



PLANNING COMMISSION HEARING AND MEETING

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

AGENDA

Notice is given that a meeting of the Planning Commission of the Town of Apple Valley will be held on **Wednesday, April 09, 2025**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Chairman | Bradley Farrar

Commissioners | Lee Fralish | Richard Palmer | Garth Hood

Alternate Commissioner | Kael Hirschi

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

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

if the meeting requests a password use 1234

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONFLICT OF INTEREST DISCLOSURES

HEARING ON THE FOLLOWING

1. Amend Title 10.10.130 Institutional Zone, Ordinance O-2025-13.
2. Adopt Title 10.42 Beekeeping Regulations, Ordinance O-2025-16.
3. Amend Title 10.10.020 A Agricultural Zone, Ordinance O-2025-17.
4. Zone Change Application - Apple Valley Fire Station No. 2 - Existing Zone: Open Space Transition, Proposed Zone: Institutional, Parcel: AV-1366-A-8-C. Ordinance O-2025-14.
5. Zone Change Application - Jenkins B and B LLC - Existing Zone: Open Space Transition, Proposed Zone: Agricultural, Parcel: AV-1354-NP-8. Ordinance O-2025-18.

DISCUSSION AND POSSIBLE ACTION ITEMS

- [6.](#) Amend Title 10.10.130 Institutional Zone, Ordinance O-2025-13.
- [7.](#) Adopt Title 10.42 Beekeeping Regulations, Ordinance O-2025-16.
- [8.](#) Amend Title 10.10.020 A Agricultural Zone, Ordinance O-2025-17.
- [9.](#) Zone Change Application - Apple Valley Fire Station No. 2 - Existing Zone: Open Space Transition, Proposed Zone: Institutional, Parcel: AV-1366-A-8-C. Ordinance O-2025-14.
- [10.](#) Zone Change Application - Jenkins B and B LLC - Existing Zone: Open Space Transition, Proposed Zone: Agricultural, Parcel: AV-1354-NP-8. Ordinance O-2025-18.

APPROVAL OF MINUTES

- [11.](#) Minutes: March 12, 2025.

ADJOURNMENT

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

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

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

**APPLE VALLEY
ORDINANCE O-2025-13**

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

SECTION 1: **AMENDMENT** “10.10.130 Institutional Zone” of the Apple Valley Land Use is hereby *amended* as follows:

A M E N D M E N T

10.10.130 Institutional Zone

- A. Purpose: The purpose of this zone is to provide for the development of public structures and uses and accommodate institutional development in a scale that integrates sensitively with surrounding residential neighborhoods, which includes uses of a public, nonprofit, or charitable nature generally providing local service on-site to local people.
- B. Permitted Uses
 - 1. Government buildings
 - 2. Cemeteries
 - 3. Churches and other buildings for the purpose of religious worship
 - 4. Convalescent homes, nursing homes, and homes for the aged
 - 5. Convents, seminaries and retreat centers
 - 6. Libraries
 - 7. Lodging, hospitality and care for the infirmed, disadvantaged, handicapped or abused (children, youth and adults)
 - 8. Museums and art galleries
 - 9. Nursery schools and day care centers
 - 10. Orphanages
 - 11. Police and fire stations
 - 12. Publicly owned and/or operated parks, playgrounds, community recreation centers and swimming pools
 - 13. Schools, elementary and secondary (grades K-12) and continuing education adult enrichment centers
 - 14. Summer camps
- C. Accessory Uses
 - 1. Customary accessory buildings and uses
 - 2. Fences and walls (AVLU 10.36)
 - 3. Signs (AVLU 10.22)
 - 4. Uses provided in conjunction with a permitted or conditional use, primarily as a convenience to its occupants, its customers, patients, and employees, and located within the same building as the permitted or conditional use

D. Conditional Uses

1. Hospitals, clinics and health maintenance organizations
2. Colleges, universities, vocational, trade schools or other specialized educational facilities
3. Educational and medical related research facilities

E. Area and Height Regulations for Permitted and Conditional Uses

1. Minimum Lot Area - 0.25 acres ~~one (1) acre~~
2. Front Yard Setback - One hundred fifty (150) feet, only where the property abuts an arterial or collector street
3. Setback from any Adjacent Residential Zone - One hundred (100) feet
4. Internal Setbacks - Fifty (50) feet unless otherwise approved in accordance with a Site Plan as provided for in Subsection F(4) of this section
5. Public Safety Building Setbacks - May vary with Town Engineer, Building Official, or Building Inspector approval to allow flexibility based on site-specific conditions.
6. Maximum Height - Five (5) stories
7. In the case of this zone, more than one principal building as defined herein, may be permitted on one lot

F. Other Development Controls

1. Off-street parking and loading and/or unloading facilities shall be provided in accordance with AVL 10.16.
2. No outdoor storage of any material (usable or waste) except firewood neatly stacked, shall be permitted in this zone except within enclosed containers.
3. No lighting shall be permitted which is not in accordance with AVL 10.26.
4. No building shall be erected, or structurally altered, nor shall any grading take place on any lot or parcel in the Institutional Zone until a Site Plan Layout has been submitted and approved. Where development is proposed on a parcel of land that is a part of a larger tract of land which is under one ownership, the developer shall also be required to submit a plan for the entire property under said ownership, unless specifically waived by the town, in accordance with the plan requirement. Said plan shall show how the proposed development will be developed as an integral part of the much larger tract, including the coordination of land use and circulation (vehicular and pedestrian) with adjacent tracts of land.
5. A minimum of 20% of the total acreage of each site for a permitted use shall be set aside for open space use, exclusive of streets, parking areas, and buildings.

