUEST OF HIDDEN ROCK DEVELOPMENT. THE BASIS OF BEARING FOR THIS SURVEY IS N 01°01'53" E ALONG THE WEST LINE OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN, BETWEEN TWO GLO MONUMENTS, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY, ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO BUSH & GUDGELL, INC. FOR REVIEW AND CONSIDERATION.

WARRANTY DEED, DOCUMENT NO. 20220031022 (PARCEL AV-2-2-27-432)

WARRANTY DEED, DOCUMENT NO. 00917739 (PARCEL AV-2194-B)

RECORD OF SURVEY, DOCUMENT NO. RS008380-21, BY CORNER POINT

RECORD OF SURVEY, DOCUMENT NO. RS007943-20, BY ROSENBERG

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SECTIONAL MONUMENTATION NOT FOUND CALCULATED.
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GUDGELL, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- SECTION LINE
- ADJOINING PARCEL BOUNDARY LINE
- PARCEL BOUNDARY LINE
- FENCE LINE
- EXISTING POWER POLE
- OVERHEAD POWER LINE
- DIRT ROAD OR TRAIL

RECORD OF SURVEY PLAT

LOCATED IN
NORTH 1/2 OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN
PREPARED FOR:
HIDDEN ROCK DEVELOPMENT

No.	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2031 Fax (435) 673-3161
www.bushandgudgell.com

Drawn : RAS Date : 02/07/2023.
Email : rasmussen@bushandgudgell.com
Checked : DGM
Approved : DGM
Scale : 1" = 250'
Job No : 231011

RECORD OF SURVEY PLAT
LOCATED IN NORTH 1/2 OF SECTION 27, T-42-S, R-12-W, SLB&M APPLE VALLEY, UTAH
PREPARED FOR: HIDDEN ROCK DEVELOPMENT

SHEET 1
1 SHEETS
FILE: 231011ROS

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

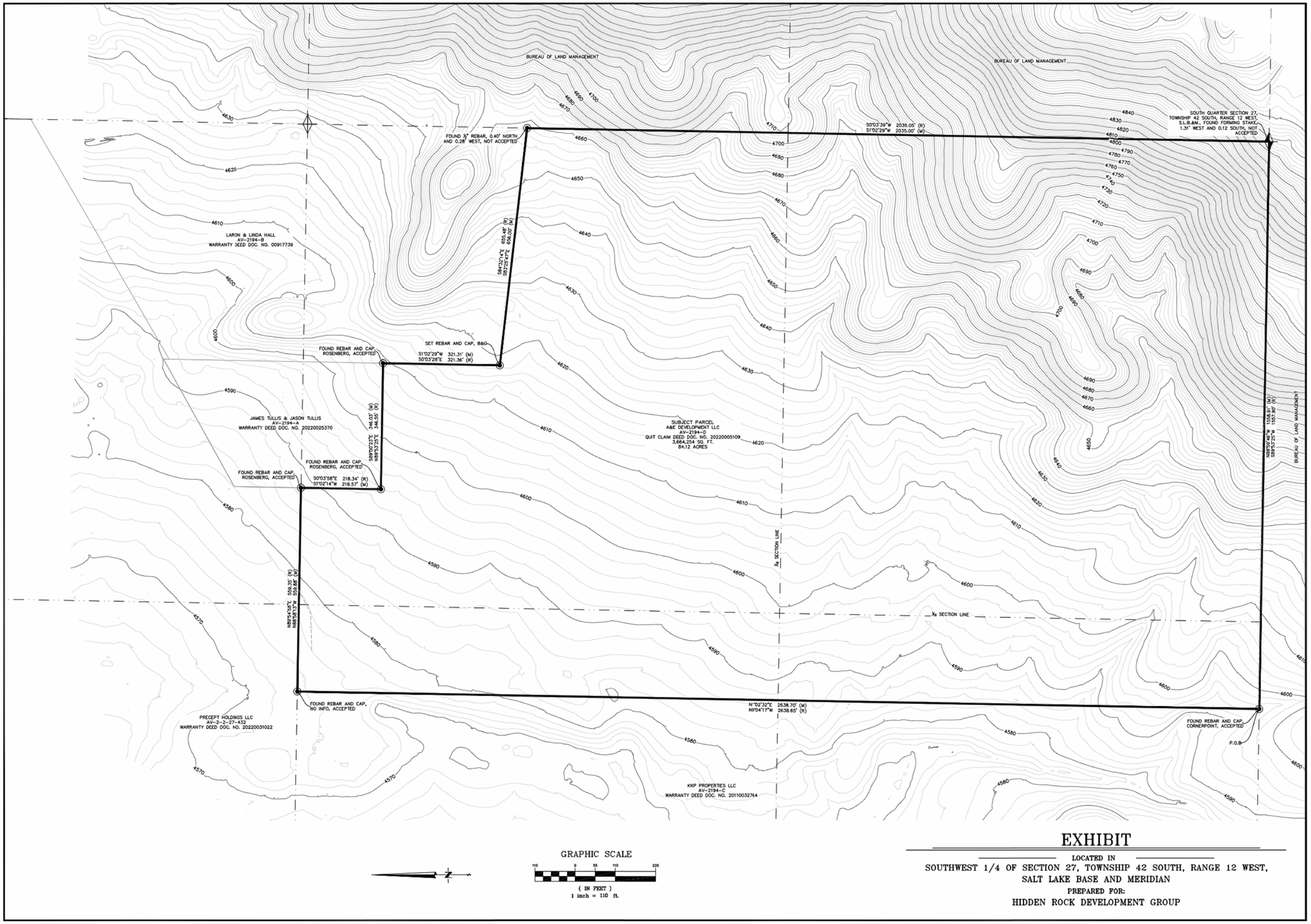
5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

141.22
OCULTA ROCA
APPLE VALLEY, UTAH
APPLE VALLEY SITE 84737

02 / 08 / 2023

SITE SURVEY

A0.40



GRAPHIC SCALE

110 0 55 110 220

(IN FEET)

1 inch = 110 ft.

EXHIBIT

LOCATED IN

SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN

PREPARED FOR:

HIDDEN ROCK DEVELOPMENT GROUP

No.	Date	By	Revision

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2037 / Fax (435) 673-3161
www.bushandgudgell.com

Drawn : BAS Date : 08/08/2022
Email : amsurvey@bushandgudgell.com
Checked : DGM
Approved : DGM
Scale : 1" = 110'
Job No : 221152

EXHIBIT
LOCATED IN
SW 1/4 OF SECTION 27, T-42-S, R-12-W, SLB&M
APPLE VALLEY, UTAH
PREPARED FOR: HIDDEN ROCK DELELOPMENT GROUP

SHEET 1
1 SHEETS
FILE: 221152 ROS

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

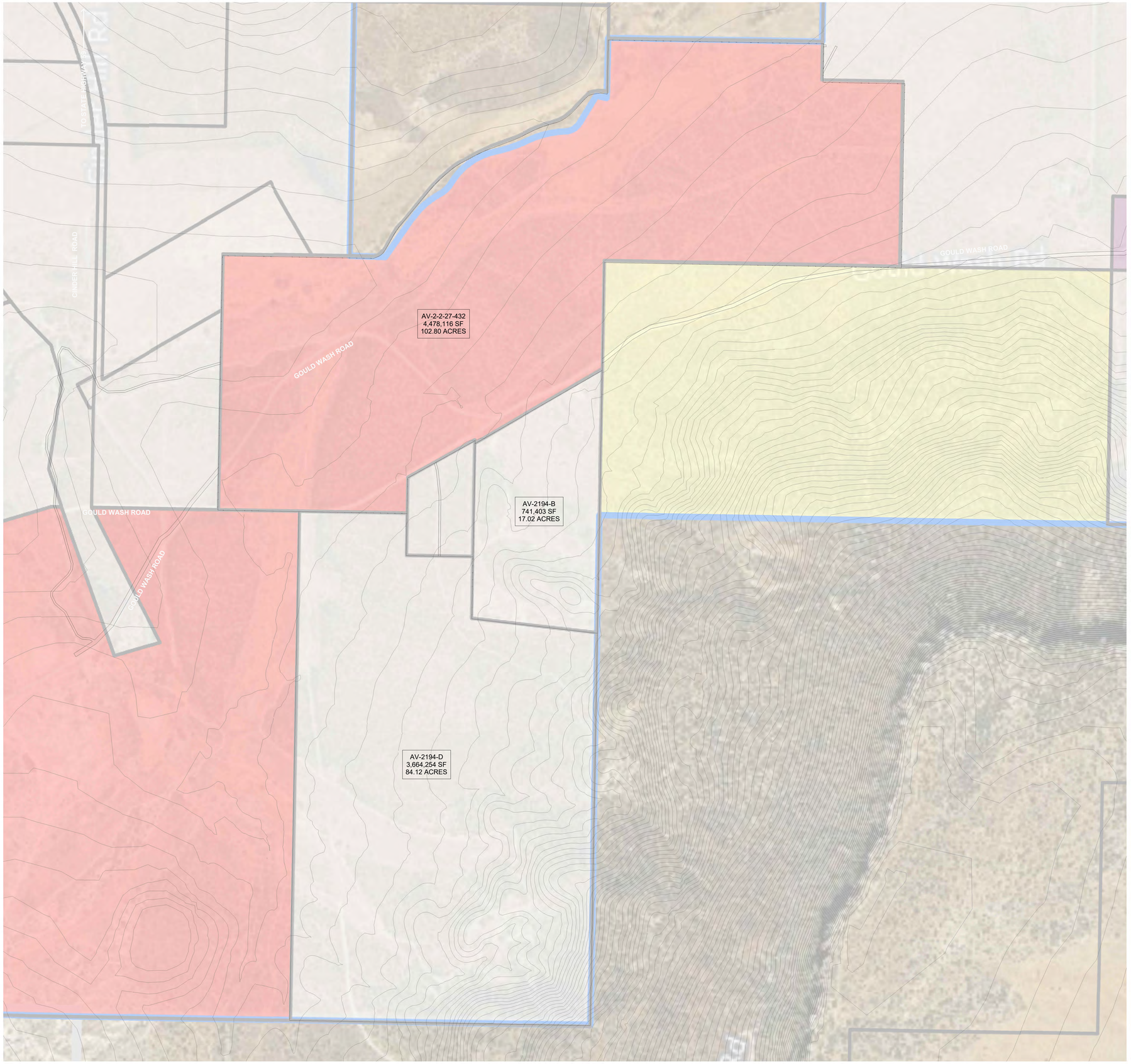
141'22"

OCULTA ROCA
APPLE VALLEY SITE 84737
APPLE VALLEY, UTAH

02 / 08 / 2023

SITE SURVEY

A0.41



ZONING KEY

	C-3	GENERAL COMMERCIAL
	OSC	OPEN SPACE CONSERVATION
	RE - 10	RURAL ESTATE
	OST	OPEN SPACE TRANSITION
		WASHINGTON COUNTY PARCELS
		TOWN BOUNDARY

LEGEND - ZONING
NO SCALE | 1

TRUE NORTH

SITE PLAN DIAGRAM - 1-200 - EXISTING ZONING
1" = 200'-0" | 4

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.

2.DO NOT SCALE FROM DRAWINGS.

3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.

5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.

6. PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILETS.

7. WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)

8. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT. SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.

9. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.

10. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

11. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.

12. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.

13. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.

14. EXISTING WELL LOCATIONS TO BE VERIFIED AND CAPACITY TO BE ASSESED ON SITE.

NOTES - SITE PLAN
NO SCALE | 4

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

14 | 22

OCULTA ROCA
APPLE VALLEY SITE 84737
APPLE VALLEY, UTAH

02 / 08 / 2023

SITE PLAN DIAGRAM - ZONING

A1.01

TRUE NORTH

SITE PLAN DIAGRAM - 1-200 - EXISTING - 1993
1" = 200'-0" | 8

ROAD KEY

- MINOR COLLECTOR - EXISTING
- MINOR COLLECTOR - PROPOSED
- LOCAL ROAD - EXISTING
- LOCAL ROAD - PROPOSED
- EXISTING WELL LOCATIONS

LEGEND - ROADS AND UTILITIES
NO SCALE | 1

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.

2.DO NOT SCALE FROM DRAWINGS.

3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.

5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.

6. PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILETS.

7. WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)

8. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT. SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.

9. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.

10. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

11. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.

12. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.

13. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.

14. EXISTING WELL LOCATIONS TO BE VERIFIED AND CAPACITY TO BE ASSESED ON SITE.

NOTES - SITE PLAN
NO SCALE | 4

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

141.22

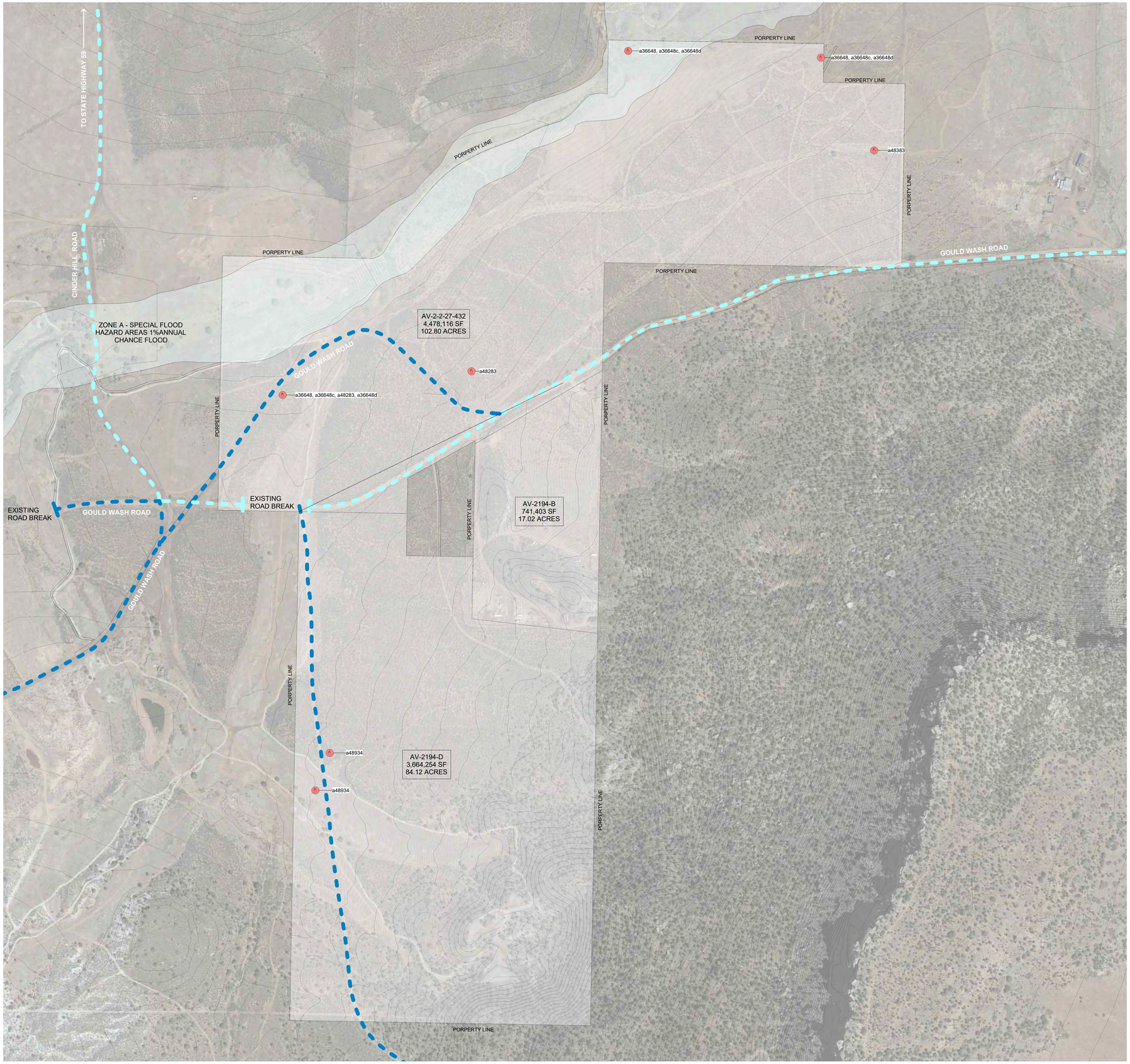
OCULTA ROCA

APPLE VALLEY SITE #4737 APPLE VALLEY, UTAH

02 / 08 / 2023

SITE PLAN DIAGRAM - EXISTING - 1993

A1.02



SITE PLAN DIAGRAM - 1-200 - EXISTING
1" = 200'-0" | 8

ROAD KEY

- MINOR COLLECTOR - EXISTING
- MINOR COLLECTOR - PROPOSED
- LOCAL ROAD - EXISTING
- LOCAL ROAD - PROPOSED
- EXISTING WELL LOCATIONS

LEGEND - ROADS AND UTILITIES
NO SCALE | 1

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.

2.DO NOT SCALE FROM DRAWINGS.

3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.

5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.

6. PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILETS.

7. WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)

8. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT. SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.

9. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.

10. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

11. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.

12. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.

13. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.

14. EXISTING WELL LOCATIONS TO BE VERIFIED AND CAPACITY TO BE ASSESED ON SITE.

NOTES - SITE PLAN
NO SCALE | 4

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

item 6.

1/4" :22

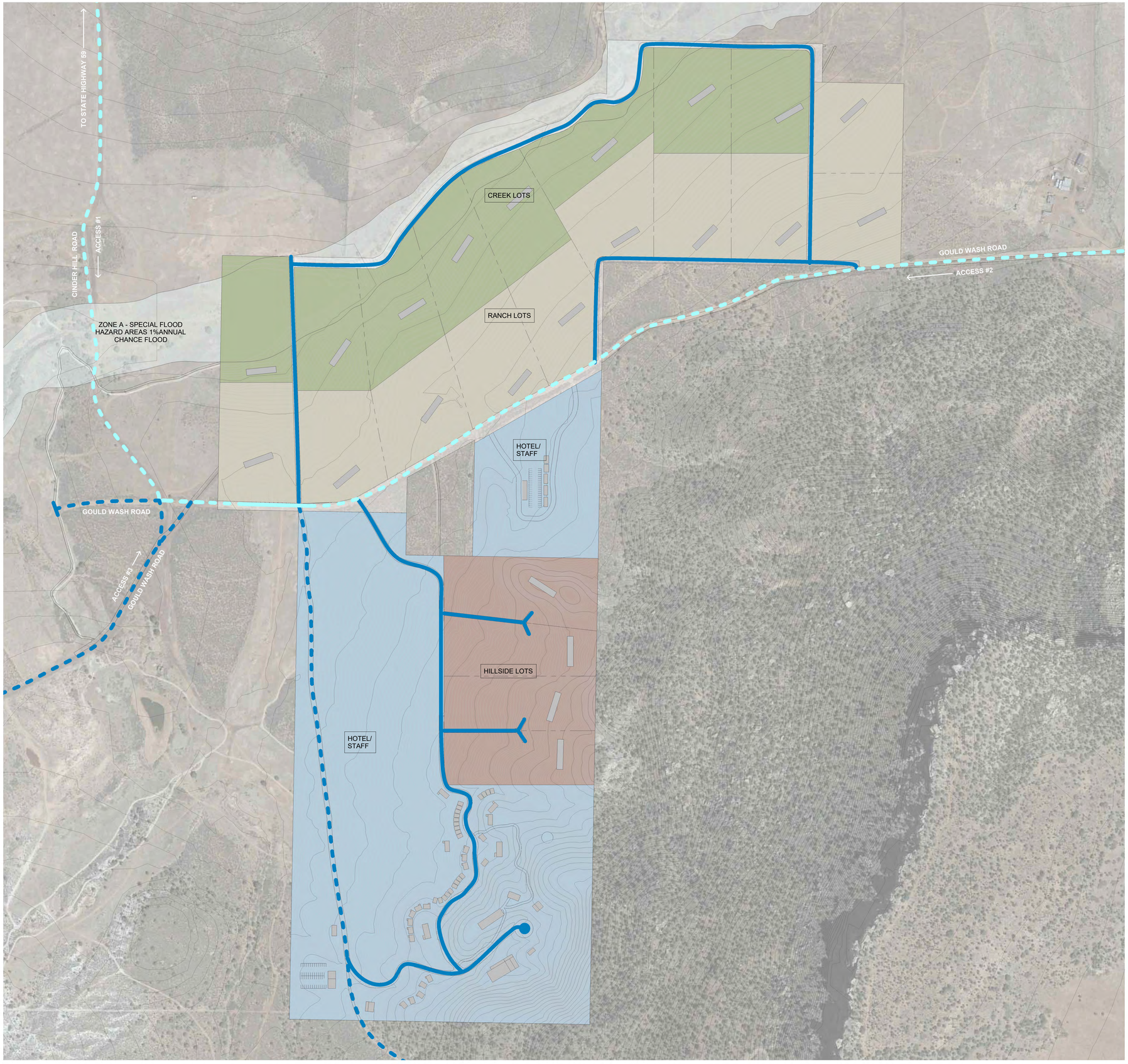
OCULTA ROCA
APPLE VALLEY, UTAH
APPLE VALLEY SITE 84737

02 / 08 / 2023

SITE PLAN DIAGRAM - EXISTING

A1.03

77



SITE PLAN DIAGRAM - 1-200 - PROPOSED
1" = 200'-0" | 8

ROAD KEY

- MINOR COLLECTOR - EXISTING
- MINOR COLLECTOR - PROPOSED
- LOCAL ROAD - EXISTING
- LOCAL ROAD - PROPOSED
- EXISTING WELL LOCATIONS

LEGEND - ROADS AND UTILITIES
NO SCALE | 1

LOT NAME KEY

- 'CREEK' RESIDENCES
- 'RANCH' RESIDENCES
- 'HILLSIDE' RESIDENCES
- HOTEL/ STAFF

EXISTING LOT AREAS

AV-2194-D - 3,664,254 SF (84.12 ACRE)
AV-2194-B - 741,405 SF (17.02 ACRE)
AV-2-2-27-432 - 4,478,116 SF (102.80 ACRE)

AV-2-2-27-432				
CREEK LOTS				
8 X 5000 SF RESIDENCE'S				
BUILDING COVERAGE	-	40,000 SF		0.9%
RANCH LOTS				
10 X 5000 SF RESIDENCE'S				
BUILDING COVERAGE	-	50,000 SF		1.1%
ROAD/ PATH COVERAGE	-	188,000 SF		4.2%
OPEN SPACE	-	4,193,116 SF		93.8%
TOTAL AREA	**:**	**4,471,116 SF**	**(101.4 ACRES)**	**100%**

AV-2194-D + AV2194B				
HOTEL/ STAFF				
44 X HOTEL KEYS **13 X AMMENITY BUILDINGS**				
BUILDING COVERAGE	-	74,000 SF		2.1%
ROAD/ PATH COVERAGE	-	180,000 SF		5.2%
OPEN SPACE	-	3,225,800 SF		92.7%
TOTAL AREA	**:**	**3,479,800 SF**	**(79.9 ACRES)**	**100%**
HILLSIDE LOTS				
4 X 5000 SF RESIDENCE'S				
BUILDING COVERAGE	-	20,000 SF		2.2%
ROAD/ PATH COVERAGE	-	43,000 SF		4.6%
OPEN SPACE	-	862,850 SF		93.2%
TOTAL AREA	**:**	**925,850 SF**	**(21.3 ACRES)**	**100%**
TOTAL AREA	**:**	**4,405,659 SF**	**(101.1 ACRES)**	**100%**

LOT COVERAGE CALCULATIONS
NO SCALE | 3

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.

