



APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, September 07, 2022 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, September 07, 2022**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Chair | Allen Angell

Commissioners | Lee Fralish | Forrest Kuehne | Jeri-Burhorn Politte | Margaret Ososki

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/88262735265>

If the meeting requests a password use 1234

To call into meeting, dial (253) 215 8782 and use Meeting ID 882 6273 5265

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

CONFLICT OF INTEREST DISCLOSURES

APPROVAL OF MINUTES

- [1.](#) Minutes: July 20, 2022
- [2.](#) Minutes: August 13, 2021
- [3.](#) Minutes: April 15, 2021

HEARING ON THE FOLLOWING

4. Zone Change for AV-1376-B-3 | 1442 E 2000 S from Open Space/Open Space Transition Zone (OS/OST) to C-3 General Commercial Zone (C-3) for the stated purpose of business development. Applicant: Nuance Management, LLC
5. Update Title 11.02.040 Necessity Of Plat; Exemption From Plat Requirements Amendment, Ordinance-O-2022-32.

DISCUSSION AND POSSIBLE ACTION ITEMS

- [6.](#) Zone Change for AV-1376-B-3 | 1442 E 2000 S from Open Space/Open Space Transition Zone (OS/OST) to C-3 General Commercial Zone (C-3) for the stated purpose of business development. Applicant: Nuance Management, LLC
- [7.](#) Update Title 11.02.040 Necessity Of Plat; Exemption From Plat Requirements Amendment, Ordinance-O-2022-32.
- [8.](#) Preliminary and Final Site Plan Application for AV-1334-W | 1350 N State St for RV Park. Applicant: Dan Tygard

ADJOURNMENT

Interested persons are encouraged to attend public hearings to present their views or present their views in writing at least 48 hours prior to the meeting by emailing clerk@applevalleyut.gov.

CERTIFICATE OF POSTING: I, Jenna Vizcardo, as duly appointed Town Clerk and Recorder for the Town of Apple Valley, hereby certify that this Hearing Notice 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 American with Disabilities Act, individuals needing special accommodations (Including auxiliary communicative aids and services) during this meeting should call 435-877-1190.



**SPECIAL APPLE VALLEY PLANNING COMMISSION
PUBLIC HEARING AND MEETING**
1777 N Meadowlark Dr, Apple Valley
Wednesday, July 20, 2022 at 6:00 PM

MINUTES

Notice is given that a meeting of the Planning Commission of the Town of Apple Valley will be held on **Wednesday, July 20, 2022**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Chair | Allen Angell

Commissioners | Lee Fralish | Forrest Kuehne | Jeri-Burhorn Politte | Margaret Ososki

CALL TO ORDER AND PLEDGE OF ALLEGIANCE - Commissioner Forrest Kuehne called meeting to order at 6:00pm

ROLL CALL

PRESENT

Commissioner Forest Kuehne

Commissioner Jeri Burhorn-Politte (present over Zoom call) and in person present at the meeting at 6:29 pm.

Commissioner Margaret Ososki

ABSENT

Chair Allen Angell

Commissioner Lee Fralish

CONFLICT OF INTEREST DISCLOSURES

None declared.

JOINT WORK MEETING WITH TOWN COUNCIL

1. General Plan

Roll Call for Work Meeting

PRESENT

Commissioner Forest Kuehne

Commissioner Jeri Burhorn-Politte

Commissioner Margaret Ososki

Mayor Frank Lindhardt

Council Member Andy McGinnis

Council Member Barratt Nielson

Council Member Robin Whitmore

Council Member Kevin Sair

ABSENT

Chair Allen Angell

Commissioner Lee Fralish

Brad Robbins and Michaela Adams are here from Sunrise Engineering. General Plan was presented on PowerPoint (see attached). In presentation discussed, Town of Utah is required 2 elements, land use and transportation. Zoning implements general plan.



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Council Member Nielson comments on page 8 of the General Plan about a typo supposed to be high density and not low density. The transportation plan was discussed and Mayor Lindhardt discusses he has spoken with LDS church who have a vacant parcel and they have no issue using for a collector road for future possibility.