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 effective from April 16, 2025.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

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

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, Apple Valley

**APPLE VALLEY
ORDINANCE O-2025-16**

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

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

ADOPTION

10.42 Beekeeping Regulations(*Added*)

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

ADOPTION

10.42.010 Purpose(*Added*)

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

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

ADOPTION

10.42.020 Certain Conduct Unlawful(*Added*)

1. It shall be unlawful to maintain an apiary anywhere within the town except within the Agricultural (AG) zoning district.
2. It shall also be unlawful to maintain an apiary in violation of the requirements of this chapter.
3. Notwithstanding compliance with the various requirements of this chapter, it shall also be unlawful for any person to maintain an apiary or to keep any colony on any property in a manner that threatens public health or safety, or creates a nuisance

SECTION 4: **ADOPTION** “10.42.030 Hives Allowed On Certain Agricultural Lots” of the Apple Valley Land Use is hereby *added* as follows:

ADOPTION

10.42.030 Hives Allowed On Certain Agricultural Lots(*Added*)

1. An apiary consisting of not more than three (3) hives may be maintained on an agricultural lot of 20 acres or more.

2 An apiary consisting of not more than five (5) hives may be maintained on an agricultural lot of 40 acres or more.

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

SECTION 5: **ADOPTION** “10.42.040 Beekeeper Registration” of the Apple Valley Land Use is hereby *added* as follows:

ADOPTION

10.42.040 Beekeeper Registration(*Added*)

Each beekeeper shall be registered with the Utah department of agriculture and food as provided in the Utah bee inspection act of the Utah code, as amended.

SECTION 6: **ADOPTION** “10.42.050 Beekeeping Best Management Practices” of the Apple Valley Land Use is hereby *added* as follows:

ADOPTION

10.42.050 Beekeeping Best Management Practices(*Added*)

1. Any person engaged in beekeeping within the town shall follow all of the requirements of this chapter.

2. To the greatest extent reasonably possible, and when not in direct conflict with any provision of this chapter, any person engaged in beekeeping within the town shall also abide by the "best management practices" for beekeeping in Washington County, Utah, as adopted and/or recommended by the Utah department of agriculture, Washington County, and/or the Southwest Utah public health department.

3. In the event of a conflict between any regulation set forth in this chapter and any honeybee management regulations adopted by Washington County or the Southwest Utah public health department, or the Utah department of agriculture, the most restrictive regulations shall apply.

SECTION 7: **ADOPTION** “10.42.060 Hives” of the Apple Valley Land Use is hereby *added* as follows:

ADOPTION

10.42.060 Hives(*Added*)

1. Honeybee colonies shall be kept in hives with removable frames which shall be kept in sound and usable condition.

2. Hives shall be placed at least five hundred feet (500') from any property line and six inches (6") above the ground, as measured from the ground to the lowest portion of the hive.

3. Hives shall be situated on a lot such that the general flight pattern of bees is in a direction that will deter and minimize bee contact with humans and domesticated animals.

4. Hives/colonies shall be conspicuously marked with the owner's name, address, telephone number and state registration number.

SECTION 8: **ADOPTION** “10.42.070 Water Source” of the Apple Valley Land Use is hereby *added* as follows:

ADOPTION

10.42.070 Water Source(*Added*)

Each beekeeper shall ensure that a convenient source of water is available to the colony to minimize any nuisance created by bees seeking water on neighboring property.

SECTION 9: **ADOPTION** “10.42.080 Beekeeping Equipment” of the Apple Valley Land Use is hereby *added* as follows:

ADOPTION

10.42.080 Beekeeping Equipment(*Added*)

Each beekeeper shall ensure that no bee comb or other beekeeping equipment is left upon the grounds of an apiary site. Upon removal from a hive, all such equipment shall promptly be disposed of in a sealed container or placed within a building or other bee proof enclosure.

SECTION 10: **ADOPTION** “10.42.090 Queen Management” of the Apple Valley Land Use is hereby *added* as follows:

ADOPTION

10.42.090 Queen Management(*Added*)

All queens shall be marked and/or clipped. Each beekeeper shall have a bill of sale from a European honeybee queen producer for each queen and maintain record of requeening. This record shall be verified and signed by the Utah department of agriculture and food designated inspector at each required annual inspection.

SECTION 11: **ADOPTION** “10.42.100 Enforcement” of the Apple Valley Land Use is hereby *added* as follows:

ADOPTION

10.42.100 Enforcement(*Added*)

Pursuant to the Town’s Code Enforcement Ordinance 16.01.010, a first violation of this chapter that does not result in physical injury or property damage to another is classified as an infraction. Such a violation may result in fines and/or misdemeanor criminal charges in accordance with Apple Valley Civil Code Enforcement Ordinance 16.02.010.