2.DO NOT SCALE FROM DRAWINGS.

3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.

5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.

6. PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILETS.

7. WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)

8. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT. SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.

9. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.

10. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

11. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.

12. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.

13. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.

14. EXISTING WELL LOCATIONS TO BE VERIFIED AND CAPACITY TO BE ASSESED ON SITE.

NOTES - SITE PLAN
NO SCALE | 4

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

141.22

OCULTA ROCA

APPLE VALLEY SITE 84737 APPLE VALLEY, UTAH

02 / 08 / 2023

SITE PLAN DIAGRAM - PROPOSED

A1.04

78

Item 6.

SITE PLAN DIAGRAM - NORTH 1-160 - PROGRAM - COLOR EXISTING
1" = 160'-0" 3

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.

2.DO NOT SCALE FROM DRAWINGS.

3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.

5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.

6. PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILETS.

7. WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)

8. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT. SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.

9. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.

10. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

11. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.

12. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.

13. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.

14. EXISTING WELL LOCATIONS TO BE VERIFIED AND CAPACITY TO BE ASSESED ON SITE.

NOTES - SITE PLAN
NO SCALE 4

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

141 '22

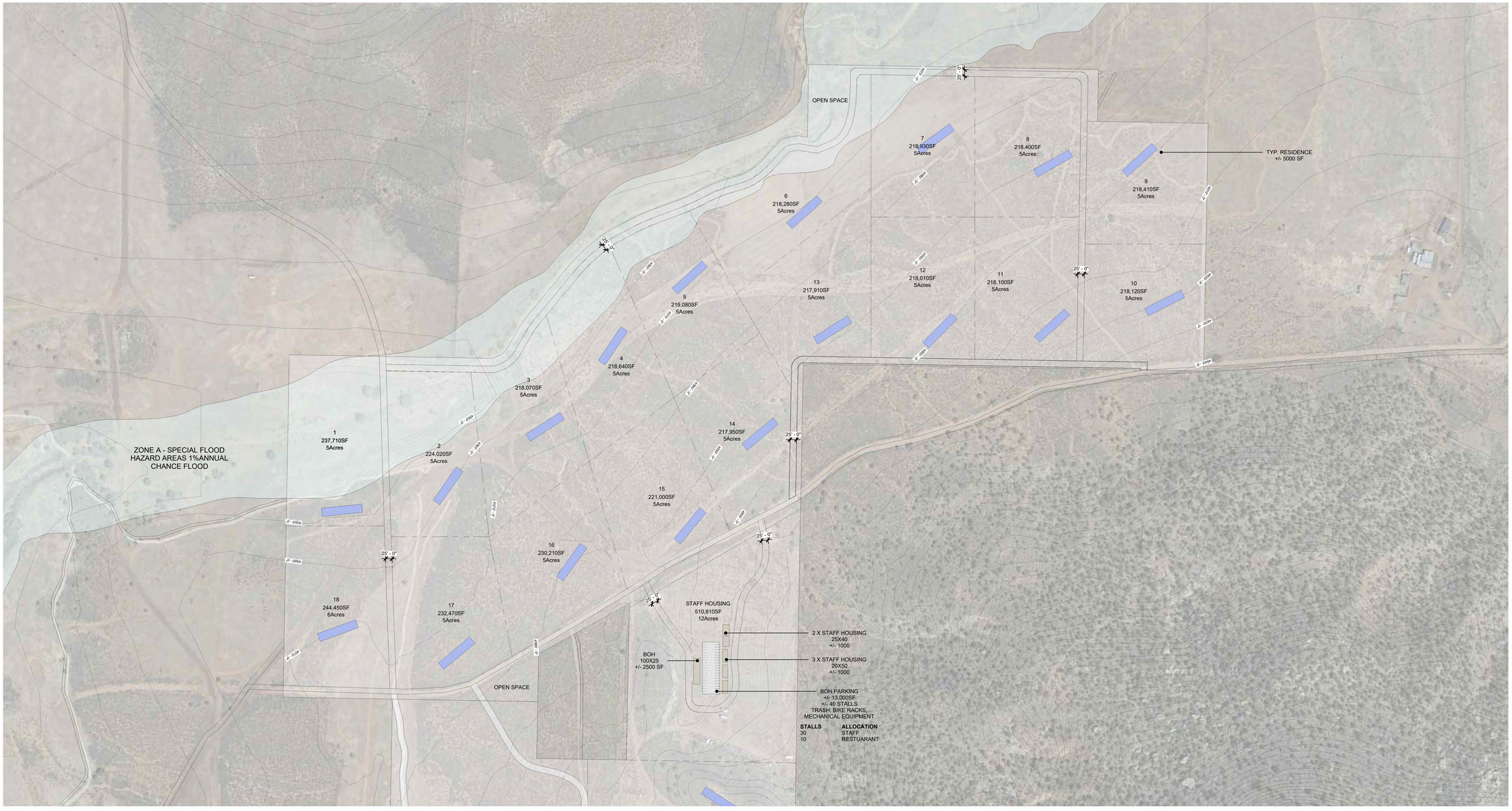
OCULTA ROCA

APPLE VALLEY SITE 84737 APPLE VALLEY, UTAH

02 / 08 / 2023

SITE PLAN DIAGRAM - NORTH - EXISTING

A1.05



SITE PLAN DIAGRAM - NORTH 1-160 - PROGRAM - COLOR
1" = 160'-0" | 3

SITE PROGRAM KEY

- RESIDENCE +/- 5000 SF
- 1 BED +/- 560 - +/-875 SF
- 2 BED +/- 1320 SF
- 3 BED +/- 2,310 SF
- ADMIN
- AMENITY
- FOOD AND BEVERAGE
- POOL
- OPEN SPACE/ UNDISTURBED
- 30% + SLOPE AREA
- PROPERTY LINE
- SETBACK
- EASEMENT
- EDGE OF AVERAGE EXISTING GRADE

LEGEND - SITE PROGRAM
NO SCALE | 8

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.
2.DO NOT SCALE FROM DRAWINGS.
3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.
5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.
6. PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILETS.
7. WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)
8. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT. SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.
9. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.
10. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
11. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.
12. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.
13. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.
14. EXISTING WELL LOCATIONS TO BE VERIFIED AND CAPACITY TO BE ASSESED ON SITE.

NOTES - SITE PLAN
NO SCALE | 4

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

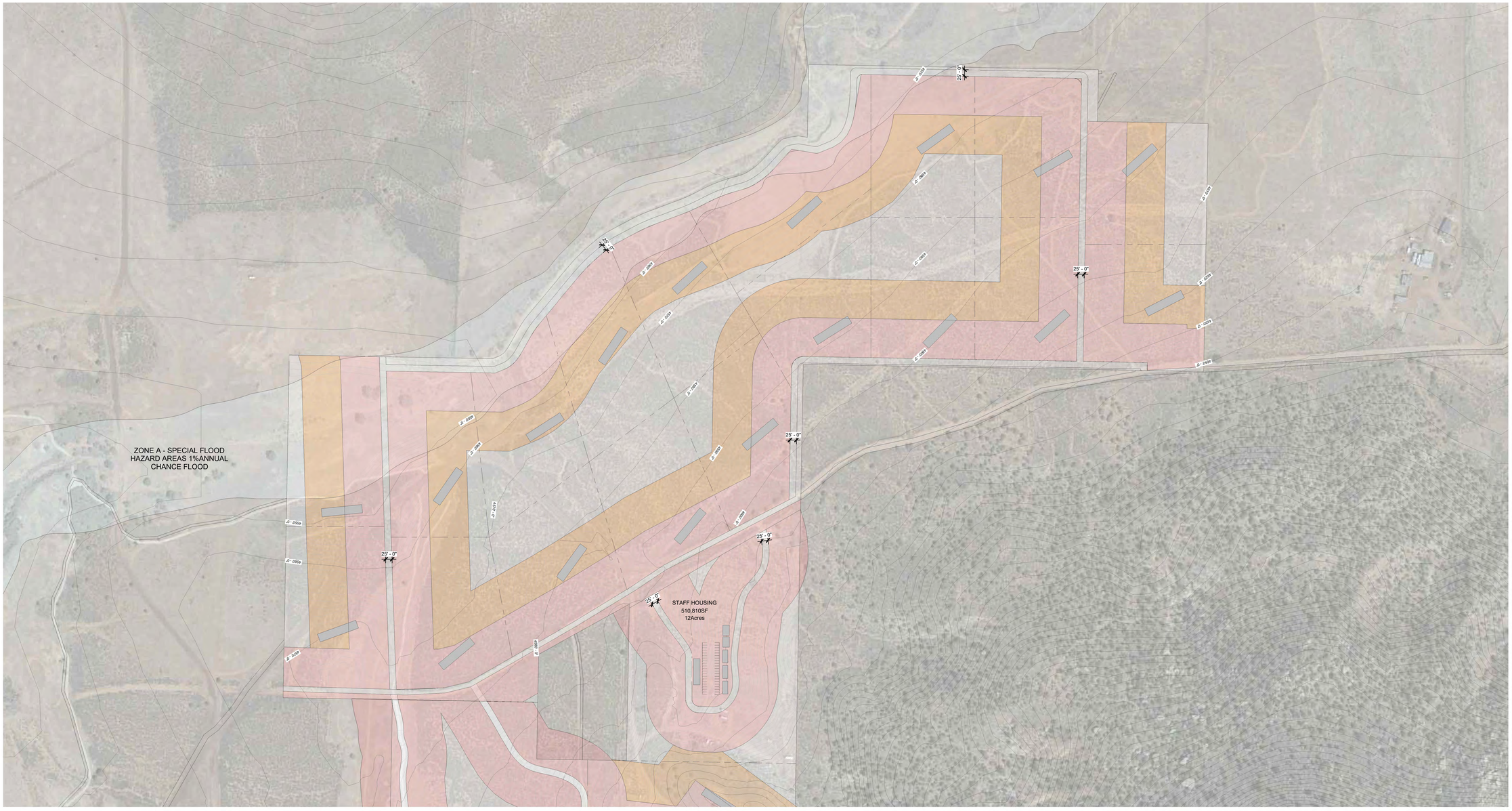
141 '22

OCULTA ROCA
APPLE VALLEY, UTAH
APPLE VALLEY SITE 64737

02 / 08 / 2023

SITE PLAN DIAGRAM - NORTH - PROPOSED - COLOR

A1.06



SITE PLAN DIAGRAM - NORTH 1-160 - PROGRAM - FIRE ACCESS DIAGRAM
1" = 160'-0" 3

FIRE ACCESS KEY

- 150' OFFSET FROM FIRE ROAD
- 150' OFFSET FROM 150' MAX DEAD END ROAD/ DRIVEWAY
- 30% + SLOPE AREA

LEGEND - FIRE ACCESS
NO SCALE 12

SITE PROGRAM KEY

RESIDENCE	+/- 5000 SF
1 BED	+/- 560 - +/-875 SF
2 BED	+/- 1320 SF
3 BED	+/- 2,310 SF
ADMIN	
AMENITY	
FOOD AND BEVERAGE	
POOL	
OPEN SPACE/ UNDISTURBED	
30% + SLOPE AREA	
PROPERTY LINE	
SETBACK	
EASEMENT	
EDGE OF AVERAGE EXISTING GRADE	

LEGEND - SITE PROGRAM
NO SCALE 8

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.

2.DO NOT SCALE FROM DRAWINGS.

3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.

5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.

6. PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILETS.

7. WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)

8. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT. SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.

9. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.

10. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

11. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.

12. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.

13. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.

14. EXISTING WELL LOCATIONS TO BE VERIFIED AND CAPACITY TO BE ASSESED ON SITE.

NOTES - SITE PLAN
NO SCALE 4

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

141.22

OCULTA ROCA
APPLE VALLEY, UTAH
APPLE VALLEY SITE 84737

02 / 08 / 2023

SITE PLAN DIAGRAM - NORTH - FIRE ACCESS

A1.08

item 6.

SITE PLAN DIAGRAM - SOUTH 1-100 - EXISTING - COLOR
1" = 100'-0"

8

TRUE NORTH

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.

2.DO NOT SCALE FROM DRAWINGS.

3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.

5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.

6. PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILETS.

7. WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)

8. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.

9. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.

10. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

11. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.

12. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.

13. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.

14. EXISTING WELL LOCATIONS TO BE VERIFIED AND CAPACITY TO BE ASSESED ON SITE.

NOTES - SITE PLAN
NO SCALE

4

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

141.22

OCULTA ROCA

APPLE VALLEY SITE 84737 APPLE VALLEY, UTAH

02 / 08 / 2023

SITE PLAN DIAGRAM - SOUTH - EXISTING

A1.09

SITE PLAN DIAGRAM - SOUTH 1-100 - PROGRAM - COLOR
1" = 100'-0" | 8

TRUE NORTH

SITE PROGRAM KEY

RESIDENCE	+/- 5000 SF
1 BED	+/- 560 - +/-875 SF
2 BED	+/- 1320 SF
3 BED	+/- 2,310 SF
ADMIN	
AMENITY	
FOOD AND BEVERAGE	
POOL	
OPEN SPACE/ UNDISTURBED	
30% + SLOPE AREA	
PROPERTY LINE	
SETBACK	
EASEMENT	
EDGE OF AVERAGE EXISTING GRADE	

LEGEND - SITE PROGRAM
NO SCALE | 1

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.

2.DO NOT SCALE FROM DRAWINGS.

3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.

5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.

6. PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILETS.

7. WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)

8. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT. SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.

9. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.

10. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

11. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.

12. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.

13. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.

14. EXISTING WELL LOCATIONS TO BE VERIFIED AND CAPACITY TO BE ASSESED ON SITE.

NOTES - SITE PLAN
NO SCALE | 4

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

14 | 22

OCULTA ROCA
APPLE VALLEY SITE 84737 APPLE VALLEY, UTAH

02 / 08 / 2023

SITE PLAN DIAGRAM - SOUTH - PROPOSED - COLOR

A1.10

83

SITE PLAN DIAGRAM - SOUTH 1-100 - PROGRAM
1" = 100'-0" | 8

SITE PROGRAM KEY

RESIDENCE	+/- 5000 SF
1 BED	+/- 560 - +/-875 SF
2 BED	+/- 1320 SF
3 BED	+/- 2,310 SF
ADMIN	
AMENITY	
FOOD AND BEVERAGE	
POOL	
OPEN SPACE/ UNDISTURBED	
30% + SLOPE AREA	
PROPERTY LINE	
SETBACK	
EASEMENT	
EDGE OF AVERAGE EXISTING GRADE	

LEGEND - SITE PROGRAM
NO SCALE | 1

PROGRAM
NO SCALE | 2

LOT COVERAGE CALCULATIONS
NO SCALE | 3

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.

2.DO NOT SCALE FROM DRAWINGS.

3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.

5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.

6. PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILETS.

7. WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)

8. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT. SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.

9. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.

10. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

11. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.

12. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.

13. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.

14. EXISTING WELL LOCATIONS TO BE VERIFIED AND CAPACITY TO BE ASSESED ON SITE.

NOTES - SITE PLAN
NO SCALE | 4

WOODS + DANGARAN
WWW.WOODSDANGARAN.COM
ARCHITECTURE + INTERIORS

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

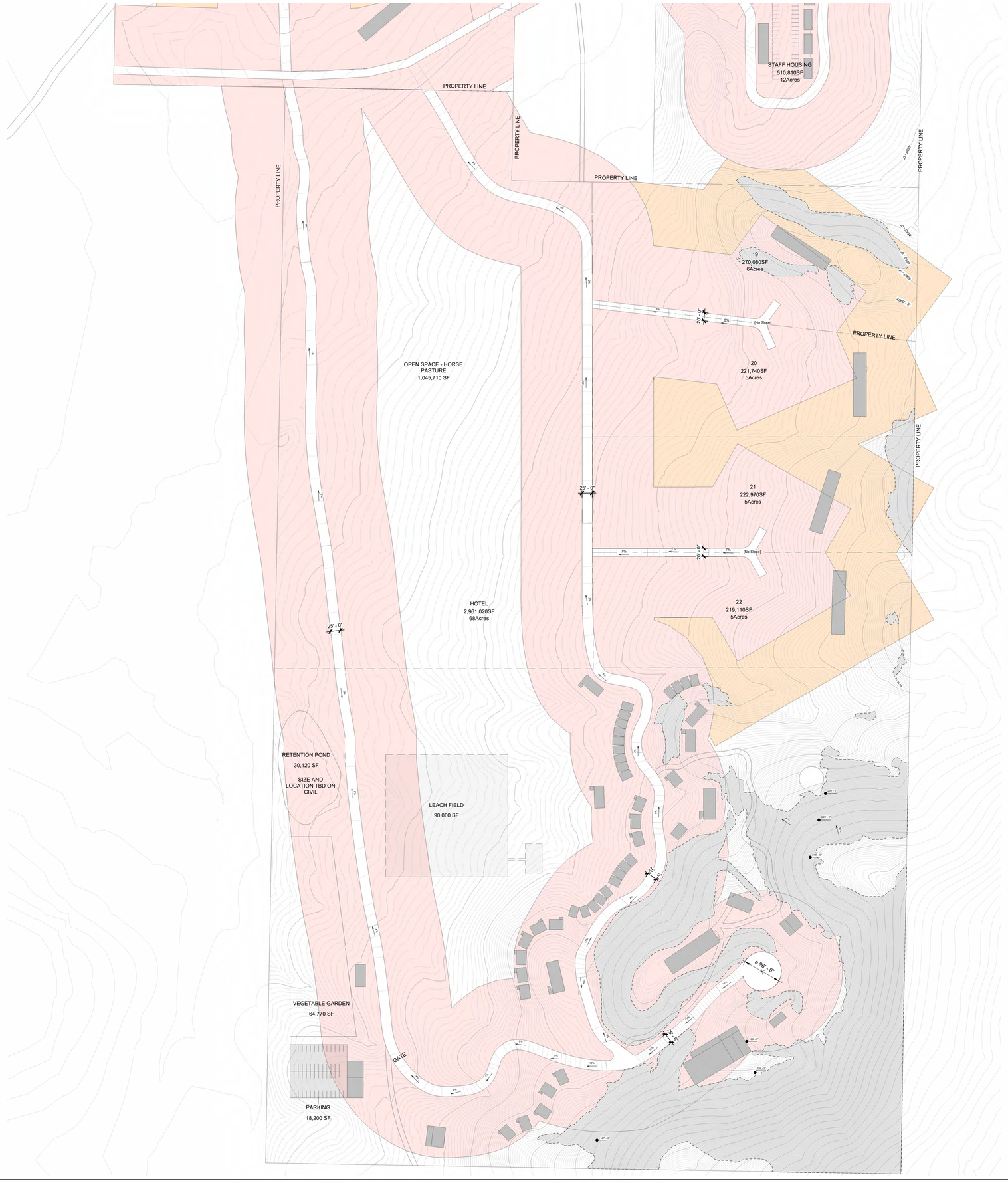
1/4" 22

OCULTA ROCA
APPLE VALLEY SITE 84737
APPLE VALLEY, UTAH

02 / 08 / 2023

SITE PLAN DIAGRAM - SOUTH - PROPOSED

A1.11



SITE PLAN DIAGRAM - SOUTH 1-100 - FIRE ACCESS
1" = 100'-0" | 8

TRUE NORTH

FIRE ACCESS KEY

- 150' OFFSET FROM FIRE ROAD
- 150' OFFSET FROM 150' MAX DEAD END ROAD/ DRIVEWAY
- 30% + SLOPE AREA

LEGEND - FIRE ACCESS
NO SCALE | 1

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.

2.DO NOT SCALE FROM DRAWINGS.

3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.

5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.

6. PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILETS.

7. WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)

8. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT. SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.

9. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.

10. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

11. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.

12. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.

13. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.