Mayor Lindhardt discusses transportation plan gives buyers a heads up and gives the Town ability to not have streets that go nowhere. General Plan proposed maps were discussed among the Commissioners and Council Members. They discussed anything that is not designated leave open space/agricultural and leave that for the future annexation boundaries. Commissioner Kuehne commented what about having low density and Mayor Lindhardt asked why not just leave open space. Commissioner Politte asks do we have to designate this now or can we leave open space for now and change later as needed. Mayor Lindhardt problem is a lot of open space needs to be designated as open space conservation later as needed for the mountains. Council Member Whitmore commented that she likes open space. Mayor Lindhardt this is simply how we see the Town, and this is not set in concrete and can be changed as needed. Zones will overrule General Plan. Commissioner Ososki asks about the Commercial designation. Mayor Lindhardt commented the General Plan is guide for what is the Town's vision. The proposed maps were discussed.

Commissioner Kuehne scheduled a Special Planning Commission for the General Plan on August 2nd at 6pm.

HEARING ON THE FOLLOWING

2. **Update Title 10.10.120 Planned Development Zone**
3. **Update Title 11.02.060 Preliminary Plat Process**
4. **Update Title 11.02.070 Preliminary Plat Requirements**
5. **Update Title 14.10 Ground Water Protection**

Motioned to open public hearing for Planned Development, Preliminary Plat Process, Preliminary Plat Requirements, and Gound Water Protection.

Motion made by Commissioner Ososki, Seconded by Commissioner Burhorn-Politte.

Voting Yea: Commissioner Kuehne, Commissioner Burhorn-Politte, Commissioner Ososki

The vote was unanimous, 3-0 and the motion carried.

Dennis Parker, Hurricane, UT- Commented careful about what you pass tonight.

Mathew Evans with Galloway Law Firm asked about the redlines in the packet.

Planning and Zoning Manager Lindhardt for Planned Development he simply tried to state what we have in our ordinances already. In Planned Development ordinance had its own definition of what preliminary and final plat but also have to follow town ordinances. He took out all the portions that have descriptions and simply referred to Town's ordinance on preliminary plat, final plat and construction plans. This is to prevent from having two slightly different standards. There are proposed



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changes as presented at the meeting that need to be added to this ordinance and Lindhardt reviews with the Commissioners the proposed changes and commented we are trying to make it simpler and easier to understand.

Tish Lisonbee 1367 N Mt Zion Dr asked if we are taking these hearing separate or all together.

Matthew Ekins with Galloway Law Firm makes suggestion if there is mortarium an existing preliminary plat application extended for the duration of the mortarium.

Richard Fischer-1241 S Desert Dr commented state law states any application that has been completed is excluded from the mortarium.

Mayor Lindhardt explains the amendment on the preliminary plat requirements.

Matthew Ekins with Galloway Law Firm comments that it is not clear who the utility providers are, standards of who they are and who to contact. He also asks about the design standards.

Travis Holm, Husky Ln, Apple Valley asks on Septic do we have a contract with Ash Creek.

Mayor Lindhardt states we are in public notice hearing of the approval of Washington County Commissioner for Ash Creek Special Sewer District.

Mayor Lindhardt states a few months ago when we are inundated with zone change for 3200 acres that would create 7,000 new lots/homes and why is it in that no other county or cities have people/developers asking to get Zone Changes for properties with septic tank. He was informed of Ground Water Protection had study for Washington County Conservancy District that included Apple Valley before we were a town and based on soil should not allow lots to be smaller than 5-11 acres and varies on septic system permit. He commented that we have the same ordinance that has been adopted in 2005. Other towns did not grow because they did not ignore it, that are on septic but other towns bloom that have sewer treatment. We already have this ordinance and is already on the books but changed a few things on page 112. When adopted there was no alternative methods, it would be not approved through the Town but through Ash Creek Special Sewer District. On page 113 added Ash Creek Sewer Special Service District and map that includes all of Apple Valley

Tish Lisonbee 1567N Mt Zion Dr asked if there is any area of the town that is not SGRA and commented what does SGRA stand for. 14.10.030 1b calls for Southwest Utah Public Health and Ash Creek Special Service District as authority and she is questioning who going to be in authority. Commented regarding the fees, she feels very arbitrary and unclear, and she recommends re-reading the ordinance.

Mayor Lindhardt states if there is an error, we will get it fixed with Ash Creek Special Sewer District.

Mayor Lindhardt explains that in theory for example if someone has 70 acres than can do 10 lots and leave the rest undeveloped, Town can approve if the overall density was approved with Ash Creek



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Special Sewer District and smallest lot in Apple Valley would be 7 acres, but Ash Creek Sewer Special Service District does approve a level 3 treatment system for 3.5 acres.