SECTION 12: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 13: **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 14: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from April 16, 2025.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

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

Attest	Presiding Officer
_____ Jenna Vizcardo, Town Clerk, Apple Valley	_____ Michael Farrar, Mayor, Apple Valley

**APPLE VALLEY
ORDINANCE O-2025-17**

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

SECTION 1: **AMENDMENT** “10.10.020 A Agricultural Zone” of the Apple Valley Land Use is hereby *amended* as follows:

A M E N D M E N T

10.10.020 A Agricultural Zone

- A. Purpose: The purpose of this zone is to preserve appropriate areas for permanent agricultural use, actively devoted to agricultural use. Uses normally and necessarily related to agriculture are permitted and uses inimical to the continuance of agricultural activity are not allowed.
- B. Permitted Uses: Uses permitted in this zone are as follows:
 - 1. Crop production, horticulture and gardening
 - 2. Farm buildings and uses
 - 3. Household pets
 - 4. Farming livestock
 - 5. Stands for sale of produce grown and sold on premises
 - 6. Veterinarian
 - 7. Pigs - See Ordinance O-2024-88, Title 10.41 Pigs.
 - 8. [Beekeeping- See Ordinance O-2025-16, Title 10.42 Beekeeping Regulations.](#)
 - 9. Residential Dwelling
- C. Conditional Uses: Uses requiring a conditional use permit in this zone are as follows:
 - 1. Agritourism
 - 2. Agricultural Industry
 - 3. Animal Specialties
 - 4. Kennel, Commercial
 - 5. Metal Building
 - 6. Recreation and Entertainment, Outdoor (A-10, A20, A-40 only)
 - 7. Stable, Public
 - 8. Pigs
- D. Any use not specifically allowed under permitted or conditional uses shall be prohibited unless the planning commission determines the use is substantially the same as a permitted or conditional use as provided in 10-7-180-E4.
- E. Development Standards in Agricultural Zones:

	Zones
--	-------

Development Standard	A-X	A-40	A-20	A-10	A-5		
Lot standards							
Minimum lot area	Any Size above 5 acres*	40 acres*	20 acres*	10 acres*	5 acres*		
Minimum lot width	400 feet	400 feet	400 feet	300 feet	300 feet		
Building standards							
Maximum height, main building ¹	35 feet	35 feet	35 feet	35 feet	35 feet		
Maximum height, accessory building	35 feet	35 feet	35 feet	35 feet	35 feet		
Setback standards - front yard							
Any building ²	30 feet	30 feet	30 feet	30 feet	30 feet		
Setback standards - rear yard							
Main building	30 feet	30 feet	30 feet	30 feet	30 feet		
Accessory building	No requirement	No requirement	No requirement	No requirement	No requirement		
Setback standards - interior side yard							
Main building	15 feet	15 feet	15 feet	15 feet			
Accessory building of 100 square feet or less	No requirement	No requirement	No requirement	No requirement	No requirement		
Accessory building greater than 100 square feet	20 feet	20 feet	20 feet	20 feet	20 feet		
Setback standards - street side yard							
Main building		15 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Main building on corner lot with yard that abuts the side	20 feet	20 feet	20 feet	20 feet	20 feet		

yard of another lot					
Accessory building	Not permitt ed	Not permitt ed	Not permitt ed	Not permitt ed	Not permitt ed
ADD Animals permitted					
*Required minimum size may be calculated prior to a required road dedication. **No more than one (1) primary home on a property.					

Notes:

F. Modifying Regulations:

1. Fur farms, silos, fish farms or the keeping of exotic animals may not be approved in the A-5 district.
2. Location of Corral or Stable: No corral or stable shall be located closer than one hundred feet (100') from any dwelling unit in an adjacent zone..
3. Permitted and conditional uses set forth in this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.
 - a. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
 - b. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
4. Greater size and height: Notwithstanding the height and size limitations shown in this section, a greater building and accessory height and size may be allowed pursuant to a conditional use permit. 5. For additional restrictions and clarifications in this zone, see AVL 10.28 Supplementary and Qualifying Regulations for Land Use and Building.6. On large lots 5 Acre and larger the minimum lot size may be smaller than required, by the amount needed for road dedications.7. For a lot split on zone A-X, the landowner/applicant must apply for a zone change to match the new lot sizes that will be created if the new lots will be smaller than forty (40) acres. If the new lots created from the lot split are above 40 acres, the land may stay zoned A-X.

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 April 16, 2025.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

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

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, Apple Valley



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

See Fee Schedule Page 2

Item 9.