14. EXISTING WELL LOCATIONS TO BE VERIFIED AND CAPACITY TO BE ASSESED ON SITE.

NOTES - SITE PLAN
NO SCALE | 4

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

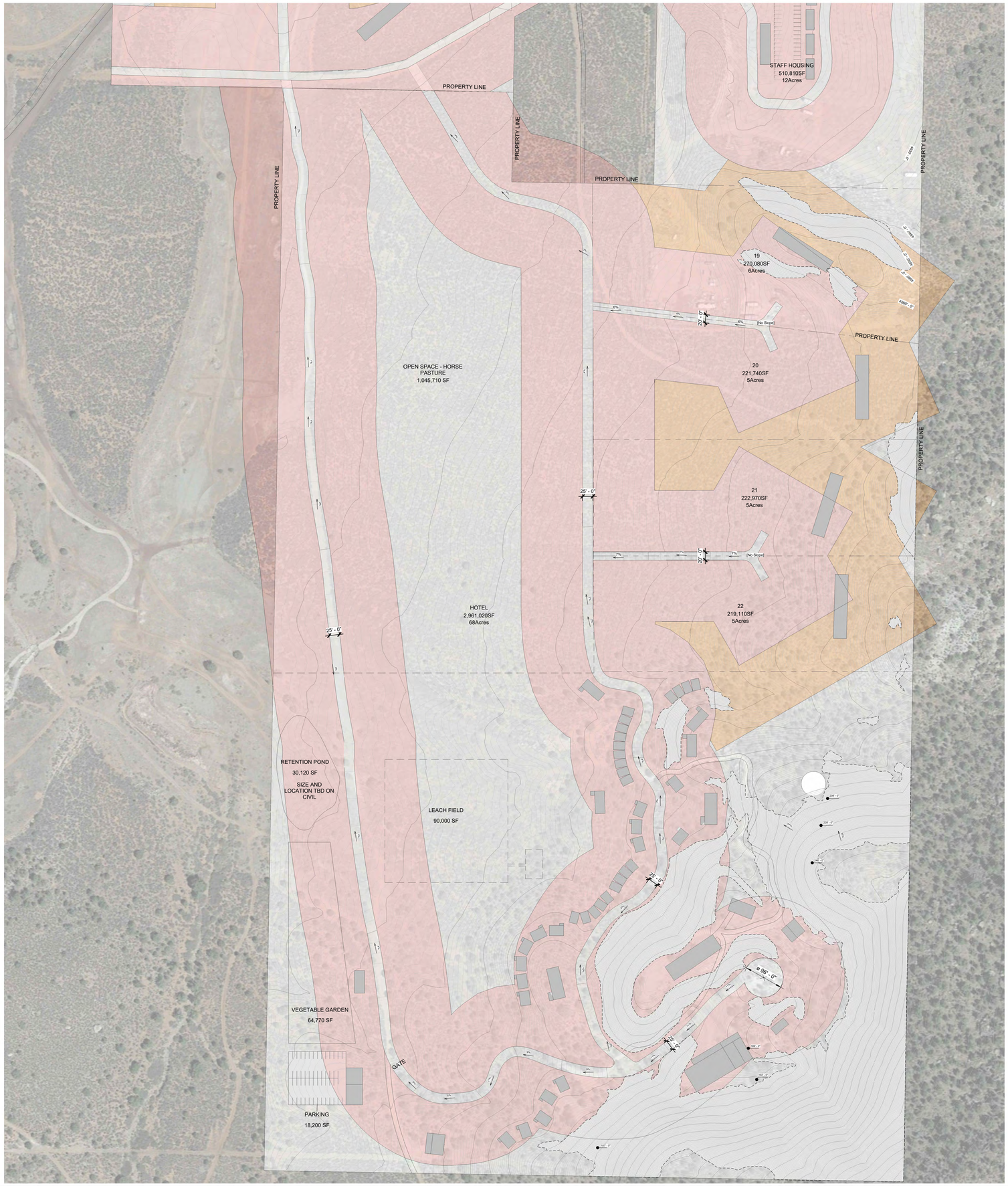
OCULTA ROCA
APPLE VALLEY SITE 84737 APPLE VALLEY, UTAH

14.22

02 / 08 / 2023

SITE PLAN DIAGRAM - SOUTH - FIRE ACCESS

A1.12



SITE PLAN DIAGRAM - SOUTH 1-100 - FIRE ACCESS - COLOR
1" = 100'-0" | 8

TRUE NORTH

FIRE ACCESS KEY

- 150' OFFSET FROM FIRE ROAD
- 150' OFFSET FROM 150' MAX DEAD END ROAD/ DRIVEWAY
- 30% + SLOPE AREA

LEGEND - SITE PLAN
NO SCALE | 1

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.

2.DO NOT SCALE FROM DRAWINGS.

3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.

5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.

6. PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILETS.

7. WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)

8. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT. SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.

9. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.

10. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

11. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.

12. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.

13. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.

14. EXISTING WELL LOCATIONS TO BE VERIFIED AND CAPACITY TO BE ASSESED ON SITE.

NOTES - SITE PLAN
NO SCALE | 4

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

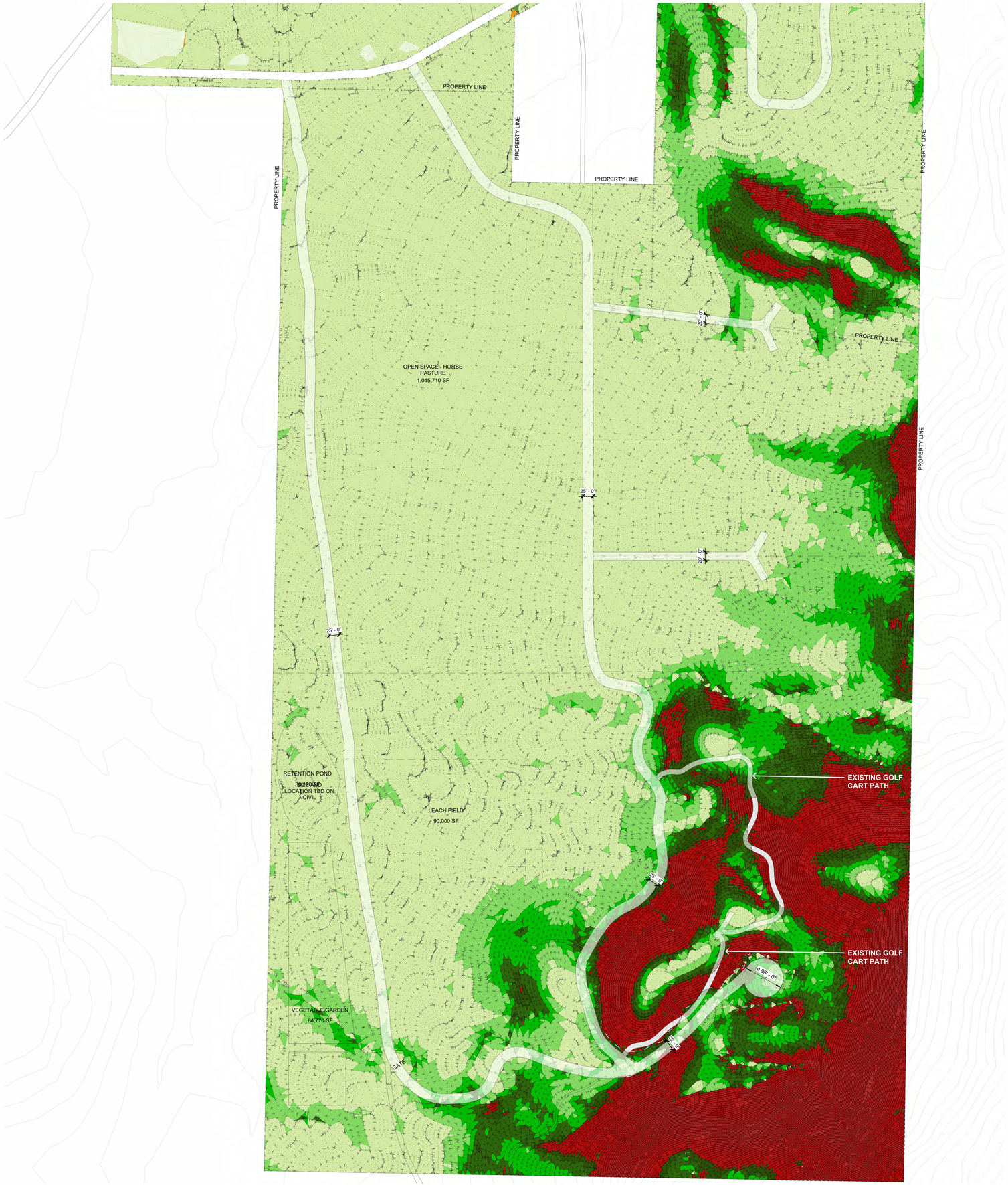
14.1.22

OCULTA ROCA
APPLE VALLEY SITE 84737 APPLE VALLEY, UTAH

02 / 08 / 2023

SITE PLAN DIAGRAM - SOUTH -
FIRE ACCESS - COLOR

A1.13



SLOPE ANAYLSIS KEY

- 0% - 10%
- 10% - 15%
- 15% - 20%
- 20% - 25%
- 25% - 30%
- 30% +

LEGEND - SITE SLOPE
NO SCALE | 1

TRUE NORTH

SITE PLAN DIAGRAM - SOUTH 1-100 - SLOPE ANALYSIS
1" = 100'-0" | 8

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.

2.DO NOT SCALE FROM DRAWINGS.

3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.

5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.

6. PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILETS.

7. WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)

8. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT. SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.

9. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL, DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.

10. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

11. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.

12. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.

13. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.

14. EXISTING WELL LOCATIONS TO BE VERIFIED AND CAPACITY TO BE ASSESED ON SITE.

NOTES - SITE PLAN
NO SCALE | 4

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

141.22

OCULTA ROCA
APPLE VALLEY SITE 84737 APPLE VALLEY, UTAH

02 / 08 / 2023

SITE PLAN DIAGRAM - SOUTH - SLOPE ANALYSIS

A1.14

SITE PLAN DIAGRAM - HOTEL 1-60 - PROGRAM
1" = 60'-0" | 8

SITE PROGRAM KEY

RESIDENCE	+/- 5000 SF
1 BED	+/- 560 - +/-875 SF
2 BED	+/- 1320 SF
3 BED	+/- 2,310 SF
ADMIN	
AMENITY	
FOOD AND BEVERAGE	
POOL	
OPEN SPACE/ UNDISTURBED	
30% + SLOPE AREA	
PROPERTY LINE	
SETBACK	
EASEMENT	
EDGE OF AVERAGE EXISTING GRADE	

LEGEND - SITE PROGRAM
NO SCALE | 1

SPACE PROGRAM FLOOR SCHEDULE

Room	Count	Area
HOTEL		
1 Bed		
DELUX - 800 SF	16	14,000 SF
REGULAR - 500 SF	22	12,300 SF
2 Bed		
DELUX - 1200 SF	4	5,300 SF
3 Bed		
CASITA - 2100 SF	2	4,600 SF
Admin		
BACK OFFICE	1	1,000 SF
CHECK IN	1	700 SF
Amenity		
FITNESS CENTER	1	1,300 SF
GREEN HOUSE	1	1,400 SF
LIBRARY LOUNGE/ LOBBY	1	2,000 SF
OUTDOOR POOL BAR/ LOUNGE	1	1,700 SF
SHED	1	1,600 SF
SPA/ SAUNA	1	6,600 SF
STORAGE	1	2,000 SF
THEMESCAL	1	700 SF
Food and Beverage		
DINING/ FLEX/ EVENT	2	2,300 SF
RESTUARANT/ BAR	1	5,600 SF
Pool		
COMMON POOL	2	1,800 SF
PLUNGE	22	1,600 SF
	81	66,500 SF
STAFF		
Admin		
BACK OF HOUSE	1	2,500 SF
STAFF HOUSING	5	5,000 SF
	6	7,500 SF
	87	74,000 SF

LOT COVERAGE CALCULATIONS
NO SCALE | 2

FIRE ACCESS KEY

	150' OFFSET FROM FIRE ROAD
	150' OFFSET FROM 150' MAX DEAD END ROAD/ DRIVEWAY
	30% + SLOPE AREA

LEGEND - FIRE ACCESS
NO SCALE | 3

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.

2.DO NOT SCALE FROM DRAWINGS.

3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.

5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.

6. PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILETS.

7. WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)

8. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT. SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.

9. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.

10. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

11. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.

12. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.

13. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.

14. EXISTING WELL LOCATIONS TO BE VERIFIED AND CAPACITY TO BE ASSESED ON SITE.

LNOTES - SITE PLAN
NO SCALE | 4

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

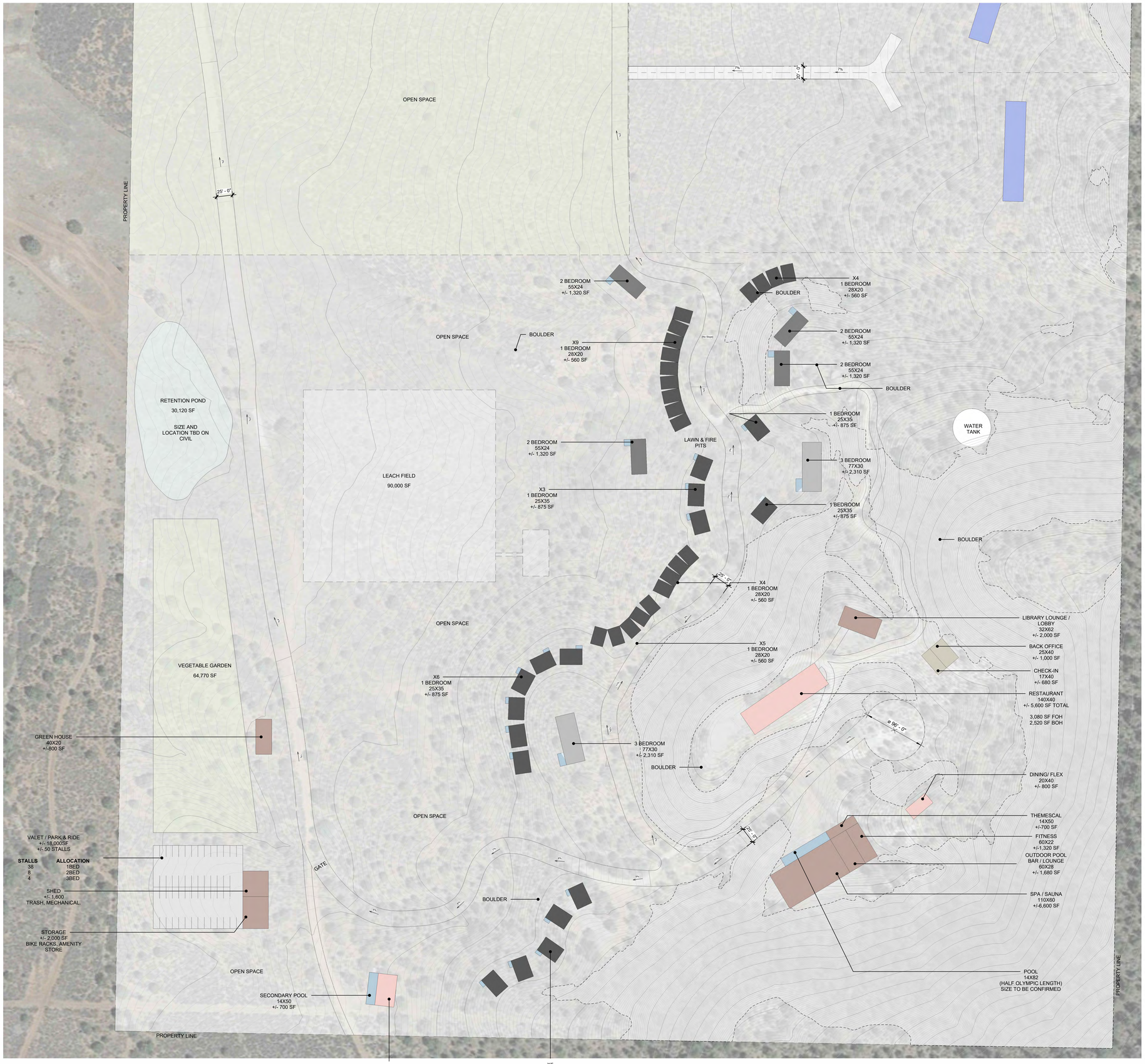
14122

OCULTA ROCA
APPLE VALLEY SITE 84737
APPLE VALLEY, UTAH

02 / 08 / 2023

SITE PLAN DIAGRAM - PROGRAM

A1.20



SITE PLAN DIAGRAM - HOTEL 1-60 - PROGRAM - COLOR
1" = 60'-0" | 8

SITE PROGRAM KEY

RESIDENCE	+/- 5000 SF
1 BED	+/- 560 - +/-875 SF
2 BED	+/- 1320 SF
3 BED	+/- 2,310 SF
ADMIN	
AMENITY	
FOOD AND BEVERAGE	
POOL	
OPEN SPACE/ UNDISTURBED	
30% + SLOPE AREA	
PROPERTY LINE	
SETBACK	
EASEMENT	
EDGE OF AVERAGE EXISTING GRADE	

LEGEND - SITE PROGRAM
NO SCALE | 1

SPACE PROGRAM FLOOR SCHEDULE

Room	Count	Area
HOTEL		
1 Bed		
DELUX - 800 SF	16	14,000 SF
REGULAR - 500 SF	22	12,300 SF
2 Bed		
DELUX - 1200 SF	4	5,300 SF
3 Bed		
CASITA - 2100 SF	2	4,600 SF
Admin		
BACK OFFICE	1	1,000 SF
CHECK IN	1	700 SF
Amenity		
FITNESS CENTER	1	1,300 SF
GREEN HOUSE	1	1,400 SF
LIBRARY LOUNGE/ LOBBY	1	2,000 SF
OUTDOOR POOL BAR/ LOUNGE	1	1,700 SF
SHED	1	1,600 SF
SPA/ SAUNA	1	6,600 SF
STORAGE	1	2,000 SF
THEMESCAL	1	700 SF
Food and Beverage		
DINING/ FLEX/ EVENT	2	2,300 SF
RESTUARANT/ BAR	1	5,600 SF
Pool		
COMMON POOL	2	1,800 SF
PLUNGE	22	1,600 SF
	81	66,500 SF
STAFF		
Admin		
BACK OF HOUSE	1	2,500 SF
STAFF HOUSING	5	5,000 SF
	6	7,500 SF
	87	74,000 SF

LOT COVERAGE CALCULATIONS
NO SCALE | 2

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.

2.DO NOT SCALE FROM DRAWINGS.

3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.

5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.

6. PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILETS.

7. WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)

8. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT. SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.

9. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.

10. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

11. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.

12. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.

13. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.

14. EXISTING WELL LOCATIONS TO BE VERIFIED AND CAPACITY TO BE ASSESED ON SITE.

LNOTES - SITE PLAN
NO SCALE | 4

WOODS + DANGARAN
WWW.WOODSDANGARAN.COM
ARCHITECTURE + INTERIORS

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

141.22

OCULTA ROCA
APPLE VALLEY SITE 84737
APPLE VALLEY, UTAH

02 / 08 / 2023

SITE PLAN DIAGRAM -
PROGRAM - COLOR

A1.21

89

Item 6.

SITE PLAN DIAGRAM - HOTEL 1-60 - SITE ACCESS
1" = 60'-0" | 8

TRUE NORTH

SITE ACCESS KEY

- ROAD - 25' - 0"
- EXISTING GOLF CART PATH APPROX - 8' - 0"
- PATH - 6'-0"
- 30% + SLOPE AREA

LEGEND - SITE ACCESS
NO SCALE | 1

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.

2.DO NOT SCALE FROM DRAWINGS.

3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.

5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.

6. PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILETS.

7. WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)

8. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.

9. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.

10. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

11. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.

12. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.

13. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.

14. EXISTING WELL LOCATIONS TO BE VERIFIED AND CAPACITY TO BE ASSESED ON SITE.

NOTES - SITE PLAN
NO SCALE | 4

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

141.22

OCULTA ROCA
APPLE VALLEY SITE 64737
APPLE VALLEY, UTAH

02 / 08 / 2023

SITE PLAN DIAGRAM - SITE ACCESS

A1.22

TRUE NORTH

SITE PLAN DIAGRAM - HOTEL 1-60 - SITE ACCESS - COLOR
1" = 60'-0" | 8

SITE ACCESS KEY

- ROAD - 25' - 0"
- EXISTING GOLF CART PATH APPROX - 8' - 0"
- PATH - 6'-0"
- 30% + SLOPE AREA

LEGEND - SITE ACCESS
NO SCALE | 1

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.

2.DO NOT SCALE FROM DRAWINGS.

3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.

5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.

6. PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILETS.

7. WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)

8. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT. SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.

9. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.

10. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

11. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.

12. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.

13. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.

14. EXISTING WELL LOCATIONS TO BE VERIFIED AND CAPACITY TO BE ASSESED ON SITE.

NOTES - SITE PLAN
NO SCALE | 4

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

141.22

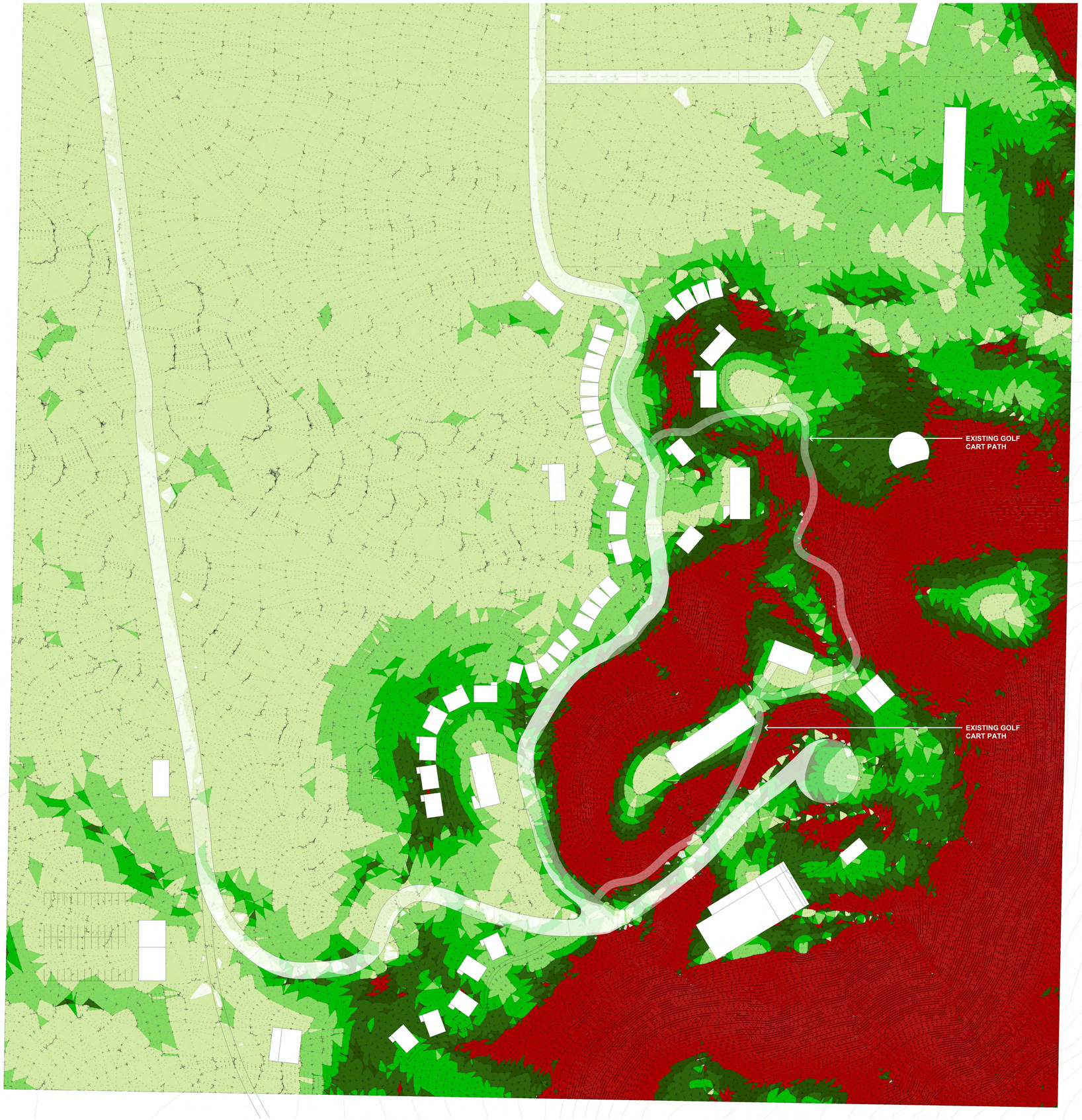
OCULTA ROCA

APPLE VALLEY SITE 84737 APPLE VALLEY, UTAH

02 / 08 / 2023

SITE PLAN DIAGRAM - SITE ACCESS - COLOR

A1.23



SITE PLAN DIAGRAM - HOTEL 1-60 - SLOPE ANALYSIS
1" = 60'-0" | 8

TRUE NORTH

SLOPE ANAYLSIS KEY

- 0% - 10%
- 10% - 15%
- 15% - 20%
- 20% - 25%
- 25% - 30%
- 30% +

LEGEND - SITE SLOPE
NO SCALE | 1

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.