Matthew Ekins with Galloway Law Firm commented goes to the approving authority, there are systems large enough, concern that it is too narrow.

Mayor Lindhardt states when someone has RV Park and single entity its governed by the State, but any subdivision would be subject.

Jauna McGinnis 1777 Cougar Ln commented our ordinances will mirror Ash Creek Special Sewer District policies.

Travis Seals, AV-1365-G-1 commented preliminary plat approved to all the ordinances recently received letter and want to add requirement to me and other 5 other lots,

Dennis Parker, Hurricane, UT commented about the ground water and questions were not answered when asked previously.

No other comments.

Motioned to close public hearing.

Motion made by Commissioner Ososki, Seconded by Commissioner Burhorn-Politte.

Voting Yea: Commissioner Kuehne, Commissioner Burhorn-Politte, Commissioner Ososki

The vote was unanimous, 3-0 and the motion carried.

DISCUSSION AND POSSIBLE ACTION ITEMS

6. Update Title 10.10.120 Planned Development Zone--Ordinance-O-2022-26

No further discussion amongst Commissioners.

Motioned that were passing update to title 10.10.120 120 Planned Development Zone, Ordinance-O-2022-26, with the updated changes as presented with recommendation of approval to Town Council.

Motion made by Commissioner Burhorn-Politte, Seconded by Commissioner Ososki.

Voting Yea: Commissioner Kuehne, Commissioner Burhorn-Politte, Commissioner Ososki

The vote was unanimous, 3-0 and the motion carried.

7. Update Title 11.02.060 Preliminary Plat Process--Ordinance-O-2022-27

Commissioner Kuehne asked if any further discussion. No further discussion amongst Commissioners.

Motioned to recommend passing to the Town Council with the updates on title 11.02.060 Preliminary Plat Process.

Motion made by Commissioner Burhorn-Politte, Seconded by Commissioner Kuehne.

Voting Yea: Commissioner Kuehne, Commissioner Burhorn-Politte, Commissioner Ososki



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The vote was unanimous, 3-0 and the motion carried.

8. Update Title 11.02.070 Preliminary Plat Requirements--Ordinance-O-2022-28

Commissioner Kuehne asked if any further discussion. No further discussion amongst Commissioners.

Motioned that we recommend a passing to the Town Council with the updates on title 11.02.070 Preliminary Plat Requirements for Ordinance-O-2022-28.

Motion made by Commissioner Burhorn-Politte, Seconded by Commissioner Ososki.

Voting Yea: Commissioner Kuehne, Commissioner Burhorn-Politte, Commissioner Ososki

The vote was unanimous, 3-0 and the motion carried.

9. Update Title 14.10 Ground Water Protection--Ordinance-O-2022-29

Commissioner Kuehne asked if any further discussion. Commissioner Politte commented we'll come back to revisit, but I recommend we pass this and make some changes later if necessary.

Motioned that we recommend the update for Title 14.10 Ground Water Protection, Ordinance-O-2022-29 to Town Council to pass with the knowledge that we need to make some amendments on it in the future, with change "other government agencies as recommended by Ash Creek."

Motion made by Commissioner Burhorn-Politte, Seconded by Commissioner Kuehne.

Voting Yea: Commissioner Kuehne, Commissioner Burhorn-Politte, Commissioner Ososki

The vote was unanimous, 3-0 and the motion carried.

ADJOURNMENT

Motioned to adjourn meeting.

Motion made by Commissioner Ososki, Seconded by Commissioner Kuehne.

Voting Yea: Commissioner Kuehne, Commissioner Burhorn-Politte, Commissioner Ososki

The vote was unanimous, 3-0 and the motion carried.

Meeting adjourned at 8:30pm

Date Approved: _____

Approved BY: _____

Chair | Allen Angell

Attest BY: _____

Recorder | Jenna Vizcardo

Town of
Apple Valley
Est. 2004

Town of Apple Valley General Plan



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- 8.1 Existing Conditions and Key Housing Issues
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Appendix A – Apple Valley Census and Demographic Data

Appendix B – Washington County Growth Projections

Appendix C – Community Survey

Appendix D – Apple Valley Zoning Map

Appendix E – Apple Valley Transportation Map



General Plan Update- Public Process Summary

In late 2021, the Town of Apple Valley contacted Sunrise Engineering, Inc., to discuss the need for a general plan update. Sunrise Engineering was hired to engage the public, gather community input, and provide an updated general plan document.