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Town of Apple Valley		Phone: 435-877-1190	
Address: 1777 N Meadowlark Dr		Email:	
City: AppleValley	State: UT	Zip: 84737	
Agent: (If Applicable)		Phone:	
Address/Location of Property: 1923 S Canyon Dr		Parcel ID: AV-1366-A-8-C	
Existing Zone: Open Space Transition		Proposed Zone: Institutional Zone	
For Planned Development Purposes: Acreage in Parcel _____ Acreage in Application _____			
Reason for the request Apple Valley Fire Station No. 2			

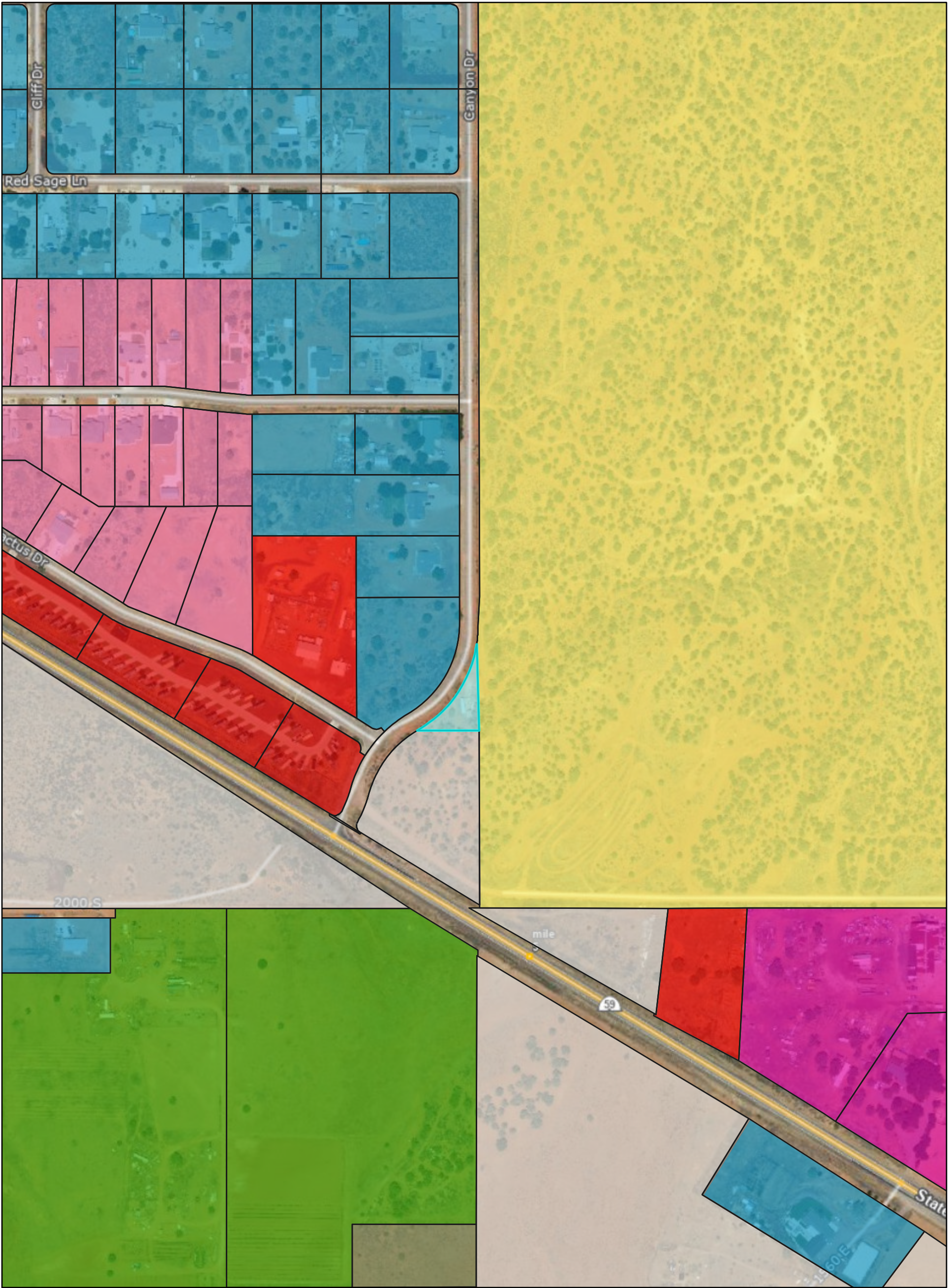
Submittal Requirements: The zone change application shall provide the following:

- ☐ A. N/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. N/A 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. N/A Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature Town of Apple Valley	Date 3/5/2025
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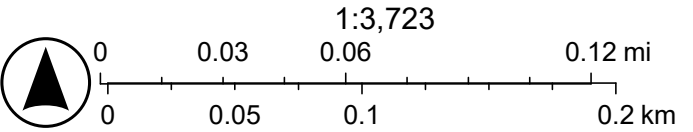
Official Use Only	Amount Paid: \$	Receipt No:
Date Received:	Date Application Deemed Complete:	
By:	By:	

Apple Valley Zoning



3/5/2025, 2:19:26 PM

- Washington County Parcels
- Town Boundry
- Zoning Districts
- A-10 - Agricultural > 10 Acres
- A-X - A Agriculture
- Single-Family Residential > .5 Acres
- C-2 – Highway Commercial
- C-3 – General Commercial
- OSC – Open Space Conservation
- OST – Open Space Transition
- RE-1 – Rural Estate 1
- RE-5 – Rural Estate 5



Account 0624588Location**Account Number** 0624588**Parcel Number** AV-1366-A-8-C**Tax District** 45 - Apple Valley Town**Acres** 0.27**Situs** 1923 S CANYON DR , APPLE VALLEY