2.DO NOT SCALE FROM DRAWINGS.

3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.

5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.

6. PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILETS.

7. WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)

8. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT. SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.

9. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.

10. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

11. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.

12. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.

13. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.

14. EXISTING WELL LOCATIONS TO BE VERIFIED AND CAPACITY TO BE ASSESED ON SITE.

NOTES - SITE PLAN
NO SCALE | 4

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

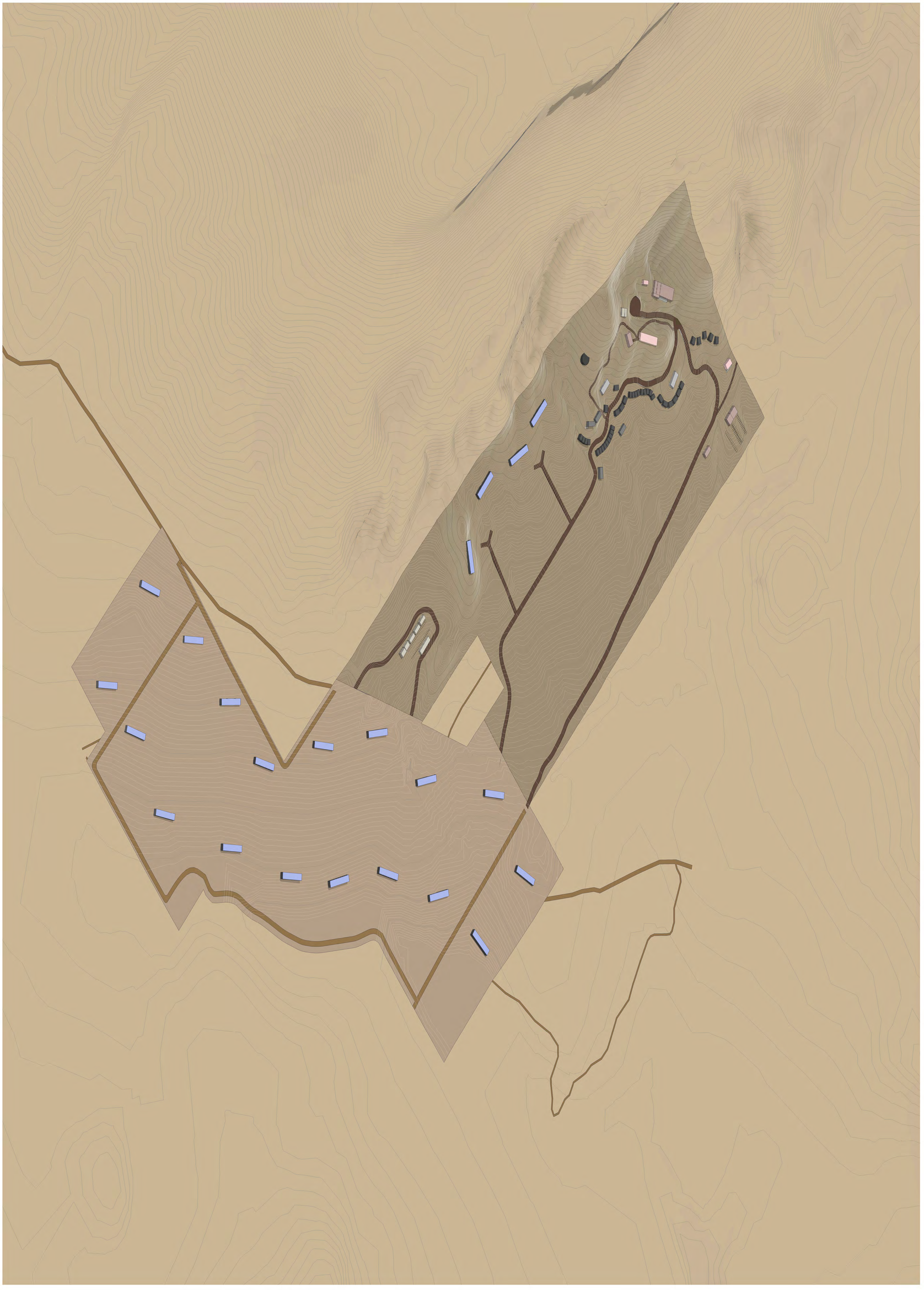
141.22

OCULTA ROCA
APPLE VALLEY, UTAH
APPLE VALLEY SITE 84737

02 / 08 / 2023

SITE PLAN DIAGRAM - SLOPE ANALYSIS

A1.24



OVERALL AXONOMETRIC - NE

4

A1.30

03

OVERALL AXONOMETRIC - NE

02 / 08 / 2023

141.22

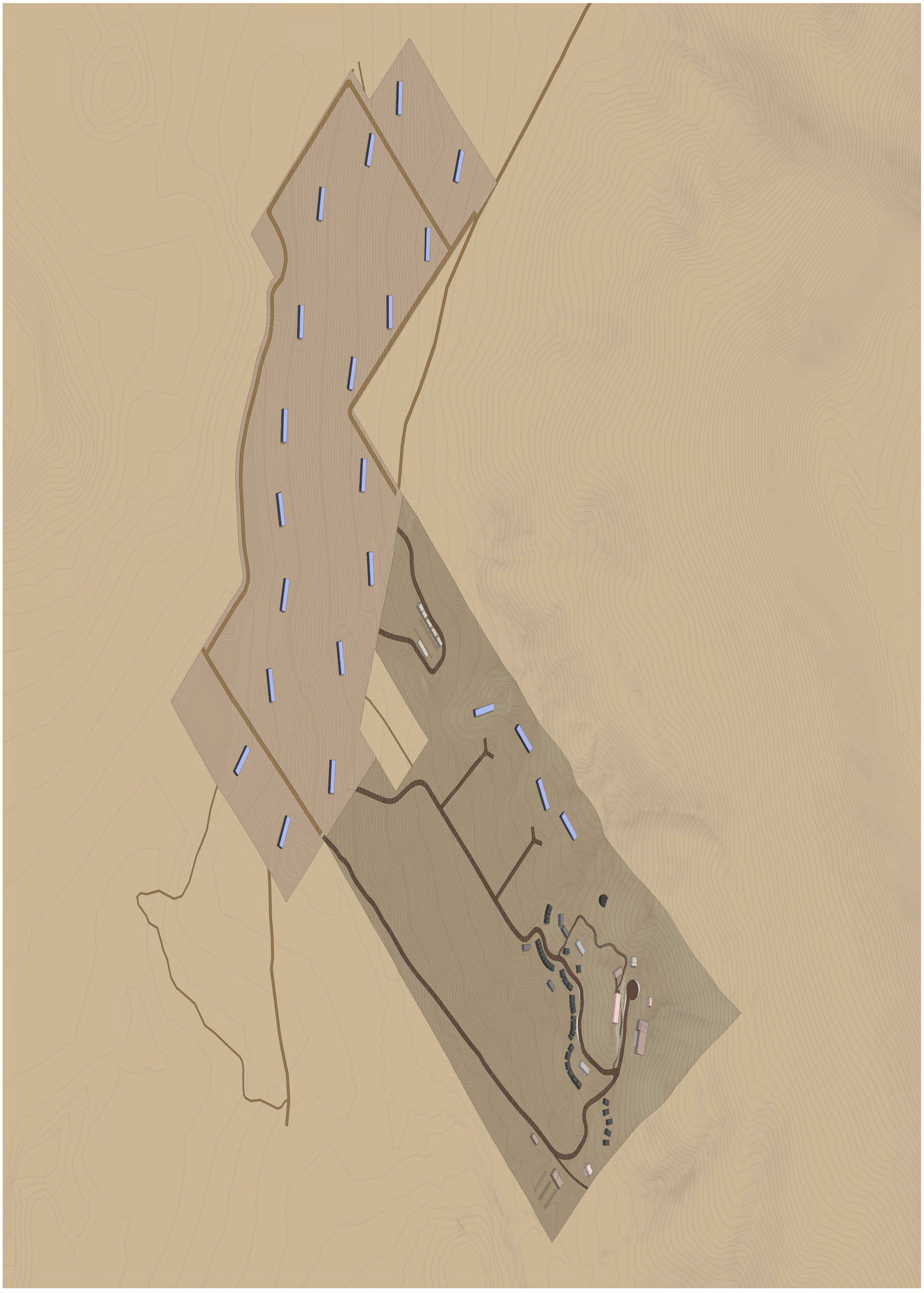
OCULTA ROCA

APPLE VALLEY SITE 84737 APPLE VALLEY, UTAH

5959 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

arch d



OVERALL AXONOMETRIC - NW

4

A1.31

OVERALL AXONOMETRIC - NW

02 / 09 / 2023

141.22

OCULTA ROCA

APPLE VALLEY SITE 84737 APPLE VALLEY, UTAH

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

OVERALL AXONOMETRIC - SE

4

A1.32

95

OVERALL AXONOMETRIC - SE

02 / 08 / 2023

141.22

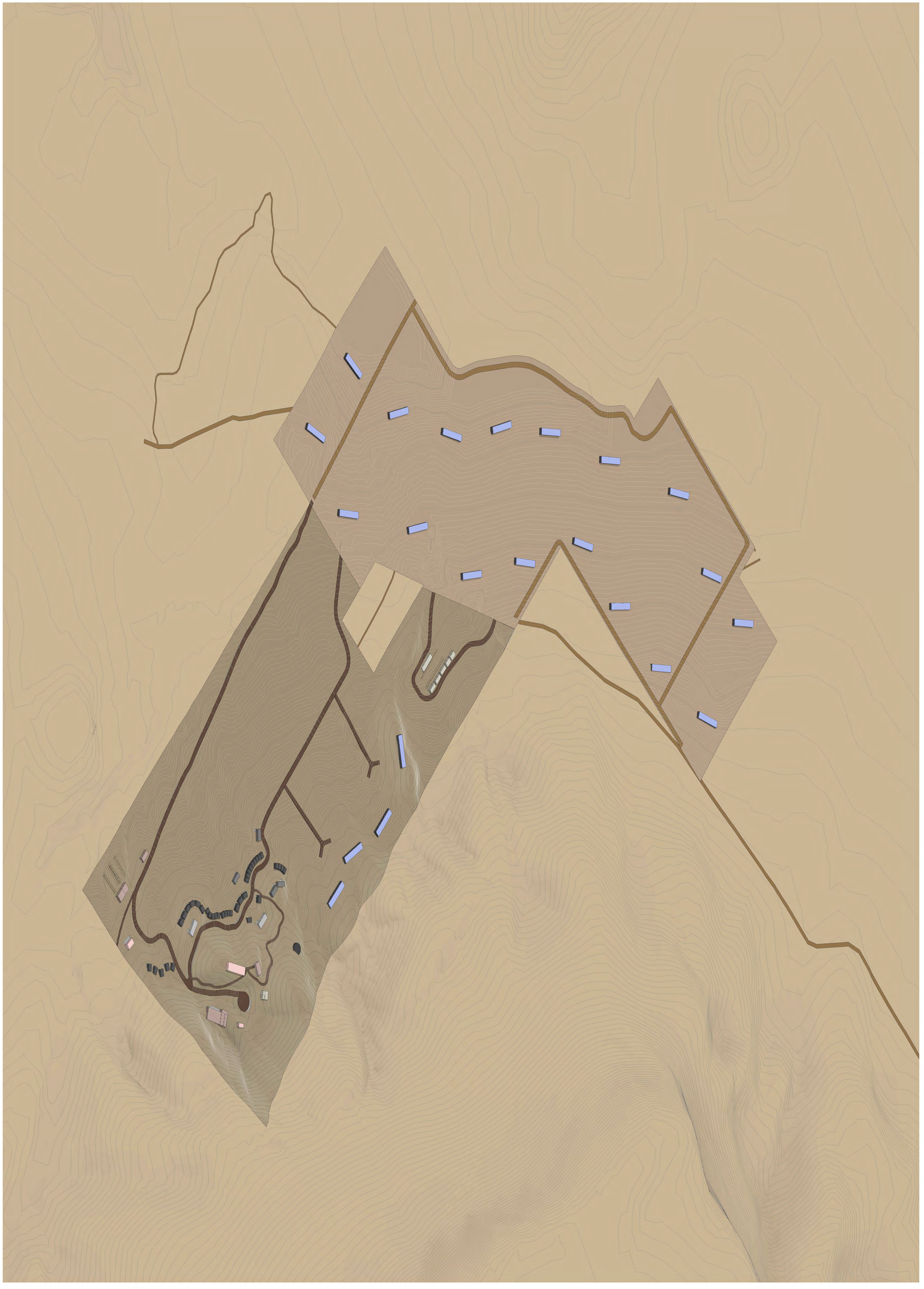
OCULTA ROCA

APPLE VALLEY SITE 84737 APPLE VALLEY, UTAH

5959 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

sheet 6



OVERALL AXONOMETRIC - SW

4

A1.33

OVERALL AXONOMETRIC - SW

02 / 08 / 2023

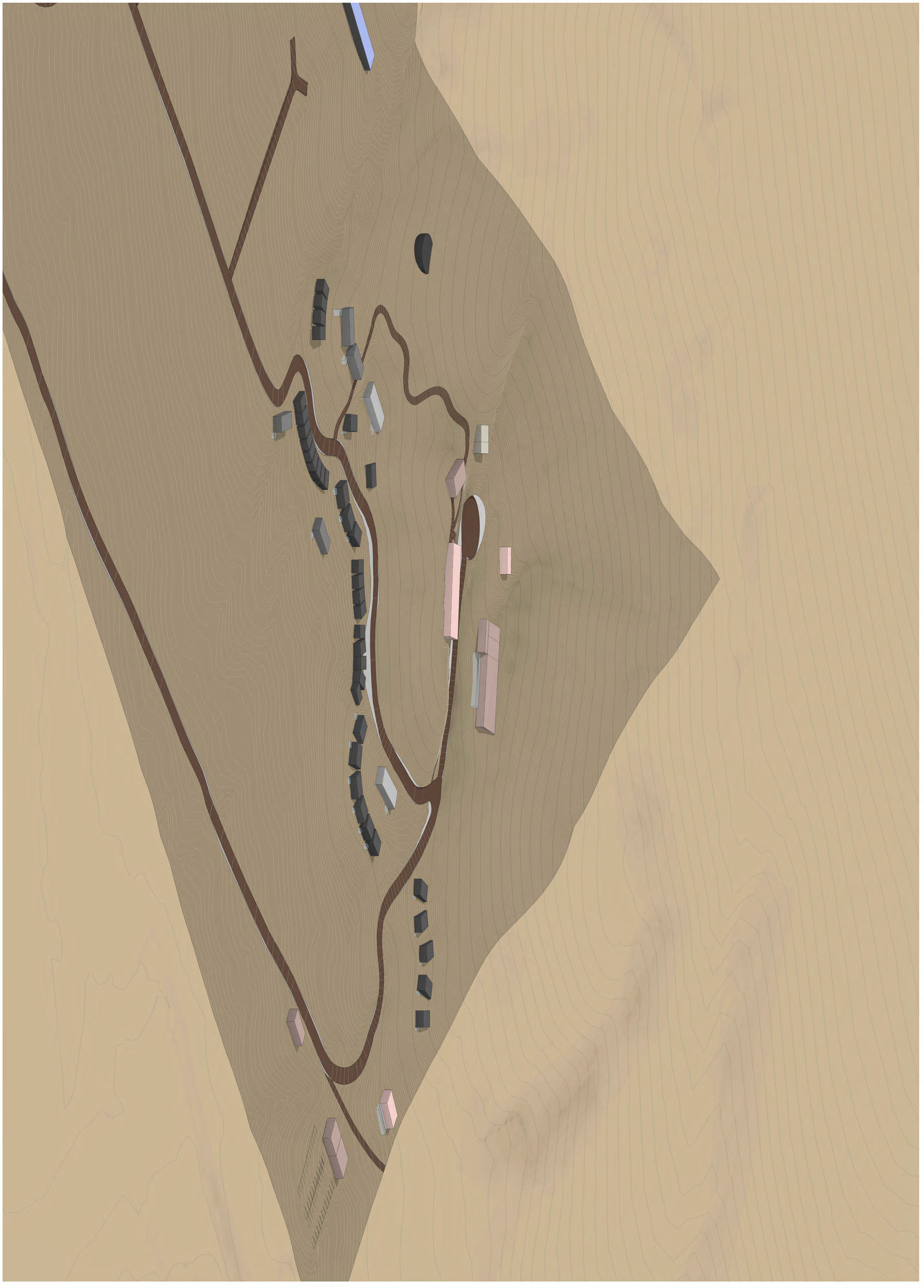
141.22

OCULTA ROCA

APPLE VALLEY SITE 84737 APPLE VALLEY, UTAH

9569 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM



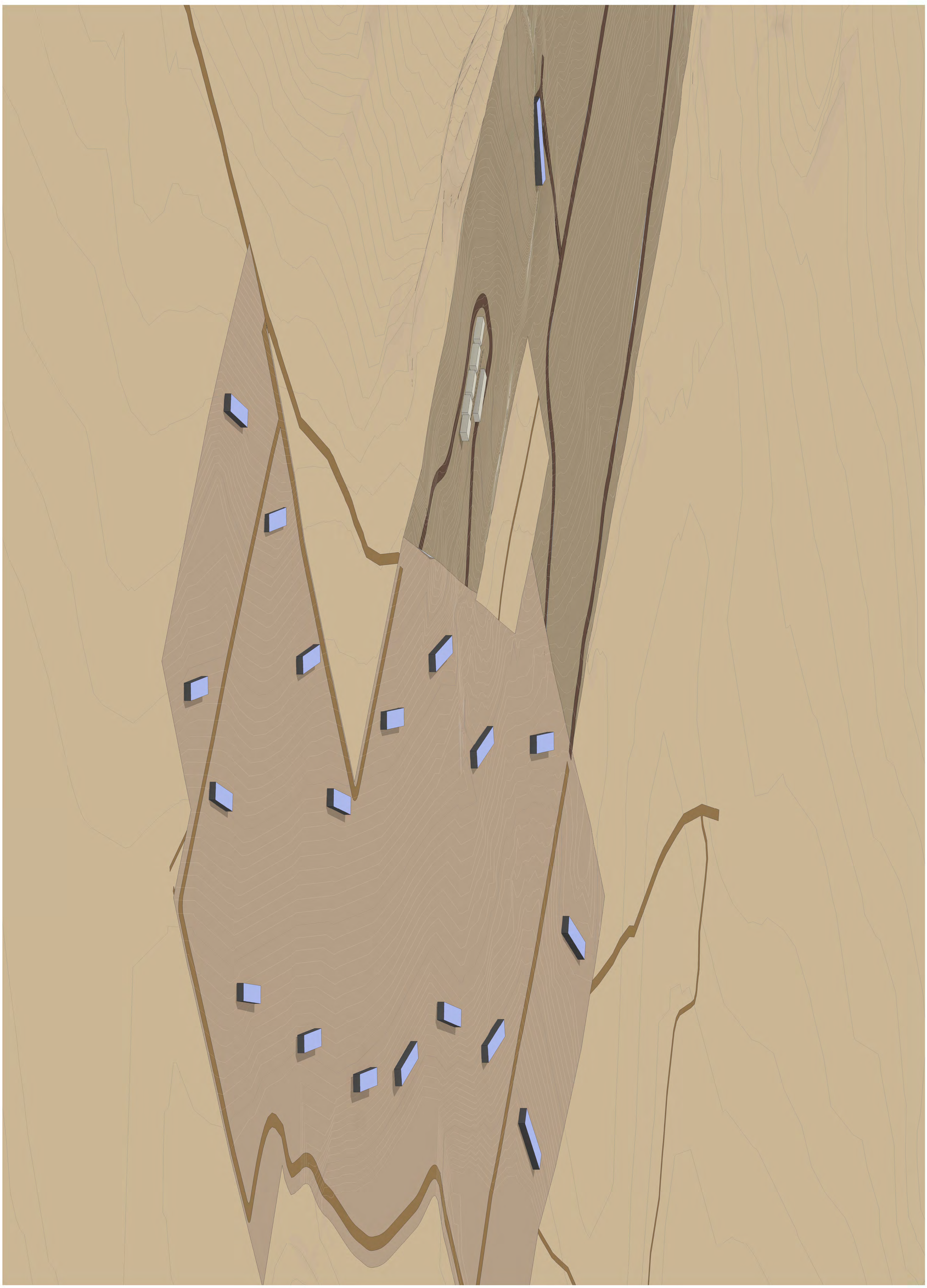
OVERALL AXONOMETRIC - NW - ENLARGED

4

A1.34	OVERALL AXONOMETRIC - NW - ENLARGED	02 / 08 / 2023	141.22 **OCULTA ROCA** APPLE VALLEY SITE 84737 APPLE VALLEY, UTAH		5959 PICO BLVD LOS ANGELES CALIFORNIA 90019	WOODS + DANGARAN ARCHITECTURE + INTERIORS WWW.WOODSDANGARAN.COM