The following is the process undertaken by Sunrise Engineering to update the general plan:

1. Data Collection:

- a. Land Use Inventory – An assessment of zoning and land use patterns within the town's corporate boundary and potential annexation areas.
- b. Transportation data.
- c. Collection of historic data/utility data.

2. Stakeholder Interviews and Community Preferences Survey:

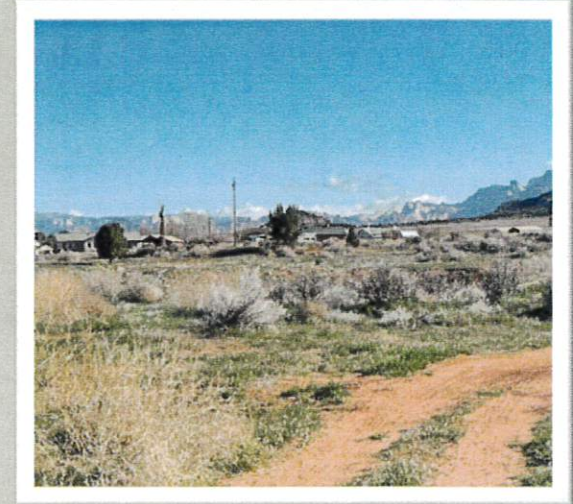
- a. A survey of the citizenry was conducted to determine opportunities, constraints, and preferences.



General Plan Update- Public Process Summary

3. Public Participation:

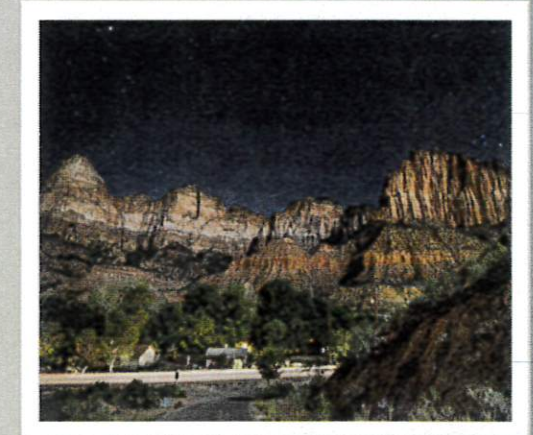
- a. Sunrise Engineering participated in public hearings before the Apple Valley Planning Commission and Town Council to obtain input.
- b. Sunrise Engineering also worked closely with the Apple Valley Steering Committee to gather input from Apple Valley residents.
- c. Throughout 2022 Sunrise worked to update the general plan to reflect the vision, priorities, and goals outlined by Apple Valley citizens and the steering committee.
- d. The updated general plan was presented by Sunrise Engineering to the Apple Valley Planning Commission and Town Council at a public hearing for final comment and adoption.



Major Town General Plan Themes

1. Preserving the Rural Character of Apple Valley:

Most residents who responded to the survey live in Apple Valley for its small-town vibe and scenic vacant surroundings. Residents believe that it is imperative to maintain the rural, small-town feel and preserve open space.



2. Low-Medium Density Residential/ Agricultural Land/Commercial/Industrial:

Large lot developments (one acre or larger) and preservation of the town's agricultural land is preferred. Marginal support exists for new commercial development. Little support exists for industrial/manufacturing uses. Little support exists for large scale golf course-type communities.

3. Infrastructure:

Keeping up with infrastructure needs and requirements such as a storm water drainage system and road improvements (work with UDOT to improve exits, pavement, and access to town; maintenance of dirt/gravel roads) is desired.



Major Town General Plan Themes

4. Recreational Activities and Parks:

Residents support and value parks and trails for riding, walking, and hiking.