Legal S: 15 T: 43S R: 11W BEG S 89*59'16 W
 1319.51 FT ALG SEC/L & N 0*01'30 E 466.10 FT
 FM SE COR SEC 15 T43S R11W BEING ON E LN
 SW1/4 SE1/4 TH N89*58'30 W 161.89 FT TO NON-
 TNGY CUR RAD BEARS 325 FT RAD PT CUR
 BEARS N 30*07'37 E; TH NELY ALG ARC CUR
 THRU CTRL ANG 59*11'13 335.76 FT TO PT
 TNGT TO E LN;TH S 0*01'30 W 277.30 FT M/L TO
 POB

Parent Accounts 0390800**Parent Parcels** 1366-A-8**Child Accounts****Child Parcels****Sibling Accounts****Sibling Parcels**Owner**Name** TOWN OF APPLE VALLEY

1777 N MEADOWLARK DR

APPLE VALLEY, UT 84737

Value**Market (2024)** \$1,000**Taxable** \$0**Tax Area:** 45 **Tax Rate:** 0.006853

Type	Actual	Assessed	Acres
Exempt	\$1,000		0.270

Transfers**Entry Number**[00676346](#)[20110031703](#)[20110031704](#)[20130003577](#)[20130020221](#)[20190000956](#)[20220051468](#)[20220051469](#)[20240028791](#)[20240039581](#)**Recording Date**[02/15/2000 04:01:00 PM](#)[10/18/2011 02:16:28 PM](#)[10/18/2011 02:16:28 PM](#)[01/30/2013 12:56:20 PM](#)[05/24/2013 02:50:48 PM](#)[01/09/2019 11:15:43 AM](#)[11/30/2022 08:24:08 AM](#)[11/30/2022 08:24:08 AM](#)[09/13/2024 11:57:13 AM](#)[12/13/2024 01:16:47 PM](#)[B: 1360 P: 223](#)TaxImages**Tax Year****Taxes**

2024 \$0.00

2023 \$0.00

- [GIS](#)

TOWN OF APPLE VALLEY
ORDINANCE O-2025-14

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCEL AV-1366-A-8-C FROM OPEN SPACE
TRANSITION ZONE TO INSTITUTIONAL ZONE

WHEREAS, the Town of Apple Valley (“Town”) has petitioned to rezone parcel AV-1366-A-8-C from Open Space Transition Zone to Institutional Zone; and

WHEREAS, he Planning Commission held a duly noticed public hearing on April 9, 2025, to consider the request and, in a meeting on the same date, voted to recommend approval of the zone change; and

WHEREAS, the Town Council has reviewed the Planning Commission’s recommendation and finds that the proposed zone change aligns with the Town’s General Plan and serves a rational public interest; and

WHEREAS, on April 16, 2025, the Town Council of Apple Valley, Utah, convened in a duly noticed and held meeting to consider the proposed amendment;

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

SECTION I: Zoning Amendment

The zoning designation for parcel AV-1366-A-8-C is hereby changed from Open Space Transition Zone to Institutional Zone.

SECTION II: Official Zoning Map Update

The Official Zoning Map shall be amended to reflect this zoning change.

SECTION III: Effective Date:

This ordinance shall take effect immediately upon passage and adoption.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Apple Valley, Utah, this 16th day of April, 2025.

PRESIDING OFFICER

Michael L. Farrar, Mayor

ATTEST:

Jenna Vizcardo, Town Clerk/Recorder

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



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

See Fee Schedule Page 2

Item 10.

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: <u>Jenkins Band B LLC</u>	Phone: <u>[REDACTED]</u>
Address: <u>[REDACTED]</u>	Email: <u>[REDACTED]</u>
City: <u>[REDACTED]</u>	State: <u>[REDACTED]</u> Zip: <u>[REDACTED]</u>
Agent: (If Applicable) <u>NA</u>	Phone: <u>[REDACTED]</u>
Address/Location of Property: <u>874 S. Coyote Rd Apple Valley, UT</u>	Parcel ID: <u>AV-1354-NP-8</u>
Existing Zone: <u>open space transition</u>	Proposed Zone: <u>A-</u>
For Planned Development Purposes: Acreage in Parcel <u>[REDACTED]</u>	Acreage in Application <u>10.08</u>
Reason for the request <u>to be able to apply for permit to build accessory building or casita.</u>	

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 <u>Christa Jenkins</u>	Date <u>3/17/25</u>
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Official Use Only	Amount Paid: <u>\$1,403.20</u>	Receipt No: <u>55212</u>
Date Received: <u>RECEIVED MAR 18 2025</u>	Date Application Deemed Complete:	
By: <u>[Signature]</u>	By:	

Property Address:

874 S Coyote Road

Apple Valley, Utah

84737

Property is 10.08 Acres

Owner:

Jenkins B and B LLC

Names:

Clarissa Jenkins

[REDACTED]