07

sheet #



OVERALL AXONOMETRIC - SE - ENLARGED

4

A1.37

OVERALL AXONOMETRIC - SE - ENLARGED

02 / 08 / 2023

141.22

OCULTA ROCA

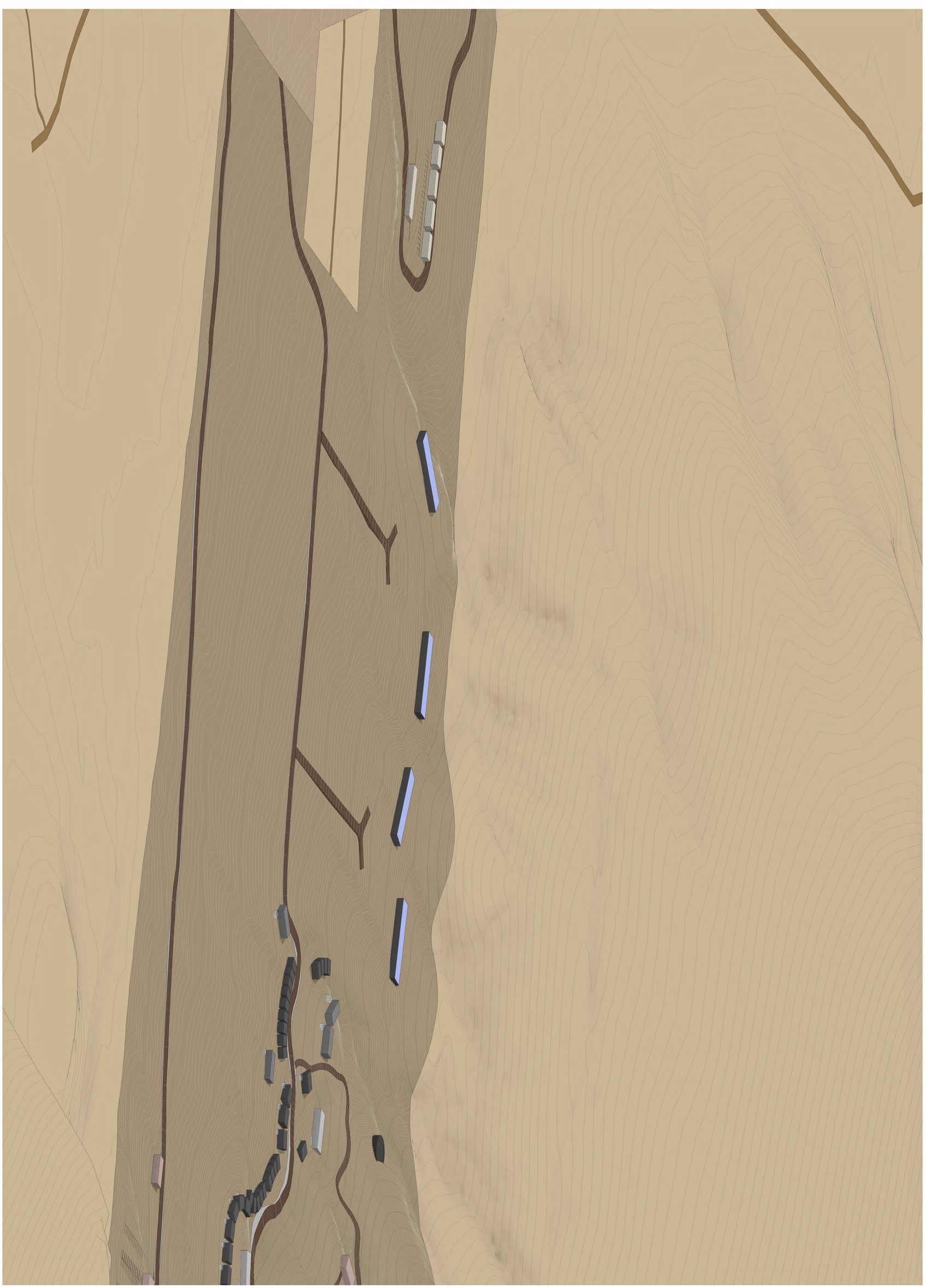
APPLE VALLEY SITE 84737 APPLE VALLEY, UTAH

5959 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

WOODS + DANGARAN

ARCHITECTURE + INTERIORS

WWW.WOODSDANGARAN.COM



OVERALL AXONOMETRIC - SW - ENLARGED

4

A1.38

OVERALL AXONOMETRIC - SW - ENLARGED

02 / 08 / 2023

141.22

OCULTA ROCA

APPLE VALLEY SITE 84737 APPLE VALLEY, UTAH

5659 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

WOODS + DANGARAN

ARCHITECTURE + INTERIORS

WWW.WOODSDANGARAN.COM

TOWN OF APPLE VALLEY
ORDINANCE O-2023-18

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCEL AV-2194-D, AV-2194-B, AV-2-2-27-432 FROM OPEN SPACE TRANSITION ZONE (OST) AND GENERAL COMMERCIAL (C-3) TO PLANNED DEVELOPMENT OVERLAY ZONE, CABIN ZONE (CTP)

WHEREAS, the Town of Apple Valley ("Town") has been petitioned for a change in the zoning classification of parcel AV-2194-D, AV-2194-B, AV-2-2-27-432 from Open Space Transition Zone (OST) and General Commercial (C-3) to Planned Development Overlay Zone, Cabin Zone (CTP); and,

WHEREAS, the Planning Commission has reviewed pertinent information in the public hearing held on March 1st, 2023. In a meeting on the same day the Planning Commission recommended approval of the zone change request by unanimous vote; and,

WHEREAS, the Town Council has reviewed the Planning Commission's recommendation; and,

WHEREAS, the Town Council finds that the requested zone change for this property is rationally based and consistent with the Town's General Plan.

WHEREAS, at a meeting of the Town Council of Apple Valley, Utah, duly called, noticed and held on the 22nd day of March 2023, and upon motion duly made and seconded:

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH, that

SECTION I: The Zoning Designation for parcel AV-2194-D, AV-2194-B, AV-2-2-27-432 is changed from Open Space Transition Zone (OST) and General Commercial (C-3) to Planned Development Overlay Zone, Cabin Zone (CTP).

SECTION II: Update of the Official Zoning Map. The official Zoning Map is amended to reflect the adoption of this ordinance.

Effective Date: This amendment shall be effective immediately without further publication.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Apple Valley, Utah this 22nd day of March, 2023.

PRESIDING OFFICER

_____
Frank G. Lindhardt, Mayor

ATTEST:

_____
Jenna Vizcardo, Town Recorder

	AYE	NAY	ABSENT	ABSTAIN
Mayor | Frank Lindhardt	_____	_____	_____	_____
Council Member| Kevin Sair	_____	_____	_____	_____
Council Member | Robin Whitmore	_____	_____	_____	_____
Council Member | Andy McGinnis	_____	_____	_____	_____
Council Member | Barratt Nielson	_____	_____	_____	_____

Planning Commission Recommendation:

B. General Provisions:

1. Number of ADU's Per Parcel. An ADU shall only be permitted on a parcel with a single-family dwelling. Only one ADU is permitted on a lot that is zoned less than ten (10) acres.
   On a lot or parcel that is zoned ten (10) acres or more, one additional accessory dwelling unit may be approved by Town Council. No more than two (2) accessory dwellings shall be allowed on a lot or parcel, except when zoned and approved in a planned development that complies with all applicable town ordinances. Only one ADU on the property may be rented.

APPLE VALLEY
ORDINANCE O-2023-15

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

SECTION 1: **REPEAL AND REPLACE** "10.28.270 Guesthouses Or Casitas" of the Apple Valley Land Use is hereby *repealed and replaced* as follows:

BEFORE REPEAL AND REPLACE

10.28.270 Guesthouses Or Casitas

The purpose and intent of requirements for allowing detached guesthouses or casitas is to provide additional housing opportunity for family members and visiting guests of the owners of the primary dwelling.

A. Authorized: Guesthouses or casitas may be authorized, provided all requirements of this title, all other land use ordinances and the building code are met.
B. Maximum Number: A maximum of one guesthouse or casita may be established on each individual, separate legal lot, such lot meeting all requirements, including minimum lot size, for the zoning district in which the lot is located.
C. Permanent Structure: A guesthouse or casita shall be a permanent structure on the lot. No mobile homes, travel trailers, boats or similar recreational vehicles shall be used as a guesthouse or casita.
D. Single-Family Dwelling; Lot: The lot proposed for a guesthouse or casita shall have an existing single-family dwelling unit established, or approved, prior to the consideration of the use application to allow a guesthouse or casita.
E. Square Footage: The square footage of a guesthouse or casita shall not exceed thirty percent (30%) of the footprint of the primary dwelling, excluding the garage, or eight hundred (800) square feet, whichever is smaller. The minimum size of a guesthouse or casita shall be three hundred (300) square feet.
F. Setbacks: All guesthouses or casitas shall meet and comply with the minimum setbacks required for the primary dwelling by the zoning district in which they are located, except the rear setback may be reduced to match the side setbacks.
G. Parking: All guesthouses or casitas shall provide a minimum of one off street parking space.
H. Construction: The construction of all guesthouses or casitas shall meet all requirements of the adopted building code.
I. Style, Materials, Colors: The architectural style, building materials and colors of all guesthouses or casitas shall be found to be compatible and consistent with the architectural style, materials and color of the primary dwelling unit.
J. Height and Size Restrictions: All guesthouses or casitas shall be limited to one story,

with a maximum height of fifteen feet (15') for a pitched roof and thirteen feet (13') for a flat roof, but in no event exceeding the height of the existing dwelling. The city council may approve a special exception to the height and size restrictions for guesthouses and casitas.

K. Occupancy Without Compensation: Guesthouses or casitas shall only be provided for the occupancy of family members of the owner of the primary dwelling, or guests of the owner, without compensation.

L. Owner May Occupy: The owner, renter or lessee of the primary dwelling may live in the guesthouse or casita, but the primary dwelling shall only be occupied by the family members or guests of the owner, renter or lessee of the primary dwelling, without compensation.

M. Deed Restriction: As a condition of approval required to establish a guesthouse or casita, the property owner shall record against the deed of the subject property, a deed restriction, in a form approved by the city, running in favor of the city, which shall prohibit the rental, lease or sale of the guesthouse or casita separately from the rental, lease or sale of the primary dwelling unit. Proof that such deed restriction has been recorded shall be provided to the zoning administrator prior to the issuance of the certificate of occupancy for the guesthouse or casita.

N. Permits Required:

1. The use application approval for a guesthouse or casita shall be received before a building permit is issued.
2. The commission is authorized to approve an application for a guesthouse or casita that is not part of the original construction of the single-family dwelling unit to which it is associated, provided all requirements of this section, and all other applicable requirements of all land use ordinances, and all other regulations are met.

O. Legalizing Existing Guesthouses and Casitas: Owners of guesthouses or casitas existing on the effective date hereof, and that have not been approved as required herein, shall apply for an approval within one hundred eighty (180) days of the effective date hereof. Illegal guesthouses or casitas existing after that date will subject the owners to all applicable enforcement actions that may be available to the city.

AFTER REPEAL AND REPLACE

10.28.270 ~~Guesthouses Or Casitas~~Accessory Dwelling Unit (ADU)

~~The purpose and intent of requirements for allowing detached guesthouses or casitas is to provide additional housing opportunity for family members and visiting guests of the owners of the primary dwelling.~~

~~A. Authorized: Guesthouses or casitas may be authorized, provided all requirements of this title, all other land use ordinances and the building code are met.~~

~~B. Maximum Number: A maximum of one guesthouse or casita may be established on each individual, separate legal lot, such lot meeting all requirements, including minimum lot size, for the zoning district in which the lot is located.~~

~~C. Permanent Structure: A guesthouse or casita shall be a permanent structure on the lot.~~

No mobile homes, travel trailers, boats or similar recreational vehicles shall be used as a guesthouse or casita.

D. Single-Family Dwelling; Lot: The lot proposed for a guesthouse or casita shall have an existing single-family dwelling unit established, or approved, prior to the consideration of the use application to allow a guesthouse or casita.

E. Square Footage: The square footage of a guesthouse or casita shall not exceed thirty percent (30%) of the footprint of the primary dwelling, excluding the garage, or eight hundred (800) square feet, whichever is smaller. The minimum size of a guesthouse or casita shall be three hundred (300) square feet.

F. Setbacks: All guesthouses or casitas shall meet and comply with the minimum setbacks required for the primary dwelling by the zoning district in which they are located, except the rear setback may be reduced to match the side setbacks.

G. Parking: All guesthouses or casitas shall provide a minimum of one off street parking space.

H. Construction: The construction of all guesthouses or casitas shall meet all requirements of the adopted building code.

I. Style, Materials, Colors: The architectural style, building materials and colors of all guesthouses or casitas shall be found to be compatible and consistent with the architectural style, materials and color of the primary dwelling unit.

J. Height and Size Restrictions: All guesthouses or casitas shall be limited to one story, with a maximum height of fifteen feet (15') for a pitched roof and thirteen feet (13') for a flat roof, but in no event exceeding the height of the existing dwelling. The city council may approve a special exception to the height and size restrictions for guesthouses and casitas.

K. Occupancy Without Compensation: Guesthouses or casitas shall only be provided for the occupancy of family members of the owner of the primary dwelling, or guests of the owner, without compensation.

L. Owner May Occupy: The owner, renter or lessee of the primary dwelling may live in the guesthouse or casita, but the primary dwelling shall only be occupied by the family members or guests of the owner, renter or lessee of the primary dwelling, without compensation.

M. Deed Restriction: As a condition of approval required to establish a guesthouse or casita, the property owner shall record against the deed of the subject property, a deed restriction, in a form approved by the city, running in favor of the city, which shall prohibit the rental, lease or sale of the guesthouse or casita separately from the rental, lease or sale of the primary dwelling unit. Proof that such deed restriction has been recorded shall be provided to the zoning administrator prior to the issuance of the certificate of occupancy for the guesthouse or casita.

N. Permits Required:

1. The use application approval for a guesthouse or casita shall be received before a building permit is issued.
2. The commission is authorized to approve an application for a guesthouse or casita that is not part of the original construction of the single-family dwelling unit to which it is associated, provided all requirements of this section, and all other applicable requirements of all land use ordinances, and all other

~~regulations are met.~~

~~O. Legalizing Existing Guesthouses and Casitas: Owners of guesthouses or casitas existing on the effective date hereof, and that have not been approved as required herein, shall apply for an approval within one hundred eighty (180) days of the effective date hereof. Illegal guesthouses or casitas existing after that date will subject the owners to all applicable enforcement actions that may be available to the city.~~

A. Purpose and Intent: The purpose of this chapter is to provide regulations for accessory dwelling units (ADU) that are incidental and accessory to a single-family dwelling, where permitted in the zone. ADU's are intended to assist in providing housing types that meet the needs of populations of various income levels, ages, and stages of life. In accordance with the goals of the general plan, and state law, providing tools and methods for the creation of moderate-income housing is necessary. ADU's created in accordance with this section will assist in providing for this need.

B. General Provisions:

1. Number of ADU's Per Parcel. An ADU shall only be permitted on a parcel with a single-family dwelling. Only one ADU is permitted on a lot that is zoned less than ___five (5), ___ten (10), ___acres.
   On a lot or parcel that is zoned ___five (5), ___ten (10), ___acres or more, one additional accessory dwelling unit may be approved for each additional five (5) acres above the base five (5) acres, in the sole discretion of the town. No more than ___four (4), ___two (2), ___other accessory dwellings shall be allowed on a lot or parcel, except when zoned and approved in a planned development that complies with all applicable town ordinances. Only one ADU on the property may be rented.
2. Amenities. An ADU shall contain sufficient amenities to be defined as a dwelling. An ADU shall not have more than one kitchen.
3. Parking. Two parking spaces shall be provided on site for each ADU, and it shall be on a hard-surface area. Only one parking space is required for an internal ADU, and it shall be on a hard-surface area.
4. Occupancy. Either the ADU or the single-family dwelling shall be owner-occupied and be the primary residence of the owner-occupant with the primary residential exemption as determined by the Washington County Assessor's office, to utilize the other dwelling as a long-term rental dwelling. The non-owner-occupied unit is limited to no more than one family. For the purposes of this subsection "owner-occupied dwelling unit" means a unit that is occupied by the owner for a minimum of one hundred eighty-three (183) consecutive calendar days during the calendar year, except temporary leave for religious, military, or other legitimate purposes qualified as owner occupancy if not exceeding two years. While away, the owner shall not offer the owner-occupied dwelling unit for rent separately from the ADU.
5. Short Term Rentals Not Permitted. Neither the single-family dwelling unit, nor the accessory dwelling unit, shall be used or licensed as a short-term rental unless specifically permitted in accordance with Title 10, Chapter 14.
6. Relevant Authority Approvals. The ADU shall comply with regulations,

ordinances and building codes for a single-family dwelling. Approval is required from all utility and service providers and the Building Official.

C. Standards And Requirements:

1. Standards Same as Single Family Dwelling. If new construction for an ADU is proposed or will occur, the standards for single family dwellings shall apply. An ADU shall comply with the same permit standards, lot development standards, and setbacks as required in the respective zone. No travel trailer, boat, recreational vehicle, or similar item shall be used as an ADU.
2. Size and Height. The size and height regulations for an ADU are as follows:
    a. Eight hundred (800) sq. ft. maximum, ____ sq. ft maximum: For all lots, the ADU shall not exceed eight hundred (800) sq. ft. or be less than four hundred (400) sq. ft. The height shall not exceed twenty-five (25) ft.
    b. For an internal ADU, the ADU shall not exceed the size permitted in state law (10-9a-530), or the height in section 10.28.270.C.2.a, b and c. For an internal ADU located entirely within the basement of a single-family dwelling, it may include the entire basement area regardless of square footage.
3. Relationship to the Single-Family Dwelling; Appearance. The exterior design of an accessory dwelling unit, or the building that contains an ADU, shall compliment the single-family dwelling in a manner that preserves the appearance of the lot's single family use.
    a. The exterior of the accessory dwelling unit shall either:
        (1) Conform to the single-family dwelling in architectural style and materials on all sides of the building and roof; or
        (2) Be designed by a licensed architect in a manner that gives the appearance of a barn or other similarly styled agricultural outbuilding; or
        (3) Be designed by a licensed architect in a manner that provides the architectural features of historic buildings from the general area.
    b. An ADU located in a building that is only connected to the single-family dwelling by means of a continuous roofline, such as a breezeway, shall not be determined to be an internal ADU if the distance between them is fifteen (15) feet or greater.
4. Access. The main access into an internal ADU shall be on the side or rear of the primary dwelling, as viewed from the front lot line. Each ADU shall have direct access to the exterior of the building in a manner that does not require passage through any other part of a building.
5. Undivided Ownership. Ownership of an ADU shall not be transferred separately from the single-family dwelling to which it is an accessory, unless the transfer is part of a lawfully platted subdivision that complies with all applicable town ordinances. The primary residence and the ADU(s) shall have the same physical and mailing address.
6. Site Layout Approval. The accessory dwelling unit shall be constructed at a

location on the lot or parcel approved by the town and service providers to take into account drainage, topography, setbacks, parking, utilities, easements and all other applicable standards.

7. Utilities. All utilities shall be sized and constructed to accommodate the primary dwelling and the ADU, as well as any other structures or uses on the lot or parcel.
8. Building Department Compliance. No ADU shall be constructed, converted or remodeled without a building permit issued at the time of the act. No permit shall be issued if there is an outstanding code violation on the parcel. If no building permit was issued at the time of construction, conversion or remodeling, the applicant shall apply for a building permit and pay all applicable fees to the town and applicable utility service providers. It is the applicant's responsibility to provide a certification of compliance from a qualified and licensed engineer to the Building Official that the ADU complies with all regulations, ordinances and building codes, and the town shall make a determination of adequacy of the certification of compliance, in its sole discretion.

D. Application Procedure: Approval of an accessory dwelling unit requires a building permit. The application and review procedure for a building permit is as follows:
   1. Application Submittal Requirements.
      a. A completed building permit application signed by the owner or assigned agent.
      b. An application fee. The payment of a partial application fee, or the submittal of plans for a pre-submittal review, does not constitute a complete application.
      c. A site plan drawn accurately to scale that shows property lines and dimensions, setbacks, the location of existing buildings and building entrances, any proposed building and its dimensions from buildings and property lines, and the location of parking stalls.
      d. Detailed floor plans, including elevations, draw to scale with labels on rooms indicating proposed uses.
      e. Detailed utility plans, drawn to scale showing the location of private and public utility infrastructure on the lot or parcel, and the connections to any public utilities.
   2. Review Procedure.
      a. Upon submittal of a complete ADU application, Planning staff will review the application to verify compliance with this chapter and any other relevant component of town ordinances.
      b. If the building permit application complies with relevant land use laws, and receives all required department and agency approvals, a building permit shall be issued. The ADU shall maintain compliance with the approved permit.
      c. If the application does not comply, Planning staff shall notify the applicant in writing, using the notification method typical for similar

correspondence. The applicant shall be given the opportunity to revise the application to bring it into compliance. If the application cannot be brought into compliance, the application shall be denied. A denial by the Planning staff is an administrative decision. Alternatively, the applicant may withdraw the application, forfeiting the fee.

d. If the ADU is rented, a business license is required. License renewal requires owner's proof of continued compliance with the requirements in this section.

3. Use as a long-term rental dwelling. The primary dwelling or the ADU may be long term rented on the parcel or lot if the owner provides proof that the property has the primary residential exemption as determined by the Washington County Assessor's office, and that the primary residence or the ADU is owner-occupied. A deed restriction, recorded against the property on a form acceptable to the town, acknowledging that the lot or parcel will remain owner-occupied, is required for one ADU on the property to be long term rented.

E. Enforcement: Violations of this chapter are subject to enforcement and penalties as outlined in AVLU 10.02.190. Noncompliance with the standards of this section shall be just cause for the denial of a business license application or renewal, or revocation of an existing business license, if the original conditions are not maintained that allowed the ADU.