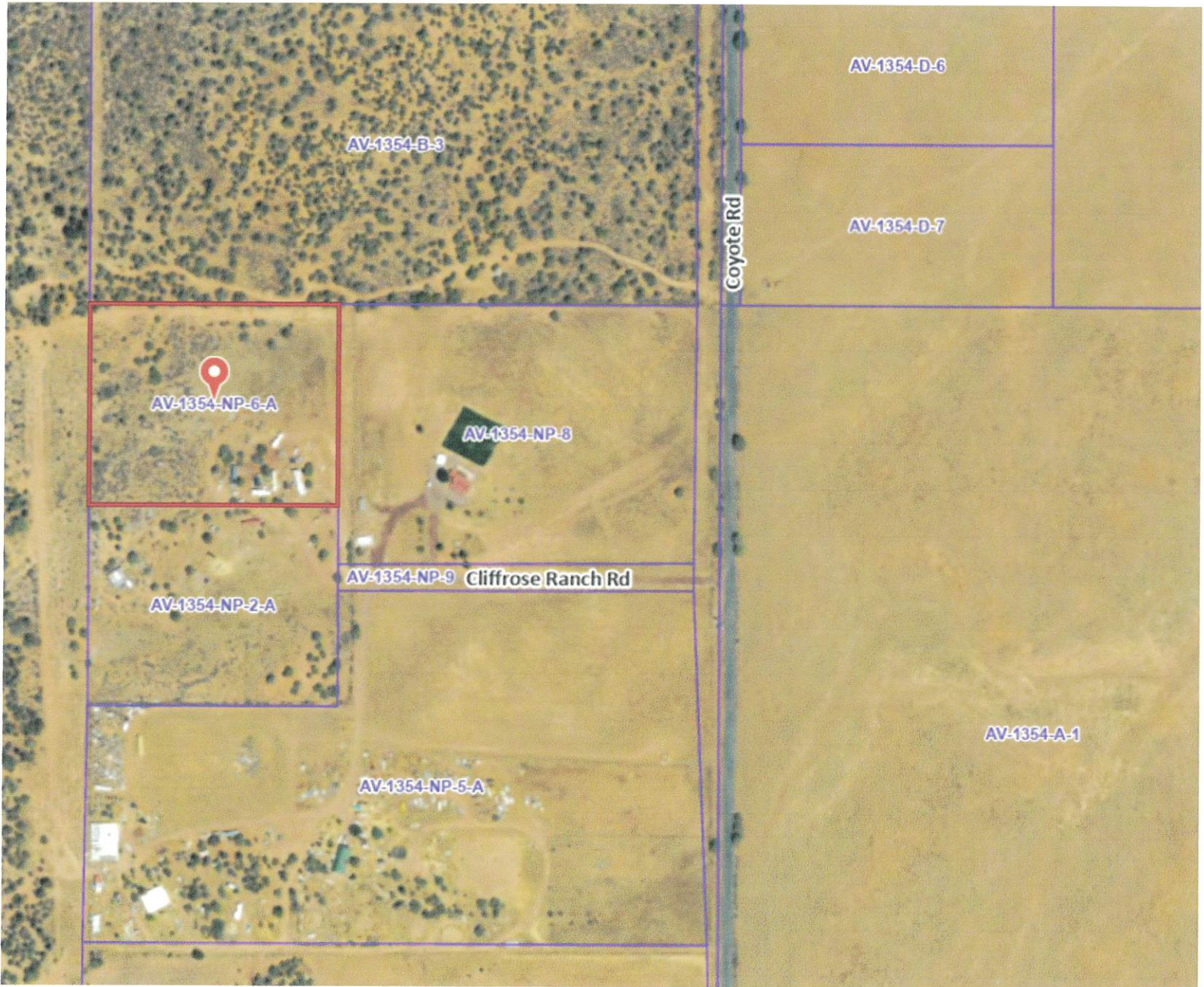
Tracy Jenkins

[REDACTED]

Mailing address:

[REDACTED]





874 S Coyote Road
Apple Valley, Utah
84737

Legal description of property:

S: 8 T: 43S R: 11W BEG S89°55'43 E ALG 1/4 SEC/L 521.78 FT FM NW COR NE1/4 SW1/4
SEC 8 T43S R11W TH S89°55'43 E ALG 1/4 SEC/L 800.90 FT TO NE COR NE1/4 SW1/4; TH
S0°01'24 E ALG 1/4 SEC/L 548.44 FT; TH N89°55'43 W 800.77 FT; TH N0°02'12 W 548.44 FT
TO POB

Amicus Title & Escrow Services, LLC
Mail Tax Notices to Grantee and
WHEN RECORDED RETURN TO:
Jenkins B and B, L.L.C., a Utah limited liability company
1912 S. Angell Heights Dr.
Hurricane, UT. 84737
File No.: AM2667-SH

This document has been electronically recorded. Please see the attached copy to view the recorder's stamp as it presently appears in the public records.

Entry 20240006093 Date 03/06/2024
 Submitted by: Amicus Title Services

WARRANTY DEED

GRANTOR(S): **Amie-Jo Englehart**

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): **Jenkins B and B, L.L.C., a Utah limited liability company**

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

Beginning at a point South 89°55'43" East, along the Quarter (1/4) Section Line, 521.78 feet from the Northwest corner of the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4) of Section 8, Township 43 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 89°55'43" East, along the Quarter (1/4) Section Line, 800.90 feet to the Northeast Corner of the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4); thence South 0°01'24" East, along the Quarter (1/4) Section Line, 548.44 feet; thence North 89°55'43" West 800.77 feet; thence North 0°02'12" West 548.44 feet to the point of beginning.