SECTION 2: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: **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 4: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from March 22, 2023.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL _____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor | Frank Lindhardt	_____	_____	_____	_____
Council Member | Andy McGinnis	_____	_____	_____	_____
Council Member | Barratt Nielson	_____	_____	_____	_____
Council Member | Kevin Sair	_____	_____	_____	_____
Council Member | Robin Whitmore	_____	_____	_____	_____

Attest

_____
Jenna Vizcardo, Town Clerk, Apple Valley

Presiding Officer

_____
Frank Lindhardt, Mayor,, Apple Valley

TOWN OF APPLE VALLEY

RESOLUTION NO. R-2023-09

A RESOLUTION APPOINTING EVENTS COMMITTEE MEMBERS

WHEREAS, Tara Hood, Delila Russon, Pam Taylor, Isela Gollehon, and Kimberly (Kim) Wood have been nominated for appointment as a member of the Apple Valley Community Events Committee.

NOW, THEREFORE, at a meeting of the legislative body of the Township of Apple Valley, Utah, duly called, noticed and held on the 22nd day of March, 2023, and upon motion duly made and seconded:

BE IT RESOLVED AS FOLLOWS:

Tara Hood, Delila Russon, Pam Taylor, Isela Gollehon, and Kimberly (Kim) Wood are appointed as members of the Apple Valley Community Events Committee.

RESOLVED this 22nd day of March, 2023.

TOWN OF APPLE VALLEY

_____
Frank G. Lindhardt, Mayor

ATTEST:

_____
Jenna Vizcardo, Town Recorder

Mayor Frank Lindhardt voted _____
Council Member Kevin Sair voted _____
Council Member Andy McGinnis voted _____
Council Member Robin Whitmore voted _____
Council Member Barratt Nielson voted _____

TOWN OF APPLE VALLEY

RESOLUTION NO. R-2023-10

A RESOLUTION FOR THE APPOINTMENT OF A MEMBER TO THE SOUTHWEST MOSQUITO ABATEMENT AND CONTROL DISTRICT BOARD

WHEREAS, the Town of Apple Valley belongs to the Southwest Mosquito Abatement and Control District; and

WHEREAS, the Town of Apple Valley is entitled to appoint a Mosquito Abatement and Control District board member to the Southwest Mosquito Abatement and Control District Board; and

WHEREAS, Margaret Ososki has resigned from this position creating a vacancy;

WHEREAS, the Town Council has determined that the Town's interests would be best served by the appointment of Lincoln Wood to the Southwest Mosquito Abatement and Control District Board.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Apple Valley to appoint Lincoln Wood to serve on the Southwest Mosquito Abatement and Control District Board.

PASSED this 22nd day of March 2023. This resolution shall be in full force and effect from the date of passage and after any required publication.

TOWN OF APPLE VALLEY
PRESIDING OFFICER

_____
Frank G. Lindhardt, Mayor

ATTEST:

_____
Jenna Vizcardo, Town Recorder

	AYE	NAY	ABSENT	ABSTAIN
Mayor | Frank Lindhardt	_____	_____	_____	_____
Council Member| Kevin Sair	_____	_____	_____	_____
Council Member | Robin Whitmore	_____	_____	_____	_____
Council Member | Andy McGinnis	_____	_____	_____	_____
Council Member | Barratt Nielson	_____	_____	_____	_____

INTERLOCAL AGREEMENT AMENDMENT FOR USE OF PERSONNEL

THIS AMENDMENT to the INTERLOCAL AGREEMENT FOR USE OF PERSONNEL AND PHYSICAL RESOURCES ("AGREEMENT") dated April 21, 2022 is made and entered effective as of the 15th day of March 2023, by and between the Town of Apple Valley, Utah, a Utah municipal corporation ("Town") and Big Plains Water Special Service District, a Utah special service district ("District").

RECITALS

WHEREAS, the Town, pursuant to Utah law, caused the creation of the District in order to provide for water services within the Town; and

WHEREAS, both the Town and the District are authorized under Utah law to enter into agreements for joint or cooperative action; and

WHEREAS, it is in the best interests of both the Town and the District to operate in an effective and efficient manner for the good of the citizens; and

WHEREAS, an amendment to Section 1 of the Agreement is necessary to accommodate the use of personnel other than administrative;

AGREEMENT

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows to amend section 1 to include the following paragraph:

USE OF TOWN PERSONNEL OTHER THAN ADMINISTRATIVE

> For personnel other than administrative, the District agrees to pay the actual cost incurred by the employees utilized for District labor. The Town employees shall keep a record of hours worked for the District, which shall be reimbursed by the District on a quarterly basis at actual rate of pay plus payroll taxes of 7.85%.

All other sections shall remain as written.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to the Agreement to be executed on the date set forth above to be effective as of the effective date set forth above.

[Signature Block on Next Page]

TOWN

Frank Lindhardt, Mayor

DISTRICT

Andy McGinnis, Chairman

ATTEST:

Jenna Vizcardo, Town Clerk

TOWN OF APPLE VALLEY, UTAH

RESOLUTION NO. R-2023-11

A RESOLUTION APPROVING THE AMENDMENT TO THE INTERLOCAL AGREEMENT FOR USE OF PERSONNEL AND PHYSICAL RESOURCES (AGREEMENT) BETWEEN BIG PLAINS WATER SPECIAL SERVICES DISTRICT AND THE TOWN OF APPLE VALLEY AND AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO THE AGREEMENT BETWEEN SAID DISTRICT AND SAID TOWN OF APPLE VALLEY

WHEREAS, the Town, pursuant to Utah law, caused the creation of the District in order to provide for water services within the Town; and

WHEREAS, both the Town and the District are authorized under Utah law to enter into agreements for joint or cooperative action; and

WHEREAS, it is in the best interests of both the Town and the District to operate in an effective and efficient manner for the good of the citizens; and

WHEREAS, an amendment to Section 1 of the Agreement dated April 21, 2022 is necessary to accommodate the use of personnel other than administrative;

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Town that the Interlocal Agreement Amendment for Use of Personnel, attached hereto and by this reference incorporated herein, is hereby approved, and the Mayor is hereby authorized to execute said agreement on behalf of the District.

RESOLVED this 22nd day March 2023.

PRESIDING OFFICER

_____

Frank G. Lindhardt, Mayor

ATTEST:

_____

Jenna Vizcardo, Town Recorder

	AYE	NAY	ABSENT	ABSTAIN
Mayor | Frank Lindhardt	_____	_____	_____	_____
Council Member| Kevin Sair	_____	_____	_____	_____
Council Member | Robin Whitmore	_____	_____	_____	_____
Council Member | Andy McGinnis	_____	_____	_____	_____
Council Member | Barratt Nielson	_____	_____	_____	_____

Effective 5/4/2022

20A-4-602 Municipal Alternate Voting Methods Pilot Project -- Creation -- Participation.

(1) There is created the Municipal Alternate Voting Methods Pilot Project.

(2) The pilot project begins on January 1, 2019, and ends on January 1, 2026.

(3)

(a) A municipality may participate in the pilot project, in accordance with the requirements of this section and all other applicable provisions of law, during any odd-numbered year that the pilot project is in effect, if, before May 1 of the odd-numbered year, the legislative body of the municipality:

(i) votes to participate; and

(ii) provides written notice to the lieutenant governor and the county clerk stating that the municipality intends to participate in the pilot project for the year specified in the notice.

(b) The legislative body of a municipality that provides the notice of intent described in Subsection (3)(a) may withdraw the notice of intent, and not participate in the pilot project, if the legislative body of the municipality provides written notice of withdrawal to the lieutenant governor and the county clerk before May 1.

(4) The lieutenant governor shall maintain, in a prominent place on the lieutenant governor's website, a current list of the municipalities that are participating in the pilot project.

(5)

(a) An election officer of a participating municipality shall, in accordance with the provisions of this part, conduct a multi-candidate race during the municipal general election using instant runoff voting.

(b) Except as provided in Subsection 20A-4-603(9), an election officer of a participating municipality that will conduct a multi-candidate race under Subsection (5)(a) may not conduct a municipal primary election relating to that race.

(c) A municipality that has in effect an ordinance described in Subsection 20A-9-404(3) or (4) may not participate in the pilot project.

(6) Except for an election described in Subsection 20A-4-603(9), an individual who files a declaration of candidacy or a nomination petition, for a candidate who will run in an election described in this part, shall file the declaration of candidacy or nomination petition during the office hours described in Section 10-3-301 and not later than the close of those office hours, no sooner than the second Tuesday in August and no later than the third Tuesday in August of an odd-numbered year.

Amended by Chapter 170, 2022 General Session

Effective 3/16/2021

20A-5-400.1 Contracting with an election officer to conduct elections -- Fees -- Contracts and interlocal agreements -- Private providers.

(1)

(a) In accordance with this section, a local political subdivision may enter into a contract or interlocal agreement as provided in Title 11, Chapter 13, Interlocal Cooperation Act, with a provider election officer to conduct an election.

(b) If the boundaries of a local political subdivision holding the election extend beyond a single local political subdivision, the local political subdivision may have more than one provider election officer conduct an election.

(c) Upon approval by the lieutenant governor, a municipality may enter into a contract or agreement under Subsection (1)(a) with any local political subdivision in the state, regardless of whether the municipality is located in, next to, or near, the local political subdivision, to conduct an election during which the municipality is participating in the Municipal Alternate Voting Methods Pilot Project.

(d) If a municipality enters into a contract or agreement, under Subsection (1)(c), with a local political subdivision other than a county within which the municipality exists, the municipality, the local political subdivision, and the county within which the municipality exists shall enter into a cooperative agreement to ensure the proper functioning of the election.

(2) A provider election officer shall conduct an election:

(a) under the direction of the contracting election officer; and

(b) in accordance with a contract or interlocal agreement.

(3) A provider election officer shall establish fees for conducting an election for a contracting election officer that:

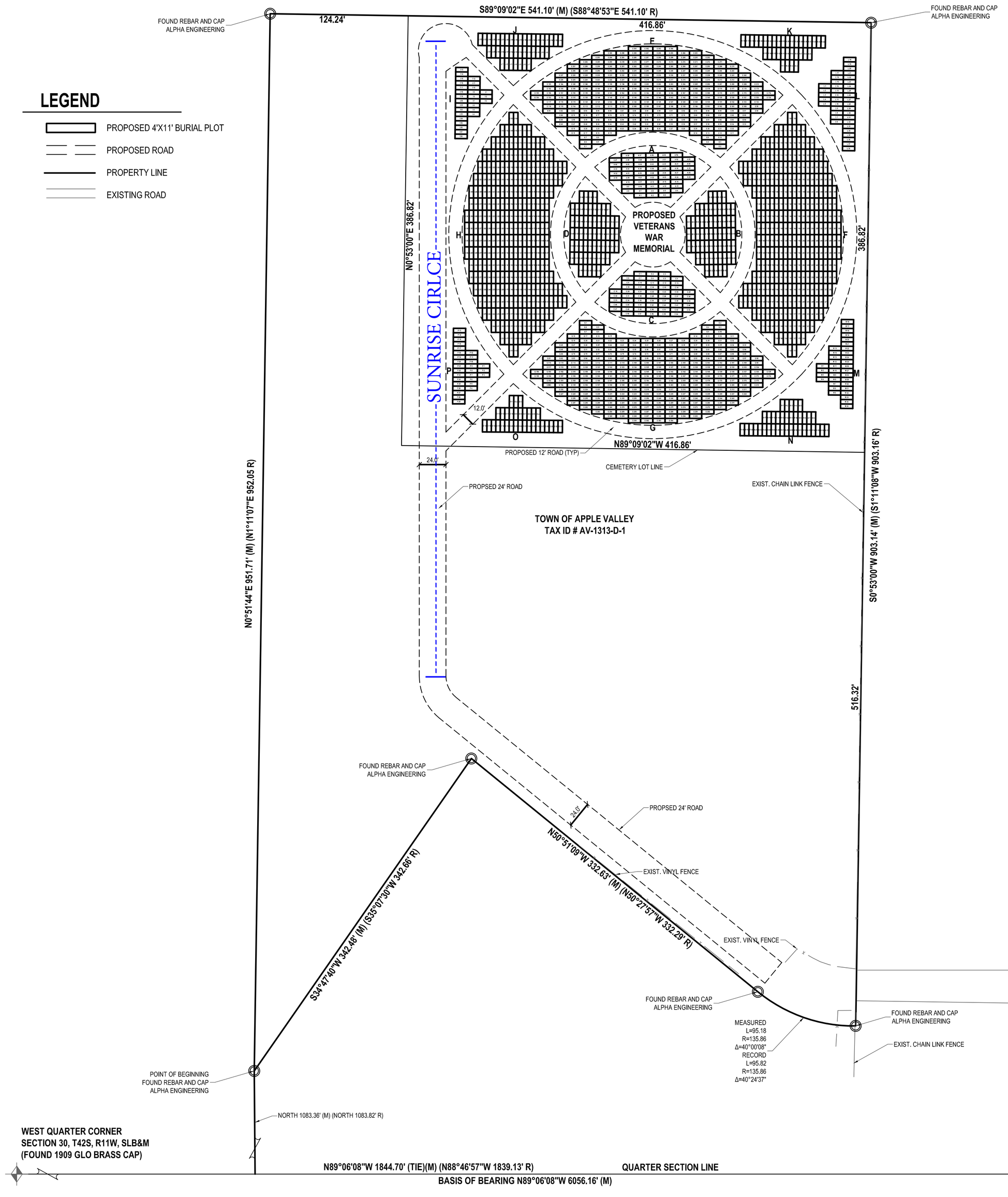
(a) are consistent with the contract or interlocal agreement; and

(b) do not exceed the actual costs incurred by the provider election officer.

(4) The contract or interlocal agreement under this section may specify that a contracting election officer request, within a specified number of days before the election, that the provider election officer conduct the election to allow adequate preparations by the provider election officer.

(5) An election officer conducting an election may appoint or employ an agent or professional service to assist in conducting the election.

Amended by Chapter 101, 2021 General Session



SURVEYOR'S NARRATIVE

The Purpose of this survey is to define the parcel of land owned by the Town of Apple Valley known as Tax ID # AV-1313-D-1 on the Official Records of Washington County and to subdivide a portion for use as a cemetery.

The Basis of Bearing is the line between a found rebar and cap at the East Quarter Corner and a found 1909 G.L.O. Brass Cap at the West Quarter Corner of Section 30, Township 42 South, Range 11 West, Salt Lake Base and Meridian, said line measures N.89°06'08"W 6056.16 feet.

DEED DESCRIPTION

Commencing at the East 1/4 corner of Section 30, Township 42 South, Range 11 West, Salt Lake Base and Meridian; thence North 88°46'57" West along the Center Section line, a distance of 1839.13 feet; thence North 00°00'00" East, a distance of 1083.82 feet to the Point of Beginning, said point being the most Westerly point of that parcel shown by Tax ID #AV-1314, Official Washington County Records; thence North 01°11'07" East, a distance of 952.05 feet; thence South 88°48'53" East, a distance of 541.10 feet, to a point on the Westerly boundary line of Apple Valley Ranch Phase 2, Official Washington County Records; thence South 01°11'08" West, along said line, a distance of 903.16 feet, to the Northeasterly corner of that parcel shown by Tax ID #AV-1314-B, Official Washington County Records, said point also being the beginning of a non-tangent curve to the right, of which the radius point lies North 00°52'34" West, a radial distance of 135.86 feet; thence Westerly along the arc of said curve, and the Northerly line of said parcel, through a central angle of 40°24'37", a distance of 95.82 feet; thence North 50°27'57" West, along said line, a distance of 332.29 feet, to the most Northerly corner of that parcel shown by Tax ID #AV-1314; thence South 35°07'30" West, along the Westerly line of said parcel, a distance of 342.66 feet, to the Point of Beginning.

SURVEY DESCRIPTION

Beginning at a found Alpha Engineering rebar and cap, said cap being located 1844.70' feet N.89°06'08"W, more or less, along the Quarter Section Line and 1083.36 feet North, more or less, from the East Quarter Corner of Section 30, Township 42 South, Range 11 West, Salt Lake Base and Meridian and running thence N.00°51'44"E 951.71 feet to a found Alpha Engineering rebar and cap; thence S.89°09'02"E 541.10 feet to a found Alpha Engineering rebar and cap; thence S.00°53'00"W 903.14 feet to a found Alpha Engineering rebar and cap and a point on a 135.86 foot radius curve to the right; thence along said curve a distance of 95.18 feet (chord bears N.70°46'28"W 93.24 feet) to a found Alpha Engineering rebar and cap; thence N.50°51'09"W 332.63 feet to a found Alpha Engineering rebar and cap; thence S.34°47'40"W 342.48 feet to a found Alpha Engineering rebar and cap and the point of beginning.
The above-described parcel contains 435,296 square feet or 9.99 acres.

CEMETERY PARCEL DESCRIPTION

Beginning at a found Alpha Engineering rebar and cap which represents the Northeast Corner of Tax ID Parcel # AV-1313-D-1 of the Official Records of Washington County, said point being located 1844.70' feet N.89°06'08"W, more or less, along the Quarter Section Line and 1083.36 feet North, more or less, from the East Quarter Corner of Section 30, Township 42 South, Range 11 West, Salt Lake Base and Meridian and N.00°51'44"E 951.71 feet to a found Alpha Engineering rebar and cap; thence S.89°09'02"E 541.10 feet to a found Alpha Engineering rebar and cap to the true point of beginning and running thence S.00°53'00"W 386.82 feet along the East line of said parcel; thence N.89°09'02"W 416.86 feet; thence N.00°53'00"E 386.82 to the North line of said parcel; thence S.89°09'02"E 416.86 feet along the North line of said parcel to a found Alpha Engineering rebar and cap and the point of beginning.
The above-desribed parcel contains 161,252 square feet or 3.70 acres.

REMAINDER PARCEL DESCRIPTION

Beginning at a found Alpha Engineering rebar and cap which represents the Southwest Corner of Tax ID Parcel #AV-1313-D-1 of the Official Records of Washington County, said cap being located 1844.70' feet N.89°06'08"W, more or less, along the Quarter Section Line and 1083.36 feet North, more or less, from the East Quarter Corner of Section 30, Township 42 South, Range 11 West, Salt Lake Base and Meridian and running thence N.00°51'44"E 951.71 feet to a found Alpha Engineering rebar and cap; thence S.89°09'02"E 124.24 feet; thence S.00°53'00"W 386.82 feet; thence S.89°09'02"E 416.86 feet to the East line of said parcel; thence S.00°53'00"W 516.32 feet to a found Alpha Engineering rebar and cap and a point on a 135.86 foot radius curve to the right; thence along said curve a distance of 95.18 feet (chord bears N.70°46'28"W 93.24 feet) to a found Alpha Engineering rebar and cap; thence N.50°51'09"W 332.63 feet to a found Alpha Engineering rebar and cap; thence S.34°47'40"W 342.48 feet to a found Alpha Engineering rebar and cap and the point of beginning.
The above-described parcel contains 274,044 square feet or 6.29 acres.

SURVEYOR'S CERTIFICATION

I, Jason K. Monroe do hereby state that I am a Registered Professional Land Surveyor and that I hold certificate no. 6714204 as prescribed by the laws of the State of Utah and represent that I have made a survey of the above described property.

_____ _____
Date Jason K. Monroe
License No. 6714204

APPROVAL AND ACCEPTANCE BY THE TOWN OF APPLE VALLEY

WE, THE MAYOR AND THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH, HAVE REVIEWED THE CEMETERY SUBDIVISON LAYOUT SHOWN HEREON AND BY AUTHORIZATION OF SAID TOWN COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING OF THE _____ DAY OF _____ 20__, HEREBY ACCEPT SAID CEMETERY SUBDIVISION LAYOUT.

ATTEST:	MAYOR	ATTORNEY	ENGINEER
CITY RECORDER	TOWN OF APPLE VALLEY, UT	TOWN OF APPLE VALLEY, UT	TOWN OF APPLE VALLEY, UT

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 30
TOWNSHIP 42 SOUTH, RANGE 11 WEST
SALT LAKE BASE AND MERIDIAN

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.590.0187

WWW.ENSIGNUTAH.COM

FOR:
APPLE VALLEY
1777 N. MEADOWLARK LANE
APPLE VALLEY, UT 84737

CONTACT:
RICHARD MOSER
PHONE: 435-877-1190
FAX: 435-877-1192

APPLE VALLEY CEMETERY

1777 N. MEADOWLARK LANE
APPLE VALLEY, UTAH

7/31/13

NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			
7			
8			

APPLE VALLEY CEMETERY

PROJECT NUMBER: SU1011
PRINT DATE: 7/31/13
DRAWN BY: JKM
CHECKED BY:
PROJECT MANAGER: KWC

	St. George		Hurricane		Washington		Kanab		Cedar City		La Verkin		Herriman		APPLE VALLEY	
	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident
LOT FEES																
Full Lot	450	650	350	550	600	2000	200	400	600	1200	350	650	750	1500	600	1500
Full Lot-Upright	600	900														
Half Lot	300	395	175	275											450	1350
Half Lot-Upright	450	645														
Half Lot-Infant													0	500	100	500
BURIAL FEES																
Weekday-Adult	500	650	275	275	400	650	200	350	275	325	300-500	500-700	750	1500	500	700
Weekday-Cremation	300	400	150	150	200				160	190	150-250	250-350			300	400
Weekday-Infant	0	0	150	150	0	0			160	190			0	500	0	500
Weekend-Adult	750	950	400	400	550	950	300	450	475	525	500	700			750	950
Holiday-Adult			400	400			400	550	475	525	500				750	950
Weekend-Cremation	350	450	225	225	200				285	315	250	350			350	450
Weekend-Infant	0	0	225	225	0	0			285	315			500	750	250	300
Holiday-Cremation			225	225							250				350	450
Holiday-Infant	0	0	225	225					285	315					350	450
Double Depth Burial-1st Open	Double Standard Fee														Double Standard Fee	
Disinterment-Adult	1190	1190	1000	1000	1250		300 + vault disposal	300 + vault disposal	1400	1400	1000	1000	750		1200	1200
Disinterment-Infant/Cremation	595	595	1000	1000					500	500	300-500	300-500			600	600
Double Depth-Disinterment	Double Standard Fee		N/A	N/A											Double Standard Fee	
Late Notice/Late Arrival	200	200			100										200	200
PERPETUAL CARE (Non-Refundable)																
Full Lot	300	400	200	200			250	500			200	200			300	300
Full Lot-Upright	450	650													450	450
Half Lot	100	150	100	100											100	100
Half Lot-Upright	250	400													250	250
OPENING/CLOSING FEES In addition to Burial Fees)	250	350														
TRANSFER	25	25			40				35	35	40	40	25	25	40	40
CERTIFICATE FEE													25	25	25	25
Funeral/Graveside Services beginning after 2:00 pm additional fee													600	600	600	600
MEMORIAL TREE															$100 min	$100 min

APPLE VALLEY
ORDINANCE O-2023-16

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

SECTION 1: **ADOPTION** "14.13.010 Definitions" of the Apple Valley Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

14.13.010 Definitions (Non-existent)

AFTER ADOPTION

14.13.010 Definitions*(Added)*

As used in this chapter, the following terms are defined as follows:

BURIAL: The interment of human remains, including cremated remains.