Tax Parcel No.: AV-1354-NP-8

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record

SEE WATER RIGHT ADDENDUM TO LAND DEEDS ATTACHED HERETO AND MADE APART HEREOF.

Signature and Notary Acknowledgement continued on next page

Warranty Deed Page 1 of 5

Gary Christensen Washington County Recorder
03/06/2024 11:28:46 AM Fee \$40.00 By AMICUS
TITLE AND ESCROW SERVICES

Amicus Title & Escrow Services, LLC
Mail Tax Notices to Grantee and
WHEN RECORDED RETURN TO:
Jenkins B and B, L.L.C., a Utah limited liability company
1912 S. Angell Heights Dr.
Hurricane, UT. 84737
File No.: AM2667-SH

WARRANTY DEED**GRANTOR(S):** Amie-Jo Englehart

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): Jenkins B and B, L.L.C., a Utah limited liability company

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

Beginning at a point South 89°55'43" East, along the Quarter (1/4) Section Line, 521.78
feet from the Northwest corner of the Northeast Quarter of the Southwest Quarter
(NE1/4SW1/4) of Section 8, Township 43 South, Range 11 West, Salt Lake Base and
Meridian, and running thence South 89°55'43" East, along the Quarter (1/4) Section Line,
800.90 feet to the Northeast Corner of the Northeast Quarter of the Southwest Quarter
(NE1/4SW1/4); thence South 0°01'24" East, along the Quarter (1/4) Section Line, 548.44
feet; thence North 89°55'43" West 800.77 feet; thence North 0°02'12" West 548.44 feet to
the point of beginning.

Tax Parcel No.: AV-1354-NP-8

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants,
Conditions and Restrictions now of record

**SEE WATER RIGHT ADDENDUM TO LAND DEEDS ATTACHED HERETO AND MADE APART
HEREOF.**

Signature and Notary Acknowledgement continued on next page

Signature and Notary Acknowledgement attached to Warranty Deed
Tax Parcel No.: AV-1354-NP-8

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 4 day of March, 2024.

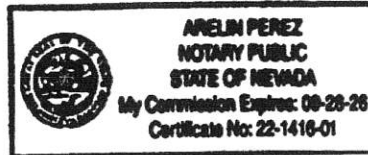
Amie Jo Englehart
Amie-Jo Englehart

State of Nevada }
 }ss.
County of Clark }

On this 4 day of March, 2024, personally appeared before me, Amie-Jo Englehart, the signer of the above instrument, who duly acknowledged to me that she executed the same.

Witness my hand and official seal.

Arelin Perez
Notary Public



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

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCEL AV-1354-NP-8 FROM OPEN SPACE TRANSITION ZONE TO AGRICULTURAL ZONE

WHEREAS, the Town of Apple Valley ("Town") has petitioned to rezone parcel AV-1354-NP-8 from Open Space Transition Zone to Agricultural Zone; and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 9, 2025, to consider the request and, in a meeting on the same date, voted to recommend approval of the zone change; and

WHEREAS, the Town Council has reviewed the Planning Commission's recommendation and finds that the proposed zone change aligns with the Town's General Plan and serves a rational public interest; and

WHEREAS, on April 16, 2025, the Town Council of Apple Valley, Utah, convened in a duly noticed and held meeting to consider the proposed amendment;

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

SECTION I: Zoning Amendment

The zoning designation for parcel AV-1354-NP-8 is hereby changed from Open Space Transition Zone to Agricultural Zone.

SECTION II: Official Zoning Map Update

The Official Zoning Map shall be amended to reflect this zoning change.

SECTION III: Effective Date:

This ordinance shall take effect immediately upon passage and adoption.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Apple Valley, Utah, this 16th day of April, 2025.

PRESIDING OFFICER

Michael L. Farrar, Mayor

ATTEST:

Jenna Vizcardo, Town Clerk/Recorder

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



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, March 12, 2025 at 6:00 PM

MINUTES

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

PLEDGE OF ALLEGIANCE: was recited.

ROLL CALL

PRESENT

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

ABSENT

Alternate Commissioner Kael Hirschi

CONFLICT OF INTEREST DISCLOSURES

None declared.

HEARING ON THE FOLLOWING

1. Ordinance O-2025-06, Approving the Master Development Agreement for the Crimson Peaks Development.
Chairman Farrar opened the public hearing.
No public comments.
Chairman Farrar closed the public hearing.
2. Ordinance O-2025-07, Approving the Master Development Agreement for the West Temple Development.
Chairman Farrar opened the public hearing.
No public comments.
Chairman Farrar closed the public hearing.
3. Ordinance O-2025-08, Approving the Master Development Agreement for the Gooseberry Preserve at Zion Development.
Chairman Farrar opened the public hearing.
No public comments.
Chairman Farrar closed the public hearing.
4. Ordinance O-2025-09, Approving the Master Development Agreement for the Gooseberry Springs Ranch Development.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

5. Ordinance O-2025-10, Approving the Master Development Agreement for the Miles Mark Development.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

6. Ordinance O-2025-11, Approving the Master Development Agreement for the Redstone at Canaan Development.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

7. Ordinance O-2025-12, Approving the Master Development Agreement for the Solstice Resort Development.

Chairman Farrar opened the public hearing.

No public comments.

Chairman Farrar closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

8. Ordinance O-2025-06, Approving the Master Development Agreement for the Crimson Peaks Development.

Chairman Farrar noted that this ordinance and others on the agenda contained materials identical to prior approvals, and ordinance numbers were now being assigned. Commissioner Riding stated for the record their intent to represent the majority of the voting public.

MOTION: Commissioner Hood motioned that we recommend approval of Ordinance O-2025-06, Approving the Master Development Agreement for the Crimson Peaks Development.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye

Chairman Farrar - Aye

Commissioner Hood - Aye

Commissioner Riding - Aye

Commissioner Hirsch - Absent

The vote was unanimous and the motion carried.

9. Ordinance O-2025-07, Approving the Master Development Agreement for the West Temple Development.

Chairman Farrar introduced item number nine, Ordinance O-2025-07, regarding the approval of the master development agreement for the West Temple development.

MOTION: Commissioner Riding moved that we approve O-2025-07, West Temple Development MDA approval and authorization.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
 Chairman Farrar - Aye
 Commissioner Hood - Aye
 Commissioner Riding - Aye
 Commissioner Hirsch - Absent

The vote was unanimous and the motion carried.

10. Ordinance O-2025-08, Approving the Master Development Agreement for the Gooseberry Preserve at Zion Development.

Chairman Farrar introduced item number ten, Ordinance O-2025-08, concerning the approval of the master development agreement for the Goose Bay Preserve at Zion development.

MOTION: Commissioner Fralish motioned we approve the Ordinance O-2025-08, Approving the Master Development Agreement for the Gooseberry Preserve at Zion Development.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
 Chairman Farrar - Aye
 Commissioner Hood - Aye
 Commissioner Riding - Aye
 Commissioner Hirsch - Absent

The vote was unanimous and the motion carried.

11. Ordinance O-2025-09, Approving the Master Development Agreement for the Gooseberry Springs Ranch Development.

Chairman Farrar introduced item number eleven, Ordinance O-2025-09, for the approval of the master development agreement for the Gooseberry Springs Grants development.

MOTION: Commissioner Riding moved that we approve Ordinance O-2025-09, Approving the Master Development Agreement for Gooseberry Springs Ranch Development.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
 Chairman Farrar - Aye
 Commissioner Hood - Aye
 Commissioner Riding - Aye
 Commissioner Hirsch - Absent

The vote was unanimous and the motion carried.

12. Ordinance O-2025-10, Approving the Master Development Agreement for the Miles Mark Development.

Chairman Farrar introduced item number twelve, Ordinance O-2025-10, regarding the approval of the master development agreement for the Miles Mark development.

MOTION: Commissioner Hood motioned that we recommend approval of Ordinance O-2025-10, Approving the Master Development Agreement for the Miles Mark Development.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
 Chairman Farrar - Aye
 Commissioner Hood - Aye
 Commissioner Riding - Aye
 Commissioner Hirsch - Absent

The vote was unanimous and the motion carried.

13. Ordinance O-2025-11, Approving the Master Development Agreement for the Redstone at Canaan Development.

Chairman Farrar introduced item number thirteen, Ordinance O-2025-11, concerning the approval of the master development agreement for the Redstone at Canaan development.

MOTION: Chairman Farrar motioned we recommend approval on Ordinance O-2025-11, Approving the Master Development Agreement for the Redstone at Canaan Development.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

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

Commissioner Hirsch - Absent

The vote was unanimous and the motion carried.

14. Ordinance O-2025-12, Approving the Master Development Agreement for the Solstice Resort Development.

Chairman Farrar introduced item number fourteen, Ordinance O-2025-12, concerning the approval of the master development agreement for the Solstice Resort development.

MOTION: Commissioner Hood motioned that we recommend approval of Ordinance O-2025-12, Approving the Master Development Agreement for the Solstice Resort Development.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
 Chairman Farrar - Aye
 Commissioner Hood - Aye
 Commissioner Riding - Aye
 Commissioner Hirsch - Absent

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES

15. Minutes: January 29, 2025.

16. Minutes: February 12, 2025.

MOTION: Commissioner Fralish motioned we approve the minutes for January 29, 2025 and February 12, 2025.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
 Chairman Farrar - Aye
 Commissioner Hood - Aye
 Commissioner Riding - Aye
 Commissioner Hirsch - Absent

The vote was unanimous and the motion carried.

ADJOURNMENT

MOTION: Commissioner Fralish motioned to adjourn.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:

Commissioner Fralish - Aye
Chairman Farrar - Aye
Commissioner Hood - Aye
Commissioner Riding - Aye
Commissioner Hirsch - Absent

The vote was unanimous and the motion carried.

Meeting adjourned at 6:08 p.m.

Date Approved: _____

Approved BY: _____
Chairman | Bradley Farrar

Attest BY: _____
Recorder | Jenna Vizcardo