BURIAL LOT: The location, by section and block, identified in a town cemetery for the future exercise of a burial right, or the memorial to a deceased person, usually four feet (4') by eight feet, three inches (8'3"). An infant lot is usually four feet (4') by four feet (4').

BURIAL RIGHT: The nontransferable, limited right of a specific individual to be buried in a specific burial lot in any land designated by the town as a cemetery or a cremation garden.

BURIAL VAULT: A structure used to hold a casket or container of cremated remains.

CERTIFICATE OF BURIAL RIGHT: A document issued by the town identifying the individual who may be buried in a burial lot.

CREMATED REMAINS: The remains of a deceased human that have been reduced to ashes.

DISINTERMENT: The permanent removal of a casket or cremated remains from a burial lot.

EXHUMATION: The temporary removal of human remains from a burial lot.

GRAVE: A burial lot in which human remains, including cremated remains, have been buried or which has been excavated in anticipation of burial.

HEADSTONE: A marker or monument used to identify the person interred in a burial lot.

INFANT: A fetus or a child up to two (2) years of age.

MARKER: A headstone that is flat, flush to the natural grade of a grave identifying the person whose remains are buried in the grave.

MEMORIALS: Items placed on a burial lot as a remembrance.

MONUMENT: A headstone that is upright located on a grave identifying the person whose remains are buried interred in the grave.

NONRESIDENT: Any person who is not a legal Resident.

RESIDENT: Any person who was domiciled full-time within town boundaries at the time of death, or moved from the town for the purpose of receiving medical treatment or for the purpose of living in a residential care facility, regardless of the actual place of death. Two forms of proof of residency are required.

RULES AND REGULATIONS: The rules and regulations that are included in this chapter or that are otherwise adopted by the town council to govern the town cemetery.

SECTION 2: **ADOPTION** "14.13.020 Name And Location Of Cemeteries" of the Apple Valley Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

14.13.020 Name And Location Of Cemeteries (Non-existent)

AFTER ADOPTION

14.13.020 Name And Location Of Cemeteries*(Added)*

The town may name and maintain one or more cemeteries in any location owned by the town and designated as a cemetery by the town council. Any designation by the town council of a cemetery shall be permanent.

The name of the cemetery located at 1860 N. Sunrise Circle shall be Apple Valley Cemetery.

SECTION 3: **ADOPTION** "14.13.030 Sexton Powers And Duties" of the Apple Valley Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

14.13.030 Sexton Powers And Duties (Non-existent)

AFTER ADOPTION

14.13.030 Sexton Powers And Duties*(Added)*

There is hereby created the position of Sexton as designated by town council. The sexton, subject to the direction of the town administrator, has entire charge of the cemetery and is authorized to enforce the rules and regulations pertaining thereto. The sexton may take such action as may be necessary, though not expressly set forth herein, to protect the property of grave and lot owners, and the cemetery, from injury, and to preserve the peace, economy, and good order of the cemetery. The sexton shall keep the cemetery plat and related records up to date and cooperate with the town treasurer in maintaining records of charges and payments made pursuant to this chapter. The sexton or a competent deputy shall attend every interment in a cemetery and shall register the names and ages of all persons interred therein and the place of their interment. The sexton shall open and close graves, maintain the cemetery, and perform such other duties as may be required elsewhere in this chapter or directed by the town council.

SECTION 4: **ADOPTION** "14.13.040 Burial Rights" of the Apple Valley Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

14.13.040 Burial Rights (Non-existent)

AFTER ADOPTION

14.13.040 Burial Rights*(Added)*

A. Sale of Burial Rights: The town is authorized to sell burial rights only to individuals. Upon a sale of a burial right, the town shall issue a certificate of burial right, which certificate shall grant to the individual named therein the nontransferable right to be buried in the burial lot identified therein. The certificate of burial grants only a license to be buried and is not a conveyance of any title, fee, or other ownership or possessory interest in a burial lot. An individual may purchase more than one (1) burial right so long as each issued certificate of burial right identifies the individual who is entitled to

be buried in the burial lot identified therein. Only one (1) individual may be named in a certificate, without any duplication. Any certificate of burial right that does not name the individual who may be buried in the burial lot identified therein is invalid. The cost of a burial right shall be established by the town council as part of the town's enacted fee schedule. If the individual named in the certificate is not a resident of the town, the cost of the burial right shall be the nonresident fee.

B. Limitation On Transferability of Burial Rights: Burial rights may not be transferred in any manner, except the individual named in the certificate of burial right may (1) subdivide a burial right as provided in subsection C of this section and (2) conditionally surrender the burial right covered in the certificate of burial rights as provided in subsection D of this section.

C. Subdivision of Burial Rights: A burial right includes the nontransferable right to allow the burial of additional human remains in a burial lot in the following combinations:

1. One (1) casket buried at normal depth, with up to two (2) containers of cremated remains buried above the casket – one (1) buried under the headstone for the casket and one (1) buried with a separate headstone halfway between the headstone for the casket and the end of the casket.
2. Two (2) caskets buried in the same burial lot; one (1) at nine (9) feet and one (1) at six (6) feet, with up to tow (2) containers of cremated remains buried above the casket – one (1) buried under the headstone for the casket and one (1) buried with a separate headstone halfway between the headstone for the casket and the end of the casket.
3. Up to four (4) containers of cremated remains, with one (1) buried in each quadrant.
    a. While alive, the individual named in the certificate of burial right must consent in writing to the burial of any other remains in the burial lot identified therein. Once the individual named in the certificate of burial right has passed away, the burial of any other remains in the burial lot identified therein may be allowed by (1) the surviving spouse of the individual named in the certificate of burial right or (2) if no spouse survives, a descendant of the individual named in the certificate of burial right. Before the town will allow a descendant to consent to the burial of any other remains in the burial lot, the descendant must either obtain the written consent of all the surviving descendants of the individual named in the certificate of burial right, by representation, or must notify in writing all descendants, by representation, of an intent to allow other remains in the burial lot, which writing must explicitly state that the town must receive any objection in writing within thirty (30) days. If the town does not receive any objection within thirty (30) days from the date the last notice was mailed, the descendant may consent to the burial of other remains in the burial lot. If the town receives an objection within thirty (30) days form the date the last notice was mailed, the descendant may not consent to the burial of other remains in the burial lot. Before notifying descendants of an intent to consent to the burial of other

remains in the burial lot, the descendant must notify the town of such intent, identify for the town the name and last known address of all known surviving descendants of the individual named in the certificate of burial right, and deliver a copy of the notices to the town, with proof of mailing. The legally recognized guardian of any minor or incapacitated descendant may act on behalf of the minor or incapacitated descendant.

D. Voluntary Surrender of Burial Rights: At any time prior to sixty (60) years from the date of issuance of a certificate of burial right, the individual named in the certificate of burial right, or the legally recognized guardian of the individual named in t certificate of burial right, may surrender the burial right to the town by delivering to the town a signed and notarized document indicating an intent to surrender. Upon surrender, the town shall refund the original purchase price of the burial right to the surrendering individual. The surrendering individual may elect to condition the surrender of the burial right on the sale of the burial right to an individual identified by the surrendering individual by identifying the successor individual in the notarized surrender document. The identified individual shall have thirty (30) days from the date of surrender to pay the then current fee for a burial right. If the surrendering individual fails to identify a successor in the surrender document, or the individual identified to purchase the burial right fails to pay the fee within thirty (30) days from the date of surrender, the surrender shall be deemed unconditional, and the town may immediately thereafter sell the burial right as the town deems fit in the town's sole discretion.

E. Abandonment Through Nonuse – Reclamation: If a burial right, including any subdivided burial right, remains unexercised for more than sixty (60) years from the date of issuance, the burial right shall be deemed abandoned and the town may reclaim the associated burial lot in any manner authorized by the laws of the state of Utah. The town may sell a burial right for any reclaimed burial lot.

SECTION 5: **ADOPTION** "14.13.050 Perpetual Care Fee" of the Apple Valley Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

14.13.050 Perpetual Care Fee (Non-existent)

AFTER ADOPTION

14.13.050 Perpetual Care Fee*(Added)*

At the time a burial right is sold by the town, the town shall charge a reasonable fee, as established by the town council on the town's duly enacted fee schedule, to cover perpetual care of the burial lot, which is nonrefundable. The fee shall not exceed the amount anticipated by the town to cover the projected cost of maintenance necessitated by natural growth and ordinary wear and tear.

SECTION 6: **ADOPTION** "14.13.060 Burial Permit" of the Apple Valley Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

14.13.060 Burial Permit (Non-existent)

AFTER ADOPTION

14.13.060 Burial Permit*(Added)*

No remains shall be interred, or remains received, unless a statistics report is received from a licensed mortician and signed by the funeral director, which shall be an acknowledgement of the mortuary's obligation to pay for the burial, or unless the burial charges have been paid in advance to the town treasurer and receipt therefor is presented to the sexton as a permit for the burial. The burial report or receipt shall reflect the full name of the deceased, the date and place of birth, the date and place of death, and the name and address of the person responsible for disposal.

SECTION 7: **ADOPTION** "14.13.070 Fees For Burial" of the Apple Valley Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

14.13.070 Fees For Burial (Non-existent)

AFTER ADOPTION

14.13.070 Fees For Burial*(Added)*

A. Burial Fee: Upon the exercise of a burial right, the town shall charge a reasonable fee, as established by the town council on the town's duly enacted fee schedule, to cover the cost of burial.
B. Disinterment Fee: Upon a request for disinterment authorized by the laws of the state

of Utah, the town shall charge a reasonable fee, as established by the town council on the town's duly enacted fee schedule, to cover the cost of disinterment. If the request includes that a disinterment shall include the vault, the town shall charge an additional reasonable fee, as established by the town council on the town's duly enacted fee schedule. Notwithstanding such surcharge, the town does not guarantee in such event that the vault will be intact or undamaged.

C. Other Services: The town may charge reasonable fees, as established by the town council on the town's duly enacted fee schedule, for other services rendered by the sexton or the town related to a cemetery or a burial right.

SECTION 8: **ADOPTION** "14.13.080 Burial Hours - Sundays And Holidays" of the Apple Valley Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

14.13.080 Burial Hours - Sundays And Holidays (Non-existent)

AFTER ADOPTION

14.13.080 Burial Hours - Sundays And Holidays*(Added)*

No graveside service or interment will be allowed in the cemetery on Sunday or on any of the holidays officially observed by the town. On all other days, graveside services or interments will be allowed between the hours of nine o'clock (9:00) A.M. and three o'clock (3:00) P.M. all graveside services and interments must be arranged through the sexton forty-eight (48) hours in advance of the time set, and, if there is an intervening holiday or Sunday, arrangements must be made seventy-two (72) hours in advance. The sexton may approve exceptions to the times designated herein and shall charge a reasonable fee, as established by the town council on the town's duly enacted fee schedule, to cover expenses related to off-hours graveside services or interments.

SECTION 9: **ADOPTION** "14.13.090 Restrictions On Burial" of the Apple Valley Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

14.13.090 Restrictions On Burial (Non-existent)

AFTER ADOPTION

14.13.090 Restrictions On Burial*(Added)*

It shall be unlawful for any person to bury the body of a deceased person within the town limits, except in a cemetery as described in section 14-13-030 of this chapter. No grave in the cemetery shall be opened or filled, refilled, or sodded, except by employees of the town under the direction of the sexton. All parts of a burial or cremation vault shall be at least two feet (2') below the surface of the ground. One (1) interment only shall be allowed in a casket except for a parent with their infant child, two (2) children who are buried at the same time, or one (1) cremated remains placed in the casket at the time of burial. Double Depth burials are allowed.

SECTION 10: **ADOPTION** "14.13.100 Vaults" of the Apple Valley Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

14.13.100 Vaults (Non-existent)

AFTER ADOPTION

14.13.100 Vaults*(Added)*

Before a casket is accepted for burial, it must be housed within a concrete vault having fixed top and side panel edge restraints incorporated into the construction and having a strength capable of uniformly withstanding a stress of seven and one-half (7 ½) pounds per square inch. If a particular type or construction of a vault is rejected by the sexton, the mortician or party utilizing the vault shall bear the burden of proving compliance with the strength requirements of this section. Cremated remains must be placed in a cremation vault made of fiberglass, concrete, or metal with a strength deemed adequate by the sexton.

SECTION 11: **ADOPTION** "14.13.110 Headstones" of the Apple Valley Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

14.13.110 Headstones (Non-existent)

AFTER ADOPTION

14.13.110 Headstones*(Added)*

A. All graves shall be identified by a headstone placed at the head of the grave. A burial lot containing multiple graves must have a headstone for each grave, which may be a joint combined marker or monument, if otherwise allowed, or small individual markers. No more than one headstone shall be permitted for each grave, except where a traditional military marker is appropriate in addition to another monument. All headstones must comply with the cemetery standards.

B. Upright monuments are allowed but may not be more than three feet (3') high. A six-inch (6") mow strip is required. Cremation/Infant monuments are required to be flat.

C. Single Raised Headstone or Marker: A single raised headstone shall have up to a maximum height of thirty-six inches (36") and a maximum foundation size up to forty-two inches (42") by twenty-eight inches (28"). A six-inch (6") concrete mow strip is required.

D. D. Companion or Double Raised Headstone or Marker: A companion or double raised headstone shall have a maximum height of thirty-six (36") and a foundation size of up to seventy-two inches (72") by twenty-eight (28"). A six-inch (6") concrete mow strip is required.

E. Single Flat Headstones or Marker other than Infant: A single flat headstone shall have up to a maximum foundation size of forty-two inches (42") by twenty-eight inches (28"). A six-inch (6") concrete mow strip is required.

F. Companion or Double Flat Headstones or Marker other than Infant: A double flat headstone shall have up to a maximum foundation size of seventy-two inches (72") by thirty inches (30"). A six-inch (6") concrete mow strip is required.

G. Infant Headstones or Marker: Only a flat headstone shall be allowed in the infant section. It shall have a minimum size of twelve inches (12") by twelve inches (12"). It shall not exceed twenty-four inches (24") by twenty four inches (24"). A six-inch (6") concrete mow strip is required.

H. All headstones or markers must be made of real bronze, glazed granite or other permanent materials. Wood, sandstone, or any other material which is susceptible to decay is not authorized.

I. Monument and grave markers will be installed by private firms. The sexton's office must receive a minimum of twenty-four (24) hours' notice before installation. Installers are responsible for the removal of all excess debris and must restore the lot to its original condition. Patrons are responsible for removal and re-installment of any marker or monument deemed oversized by town staff.

J. In the event a headstone is not placed on the grave within ninety (90) days after interment, the sexton may, but is not required to, install a headstone in a form and size selected by the sexton at the sexton's sole discretion.

K. The town shall not be held liable for damage to headstones, including any damage caused during maintenance or resulting from moving/transferring for interment purposes.

SECTION 12: **ADOPTION** "14.13.120 Regulations And Prohibited Uses" of the Apple Valley Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

14.13.120 Regulations And Prohibited Uses (Non-existent)

AFTER ADOPTION

14.13.120 Regulations And Prohibited Uses*(Added)*

A. Park Regulations Govern: Insofar as they may be applicable, those regulations adopted by the town to govern operation of its parks shall apply to the cemetery. However, it shall be unlawful for any person to be in a cemetery during hours of darkness. A person is considered to be "in a cemetery" if he or she is upon any portion of the property set aside as present or future cemetery property as designated in the appropriate records of the town and county.

B. Policies Adopted – Conflicting Provisions: The town council may also adopt policies, rules and regulations to govern operation of a cemetery. If adopted, such policies, rules and regulations will control over a less specific or conflicting provision of the park rules and regulations.

C. Patrons – Children: Cemetery patrons only are allowed in a cemetery. Children under sixteen (16) years of age must be always accompanied on cemetery property by a parent or some supervising adult eighteen (18) years of age or older.

D. Recreational Activities – Animals: It shall be unlawful to engage in any active recreational activity such as, but not limited to soccer, baseball, and football, or to bring or allow any animal on cemetery property.

E. Burial of Animals or Nonhuman Items: It shall be unlawful to bury animals or other nonhuman items in a cemetery unless the sexton is directed otherwise by the town council in a particular instance.

F. Motor Vehicles: No motor vehicle shall travel off clearly designated roadways in a cemetery for any reason without consent of the sexton, and where such consent is given, the owner or operator of the vehicle shall either repair all damage, including tire marks, which the sexton determines to have been caused by such vehicle, or they shall reimburse the town for the cost of such repair. The speed limit within the cemetery is 5 m.p.h. Parking is permitted on the internal roads and curbside on external roads. No vehicles permitted after dark.

G. Sod/Landscaping Rocks Disturbance: In no event shall the sod or landscaping rocks be disturbed without prior approval of the sexton.

H. No soliciting, sales, or pan-handling.

I. No signs or advertisements.

J. Alcoholic beverages and smoking are prohibited.

K. Penalty: Violation of this section shall constitute a class B misdemeanor and, upon conviction, subject to penalty as provided in section 1.08 of this code.

SECTION 13: **ADOPTION** "14.13.130 Disinterments - Disinurnments - Exhumations" of the Apple Valley Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

14.13.130 Disinterments - Disinurnments - Exhumations (Non-existent)

AFTER ADOPTION

14.13.130 Disinterments - Disinurnments - Exhumations*(Added)*

The scheduling of disinterment, disinurnment, or exhumations shall be at the discretion of the sexton. The sexton may refuse to disinter any remains that would endanger the health and safety of town employees or the public. Disinterment may be postponed without notice if the sexton deems it necessary in order to maintain the regular operations of a cemetery.

SECTION 14: **ADOPTION** "14.13.140 Memorials" of the Apple Valley Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

14.13.140 Memorials (Non-existent)

AFTER ADOPTION

14.13.140 Memorials*(Added)*

A. Semi-permanent Memorials: No person shall have the right to place or plant semipermanent memorials, including but not limited to trees, shrubs, and flowers, on a burial lot without the approval of the sexton. In considering whether to approve semi-permanent memorials, the sexton may consider plant maintenance requirements, landscape value and hardiness, interference with other burial lots, plants and mowing operations, and consistency with landscape design.
B. Temporary Memorials: Temporary memorials, including but not limited to potted plants, flags, floral wreaths, and flowers in vases, will be removed without notice by town employees when they become withered, discolored, torn, broken, or vandalized. Funeral flowers will be allowed to remain for three (3) business days, after which town employees may remove them based on the above criteria. Other temporary memorial items such as glass containers, wires, sticks, iron rods, pegs, ceramic pots, or

other containers that may pose safety hazards will be removed by town employees. All temporary memorials must be placed in a raised adjustable receptacle that is either in the monument or in the concrete border that surrounds the monument. A single shepherd hook may be placed adjacent to the concrete border. One shepherd hook per grave permitted. The adjustable receptacles must be of a type approved by the sexton.

C. Removal of Items: The town shall not be responsible or liable for memorials that are removed, discarded, damaged, or destroyed. Clearing of memorials may occur as often as monthly.

D. Theft or Loss of Personal Belongings: The town is not responsible for the theft or loss of personal belongings.

SECTION 15: **ADOPTION** "14.13.150 Maintenance" of the Apple Valley Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

14.13.150 Maintenance (Non-existent)

AFTER ADOPTION

14.13.150 Maintenance*(Added)*

Town employees provide regular cleaning, turf care, raising and leveling of monuments or markers at the discretion of the sexton. Health and safety considerations will prevail in the determination of priorities.

SECTION 16: **ADOPTION** "14.13.160 Cemetery Board" of the Apple Valley Municipal Code is hereby *added* as follows:

BEFORE ADOPTION

14.13.160 Cemetery Board (Non-existent)

AFTER ADOPTION

14.13.160 Cemetery Board*(Added)*

A cemetery board shall be established to assist the town council in decisions regarding the cemetery and to ensure policies and procedures are being followed. The board shall serve as an advisory board.

APPOINTMENT; MEMBERSHIP:

A. Appointment: The cemetery board shall consist of up to five (5) members with a minimum of three (3) members. All members shall be appointed by the Mayor with the advice and consent of the town council.
B. The board shall serve under the direction of the town administrator.
C. The board shall select a chairperson and secretary, and such other officers as the board may determine. The sexton shall serve as one of the board members.
D. The meeting schedule shall be held, at a minimum, annually.
E. Terms; Vacancies; Removals. The members shall serve staggering four (4) year terms. The mayor may appoint members, with the advice and consent of the town council, to fill any unexpired term of any member who vacates their position for any reason. Members may be removed from their position for cause by the town council. “Cause” includes, but is not limited to, moving out of the town, failing to attend meetings, or committing any act inimical to public service.

POWERS AND DUTIES: The board shall have the following responsibilities:

A. Recommending the mission, goals, objectives, short-term plan, and long-term plan related to the cemetery.
B. Assisting the town council in identification of areas of concern, educating residents, ensuring policies and procedures are being followed, and any other task similar as directed by the town administrator and/or sexton.

MEETINGS:

Meetings shall be held at the town meeting room or such other location within the town as determined from time to time by the board. Notice of the date, time, and location of the meeting, along with the agenda, shall be given to the Town Recorder sufficiently in advance of such meeting to allow for proper notice in accordance with state law.

QUORUM; VOTE REQUIRED: A quorum of the board shall be three (3) members; and a majority vote of a quorum shall be required for a decision of any matter before the board. If a quorum is not present, no meeting shall be held, and any items of business shall be continued to the next meeting of the board.

SECTION 17: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 18: **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 19: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from March 22, 2023.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL _____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor | Frank Lindhardt	_____	_____	_____	_____
Council Member | Andy McGinnis	_____	_____	_____	_____
Council Member | Barratt Nielson	_____	_____	_____	_____
Council Member | Kevin Sair	_____	_____	_____	_____
Council Member | Robin Whitmore	_____	_____	_____	_____

Attest

_____
Jenna Vizcardo, Town Clerk, Apple Valley

Presiding Officer

_____
Frank Lindhardt, Mayor,, Apple Valley

SUNRISE ENGINEERING
11 North 300 West, Washington Utah 84
Tel 435.652.8450 | **FAX** 435.652.8416

Engineer's Opinion of Probable Cost

APPLE VALLEY CEMETERY
APPLE VALLEY

24-Feb-23
NCW

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
GENERAL CONSTRUCTION					
1	MOBILIZATION	5%	LS	$ 31,900.00	$ 31,900.00
2	TRAFFIC CONTROL	1	LS	$ 1,000.00	$ 1,000.00
3	SWPP COMPLIANCE AND EROSION CONTROL	1	LS	$ 2,500.00	$ 2,500.00
4	DUST CONTROL & WATERING	1	LS	$ 6,000.00	$ 6,000.00
5	CLEARING, GRUBBING, EXCAVATION, DEMOLITION, & RESTORATION	1	LS	$ 6,000.00	$ 6,000.00
6	FINE SOIL GRADING	1	LS	$ 15,000.00	$ 15,000.00
7	SURVEY OF BURIAL MARKERS	1	LS	$ 5,000.00	$ 5,000.00
8	BURIAL SURVEY MARKERS	183	EA	$ 250.00	$ 45,703.13
9	8" TYPE II BASE COURSE ROAD	16,600	SF	$ 2.00	$ 33,200.00
10	2.5" ASPHALT PAVEMENT W/BASE	30,500	SF	$ 5.00	$ 152,500.00
11	FREE STANDING 4'-6' ROCK WALL	500	LF	$ 100.00	$ 50,000.00
12	ENTRANCE PERIMETER ROCK WALL AND GATE	750	LF	$ 60.00	$ 45,000.00
13	LANDSCAPE/RETAINING BOULDERS 2'-3'	60	EA	$ 110.00	$ 6,600.00
14	2" CAL TREE	32	EA	$ 450.00	$ 14,400.00
15	3" STONE MULCH	3,250	CY	$ 75.00	$ 243,750.20
16	IRRIGATION AREA	1,000	SF	$ 6.50	$ 6,500.00
17	1" SCH 40 PVC CONDUIT	1,700	LF	$ 2.30	$ 3,910.00
18	IRRIGATION CONTROLLER	1	EA	$ 1,000.00	$ 1,000.00
			SUBTOTAL		**$ 670,000.00**
			CONTINGENCY	10%	**$ 67,000.00**
			CONSTRUCTION TOTAL		**$ 737,000.00**
INCIDENTALS					
1	Engineering Design	6.8%	LS	$ 58,400.00	$ 58,400.00
2	Bidding & Negotiating	0.6%	HR	$ 5,000.00	$ 5,000.00
3	Engineering Construction Services	6.2%	HR	$ 53,600.00	$ 53,600.00
4	Topographic & Property Survey	0.6%	EST	$ 5,000.00	$ 5,000.00
5	Geotechnical Report	0.6%	EST	$ 5,000.00	$ 5,000.00
			SUBTOTAL		$ 127,000.00
			TOTAL PROJECT COST		**$ 864,000.00**

In providing opinions of probable construction cost, the Client understands that the Engineer has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinion of probable construction cost provided herein is made on the basis of the Engineer's qualifications and experience. The Engineer makes no warranty, expressed or implied, as to the accuracy of such opinions compared to bid or actual costs.

The engineering fees would be to create a standard set of plans to construct the Cemetery in a way that it could be bid out. This would include the following: site survey, geotechnical report, site plan, grading plan, demolition plan, utilities plan, landscape and irrigation plan, and details. The engineering also covers bidding the project and running the construction of the project. The town could elect to only do a site plan which would only include a site plan showing what similar to what is in the attached image. If you elect to go with only the site plan the price will be significantly less expensive for the design/engineering fees. The town could also elect to oversee the bidding and construction of the project which would in turn take off those estimated costs.

SUNRISE ENGINEERING
11 North 300 West, Washington Utah 84
Tel 435.652.8450 | **FAX** 435.652.8416

Engineer's Opinion of Probable Cost

APPLE VALLEY CEMETERY
APPLE VALLEY

24-Feb-23
NCW

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
GENERAL CONSTRUCTION					
1	LIGHTING, ELECTRICAL CONNECTIONS, CONDUITS, ETC...	1	LS	$ 50,000.00	$ 50,000.00
2	WATERING STATIONS	1	EA	$ 1,200.00	$ 1,200.00
3	COLUMBARIUM COUBLE SIDED (96 NICHES PER WALL SECTION)	1	1	$ 11,000.00	$ 11,000.00
4	6' SITE BENCHES	10	EA	$ 2,800.00	$ 28,000.00
5	LARGE LATTICE SHADE STRUCTURES	1	EA	$ 28,000.00	$ 28,000.00
			SUBTOTAL		**$ 118,200.00**
			CONTINGENCY	10%	**$ 11,820.00**
			CONSTRUCTION TOTAL		**$ 130,020.00**
INCIDENTALS					
1	Landscape Architecht Concept Plan		LS	$ 10,000.00	$ 10,000.00
2	Electrical Engineering Design		LS	$ 6,000.00	$ 6,000.00
			SUBTOTAL		$ 16,000.00
			TOTAL PROJECT COST		**$ 146,020.00**

In providing opinions of probable construction cost, the Client understands that the Engineer has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinion of probable construction cost provided herein is made on the basis of the Engineer's qualifications and experience. The Engineer makes no warranty, expressed or implied, as to the accuracy of such opinions compared to bid or actual costs.

SUNRISE ENGINEERING
11 North 300 West, Washington Utah 84
Tel 435.652.8450 | **FAX** 435.652.8416

Engineer's Opinion of Probable Cost

APPLE VALLEY CEMETERY
APPLE VALLEY

9-Mar-23
NCW

NO.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	AMOUNT
GENERAL CONSTRUCTION					
1	MOBILIZATION	5%	LS	$ 10,900.00	$ 10,900.00
2	TRAFFIC CONTROL	1	LS	$ 1,000.00	$ 1,000.00
3	SWPP COMPLIANCE AND EROSION CONTROL	1	LS	$ 1,000.00	$ 1,000.00
4	DUST CONTROL & WATERING	1	LS	$ 2,000.00	$ 2,000.00
5	CLEARING, GRUBBING, EXCAVATION, DEMOLITION, & RESTORATION	1	LS	$ 2,500.00	$ 2,500.00
6	FINE SOIL GRADING	1	LS	$ 7,000.00	$ 7,000.00
7	SURVEY OF BURIAL MARKERS	1	LS	$ 2,000.00	$ 2,000.00
8	BURIAL SURVEY MARKERS	48	EA	$ 100.00	$ 4,812.50
9	8" TYPE II BASE COURSE ROAD	16,600	SF	$ 2.00	$ 33,200.00
10	2.5" ASPHALT PAVEMENT W/BASE	8,710	SF	$ 5.00	$ 43,550.00
11	CHAIN LINK FENCING	380	LF	$ 40.00	$ 15,200.00
12	CEMETERY SIGN	1	LS	$ 10,000.00	$ 10,000.00
13	LANDSCAPE/RETAINING BOULDERS 2'-3'	60	EA	$ 110.00	$ 6,600.00
14	2" CAL TREE	12	EA	$ 450.00	$ 5,400.00
15	3" STONE MULCH	856	CY	$ 75.00	$ 64,166.72
16	IRRIGATION AREA	2,500	SF	$ 6.50	$ 16,250.00
17	1" SCH 40 PVC CONDUIT	1,200	LF	$ 2.30	$ 2,760.00
18	IRRIGATION CONTROLLER	1	EA	$ 1,000.00	$ 1,000.00
			SUBTOTAL		**$ 229,400.00**
			CONTINGENCY	10%	**$ 22,940.00**
			CONSTRUCTION TOTAL		**$ 252,340.00**
INCIDENTALS					
1	Engineering Design	8.0%	LS	$ 24,700.00	$ 24,700.00
2	Bidding & Negotiating	1.6%	HR	$ 5,000.00	$ 5,000.00
3	Engineering Construction Services	5.9%	HR	$ 18,400.00	$ 18,400.00
4	Topographic & Property Survey	1.6%	EST	$ 5,000.00	$ 5,000.00
5	Geotechnical Report	1.6%	EST	$ 5,000.00	$ 5,000.00
			SUBTOTAL		$ 58,100.00
			TOTAL PROJECT COST		**$ 310,440.00**

In providing opinions of probable construction cost, the Client understands that the Engineer has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinion of probable construction cost provided herein is made on the basis of the Engineer's qualifications and experience. The Engineer makes no warranty, expressed or implied, as to the accuracy of such opinions compared to bid or actual costs.

Engineering fees would be to create a standard set of plans to construct the Cemetery in a way that it could be bid out. This would include the following: site survey, geotechnical report, site plan, grading plan, demolition plan, utilities plan, landscape and irrigation plan, and details. The engineering also covers bidding the project and running the construction of the project. The town could elect to only do a site plan which would only include a site plan showing what similar to what is in the attached image. If you elect to go with only the site plan the price will be significantly less expensive for the design/ engineering fees. The town could also elect to oversee the bidding and construction of the project which would in turn take off those estimated costs. This is the cost estimate for the O,P,I,J,H sections with Sunrise Circle paved, red-lined pavement inside the circle (see attached), plus the front bushes, rocks, and gates, south fence line, and a sign.

CEMETERY BUILD ANALYSIS

OVERALL CONSTRUCTION COSTS

Revenue: 1724 Lots @ $600	1,010,020
*Construction Costs	1,034,400
Reserve	$ 24,380

PHASE I Only

Revenue: Section I, J, H, O, P (431 Plots)	310,440
*Construction Costs	258,600
Reserve	$ 51,840

*We should be able to decrease these costs by electing to do a site plan and to have the town oversee the bidding and construction of the project. We also do not need to have a columbarium right away, or a landscape architecht plan. The removal or decrease of these fees and others would significantly reduce the construction cost of the cemetery.

COSTS TO MAINTAIN (Based on Resident Fees)

Perpetual Care Fee (1724 Plots)	517,200	
Open/Close Grave ($500)	862,000	
Revenue Subtotal		$ 1,379,200
Sexton Costs (other than weekly wages)		
Open/Close Grave -Paid per incident. 40% of the fee will go to sexton	344,800	
Admin Costs (other than weekly wages)		
1.5 hrs @ $20	51,720	
Equipment Costs		
Based on 2 hrs/grave (going rate ($40/hr)	137,920	
Expenditures Subtotal		$ 534,440
REMAINING FUNDS FOR WAGES/MAINTENANCE		$ 844,760

Maintenance Costs (Annual)

Sexton: 3 Hrs/week @ $20/hr	60	
Admin: 1 Hr/week @ $20	20	
Maintenance will be minimal due to xeriscaping.	50	
ANNUAL MAINTENENACE COSTS		$ 6,760
ESTIMATED PERPETUAL YEARS		125

TOWN OF APPLE VALLEY

RESOLUTION R-2023-07

A RESOLUTION FOR APPROVAL OF ADDITIONAL PTIF ACCOUNTS FOR CEMETERY FUNDS

WHEREAS, the Town of Apple Valley ("Town") invests funds in the Utah Public Treasurers' Investment Fund (PTIF) as authorized by the Utah Money Management Act; and

WHEREAS, the Town is in the process of setting up various processes for the cemetery; and

WHEREAS, the Town Council has decided it is in the best interest of cemetery funds to be separated from the general operating funds and to be invested for future financial increases; and

WHEREAS, Town Council has decided to open two new PTIF accounts; one for general operating funds, one for the perpetual care fund.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Apple Valley to open two PTIF accounts for the purpose of separation and investment. One will be for general operating purposes; the other will be for the perpetual care fund.

PASSED this 22nd day of March 2023. This resolution shall be in full force and effect from the date of passage and after any required publication.

TOWN OF APPLE VALLEY

PRESIDING OFFICER

_____

Frank G. Lindhardt, Mayor

ATTEST:

_____

Jenna Vizcardo, Town Recorder

	AYE	NAY	ABSENT	ABSTAIN
Mayor | Frank Lindhardt	_____	_____	_____	_____
Council Member| Kevin Sair	_____	_____	_____	_____
Council Member | Robin Whitmore	_____	_____	_____	_____
Council Member | Andy McGinnis	_____	_____	_____	_____
Council Member | Barratt Nielson	_____	_____	_____	_____

APPLE VALLEY
RESOLUTION R-2023-08

RESOLUTION AMENDING THE TOWN FEE SCHEDULE

SECTION 1: **AMENDMENT** "Fee Schedule" of the Apple Valley Fee Schedule is hereby *amended* as follows:

A M E N D M E N T

Fee Schedule

FEE SCHEDULE

ADMINISTRATIVE FEES			
Government Records Access Management Act (GRAMA) Request		To be determined on an individual basis per UCA 63-2-203	
Photo Copies			
	8 1/2 x 11 single or double sided on town paper	$0.25	
	11 x 17 single or double sided on town paper	$0.50	
	Land Use (Zoning Ordinance)	$22	
	Subdivision Ordinance	$9	
	General Plan	$8	
	Standards and Specifications	$25	
	Maps 24" x 36"	$40	
	Maps 11" x 17"	$5	
	Copies on CDs	$5	
Returned Check Fee (Utah Code Title 7 Section 15)		$25	
Smithsonian Fire Department Facility			
	Training Room	$50	
	One Bay (Fire Dept Approval)	$75	
	Two Bay (Fire Dept Approval)	$150	
	Refundable Deposit	$100	

Park Reservation			
	Parks are a first come, first serve basis only		
	Pavilion Rental 1/2 Day	$25	
	Pavilion Rental Full Day	$50	
	Refundable Cleaning Deposit	$150	
Credit Card Processing Fees			
	Payments over $200.00 made with a credit card are subject to an additional 3% processing fee. This applies to transactions other than monthly utility charges. There is no fee for payments made with cash or check.		
Special Fees			
	Special fees or exceptions may be granted by the Town Council for local non-profit organizations or civic functions depending on scheduling conflicts, etc. Additional fees may be charged if there are special needs; i.e., A/V equipment, change in room setup or large groups.		
LICENSES		Initial	Renewal
Alcohol License			
	Class A Retail License (Off Premises)	$300	$300
	Class B Retail License (On Premises)	$1,000	$500
	Class C Retail License (Draft)	$1,250	$750
	Class D Special Events License	$200	N/A
	Class E Arena/Facility License	$800	$400
	Class F Brewpub and Microbrewery License	$300	$150
	Temporary License	$200	N/A
	Government Owned Facility License	$400	$200
Business License			
	Commercial	$150	
	Commercial; Additional Use	$20	
	Home Based; Non-Impact	N/A	
	Home Based; Impact	$150	

	Local Licensed Non-Profit Organizations	N/A	
	Single Event License	$100	
	Dog Kennel License; non-commercial	$50	
	Fire Inspection Fee	$150	
	Code Inspection Fee	$150	
	Business License late Fee	$25 per month or portion of month	
ANIMAL CONTROL (1-year license Expires Dec 31)			
	Dog License : Spayed/Neutered	$10.00	
	Dog License : Functional	$20.00	
	Late fee	25% after February 15	
SOLID WASTE			
	Monthly Fee	$13.59	
STORM DRAINAGE			
	Residential	$10/Month	
	Commercial	$35/Month	
SIGNS			
	Free Standing Sign	$100	
	Monument	$100	
	Temporary Sign	N/A	
	Wall Sign	N/A	
	Sign Review Board	$100	
ZONING			
	Annexation	$2,200	
	Conditional Use Permit (CUP)	$800.00	
	Easement Abandonment	$800.00	
	Encroachment Permit	$700 + $10 per square foot, $500 non-compliance	
	General Plan Amendment	$1,050 + Acreage Fee	
	Zone Change	$1,100 + Acreage fee	
	Acreage Fee (This is a sliding fee schedule		

	charged in the following incremental tier schedule)		
	First: 1-100 acres	$25/Acre	
	Then: 101-500 acres	$15/Acre	
	Then: 500+	$5/Acre	
	Note: Acreage to be zoned open space: no charge if over 10 acres		
	Note: <1 Acre: No acreage charge		
	Note: Open space includes parks, golf courses, flood plains, hillsides and similar natural areas, but not required recreation areas and setback areas.		
	Home Occupation Permit	$10 Reprint	
	Lot Split	$800 per new lot	
	Non-Compliant Lot Split	$900 per new lot	
	Lot Line Adjustments	$800 per application	
	Planning Staff Review (PSR)	$75/Hr (1 Hr Min)	
	Site Plan Review (*SPR)	$750 + Actual Cost	
	*An SPR is used for commercial, industrial and institutional developments; exceptions are public schools and minor additions to an existing development		
	Engineering/Legal/Admin Fees	Actual Cost	
	Planned Developments and Development Agreement Fees		
	Initial Fee	$7,400 + Engineering Cost of Services	
	Revisions/Amendments	$2,500 + Engineering Cost of Services	
	Road Dedications	$750	
SUBDIVISIONS AND OTHER PROJECTS			
	Construction Plan & Review Fee		
	Application Fee	$500	
	1-10 Lots	$1,000	
	11-20 Lots	$100/Lot	
	21+ Lots	$125/Lot	
	Preliminary Plat	$2,700	
	Final Plat (Subdivision, town homes, roads, etc)	$1,200 + $160/Lot	
AMENDMENTS			

	Preliminary Plat	$2,700	
	Final Plat	$1,300 + $10/Lot	
	Public Improvement Inspection Fee	2% of Public Works Improvement Construction Costs	
BOARD OF APPEALS			
	Variance Application	$550	
	Appeal Hearing	$550	
BUILDING PERMITS			
	Pools/Solar/Other	$375	
	Building Permit	Based on Valuation See Table Below	
	State Building Permit Surcharge	1% of Building Permit Fee	
	Plan Review	15% of Permit Fee	
	Special Inspection	$125	
	Re-Inspection Fee	$125	
	Building Permit Issued After-The-Fact	Double Permit Fee	
	TOTAL VALUATION	**FEE**	
	Valuation = Square Fee x Current ICC Building Valuation		
	$1 to $500	$23.50	
	$501 to $2,000	$23.50 for the first $500 plus $3.05 for each additional $100 or fraction thereof, to and including $2,000	
	$2,001 to $25,000	$69.25 for the first $2,000 plus $14.00 for each additional $1,000 or fraction thereof, to and including $25,000	
	$25,001 to $50,000	$391.75 for the first $25,000 plus $10.10 for each additional $1,000 or fraction thereof, to and including $50,000	
	$50,001 to $100,000	$643.75 for the first $50,000 plus $7.00 for each additional $1,000 or fraction thereof, to and including $100,000	
		$993.75 for the first $100,000 plus $5.60	

	$100,001 to $500,000	for each additional $1,000 or fraction thereof, to and including $500,000	
	$500,001 to $1,000,000	$3,233.75 for the first $500,000 plus $4.75 for each additional $1,000 or fraction thereof, to and including $1,000,000	
	$1,000,001 and up	$5,608.75 for the first $1,000,000 plus $3.65 for each additional $1,000 or fraction thereof	
REFUNDS			
	Where applicant voluntarily withdraws the application, the following refunds will apply:		
	Notification of Hearing	90% of total filing fee	
	Planning Staff Review (PSR) meeting or written comments from department received	50% of total filing fee	
	Staff Report Completed	25% of total filing fee	
	Public Hearing Held	No Refund	
	Staff error resulting in mandatory withdrawal	100% Refund	
CEMETERY			
LOT FEES		RESIDENT	NON-RESIDENT
	Full Lot	$600	$1,500
	Half Lot	$450	$1,350
	Half Lot - Infant	$100	$500
BURIAL FEES			
	Weekday - Adult	$500	$700
	Weekday - Cremation	$300	$400
	Weekday - Infant	$0	$500
	Weekend - Adult	$750	$950
	Weekend - Cremation	$350	$450
	Weekend - Infant	$250	$350
	Holiday - Adult	$750	$950
	Holiday - Cremation	$350	$450
	Holiday - Infant	$350	$450
	Double Depth Burial - 1st Open	Double the Standard	Double the

		Fee	Standard Fee
PERPETUAL CARE			
	Full Lot	$300	$300
	Full Lot - Upright	$450	$450
	Half Lot	$100	$100
	Half Lot - Upright	$250	$250
OTHER SERVICES			
	Disinterment - Adult	$1,200	$1,200
	Disinterment - Infant/Cremation	$600	$600
	Disinterment - Double Depth	Double the Standard Fee	Double the Standard Fee
	Late Notice/Late Arrival	$200	$200
	Funeral/Graveside Services Beginning after 3:00 pm	$600	$600
	Certificate Fee	$25	$25
	Transfer Fee	$40	$40
	Memorial Tree	$100 Min	$100 Min

TOWN OF APPLE VALLEY

RESOLUTION R-2023-08

A RESOLUTION AMENDING THE TOWN FEE SCHEDULE FOR CEMETERY FEES

WHEREAS, the Town of Apple Valley ("Town") has adopted a fee schedule related to various fees imposed by the Town; and,

WHEREAS, the Town Council of the Town of Apple Valley deems it necessary and appropriate that the fee schedule be amended to include fees for the cemetery; and,

WHEREAS, at a meeting of the Town Council of the Town of Apple Valley, Utah, duly called, noticed, and held on the 22nd day of March 2023, a motion to amend the fee schedule was proposed, seconded, and accepted by majority vote.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Apple Valley that the Town Fee Schedule is hereby amended to reflect the changes and additions contained in the fee schedule which is attached hereto.

PASSED this 22nd day of March 2023. This resolution shall be in full force and effect from the date of passage and after the required publication.

TOWN OF APPLE VALLEY

PRESIDING OFFICER

_____

Frank G. Lindhardt, Mayor

ATTEST:

_____

Jenna Vizcardo, Town Recorder

	AYE	NAY	ABSENT	ABSTAIN
Mayor | Frank Lindhardt	_____	_____	_____	_____
Council Member| Kevin Sair	_____	_____	_____	_____
Council Member | Robin Whitmore	_____	_____	_____	_____
Council Member | Andy McGinnis	_____	_____	_____	_____
Council Member | Barratt Nielson	_____	_____	_____	_____