5. Environment:

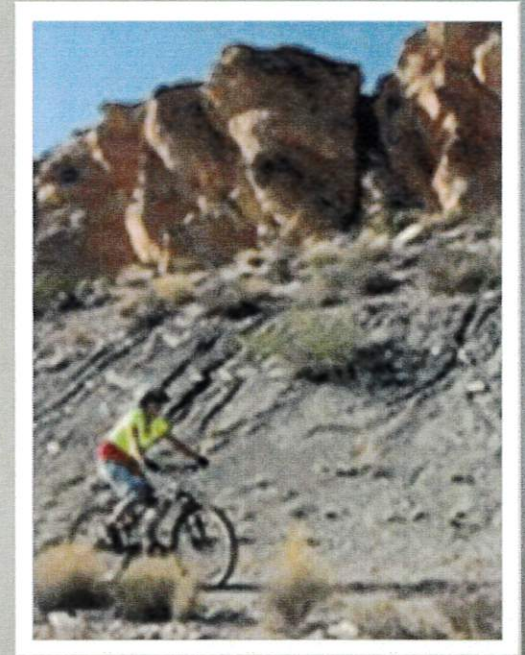
Maintaining the ridgelines, hilltops, stream bottoms, plateaus, clean air, safety, and dark night skies are important to residents in the town.

6. Develop and Support for Local Businesses:

Commercial development is supported only adjacent to State Route 59 and opposition exists with regard to promoting the town as a tourist destination. Historic preservation is a priority. Limiting warehouses and heavy manufacturing is important.

7. Fees:

There is little support for raising fees or taxes for any improvements in town. There is little support for waiving fees for development.



Major Land Use Themes

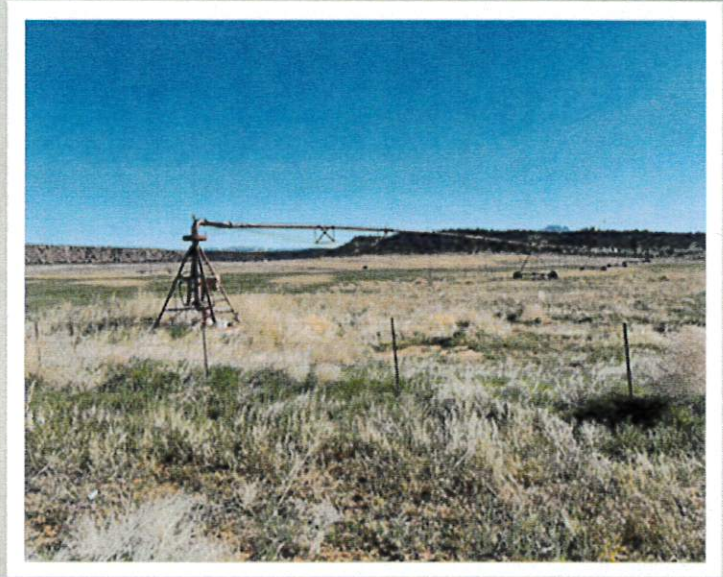
Four major land use themes were obtained from the survey of Apple Valley residents:

1. **Small Town – Rural Feel:**

Most residents enjoy the town because it is rural, generally still agricultural, and has a small town charm. Residents want to continue to keep that feel to the town. A common goal is to preserve the town's rural character and history in all future planning and development activities.

2. **Large Lot/no High Density:**

Large lot development (one acre or larger) is preferred. High density development is not preferred.



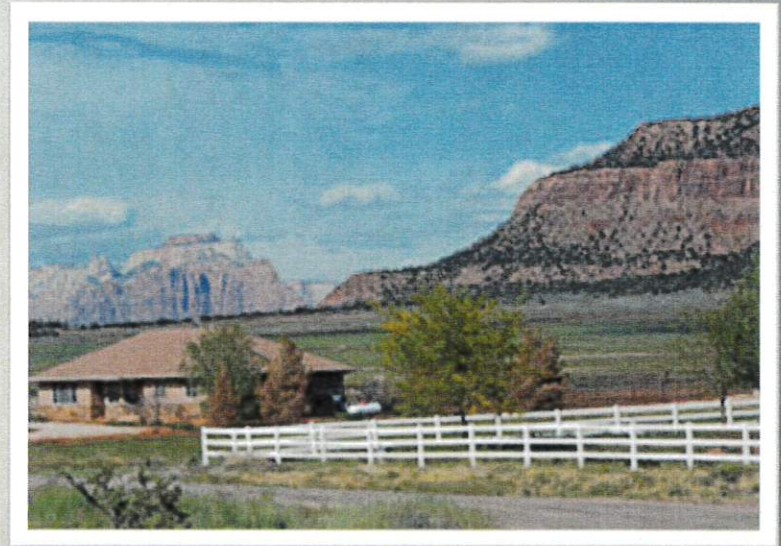
Major Land Use Themes (cont.)

3. Commercial:

Commercial development is acceptable if located near State Route 59.

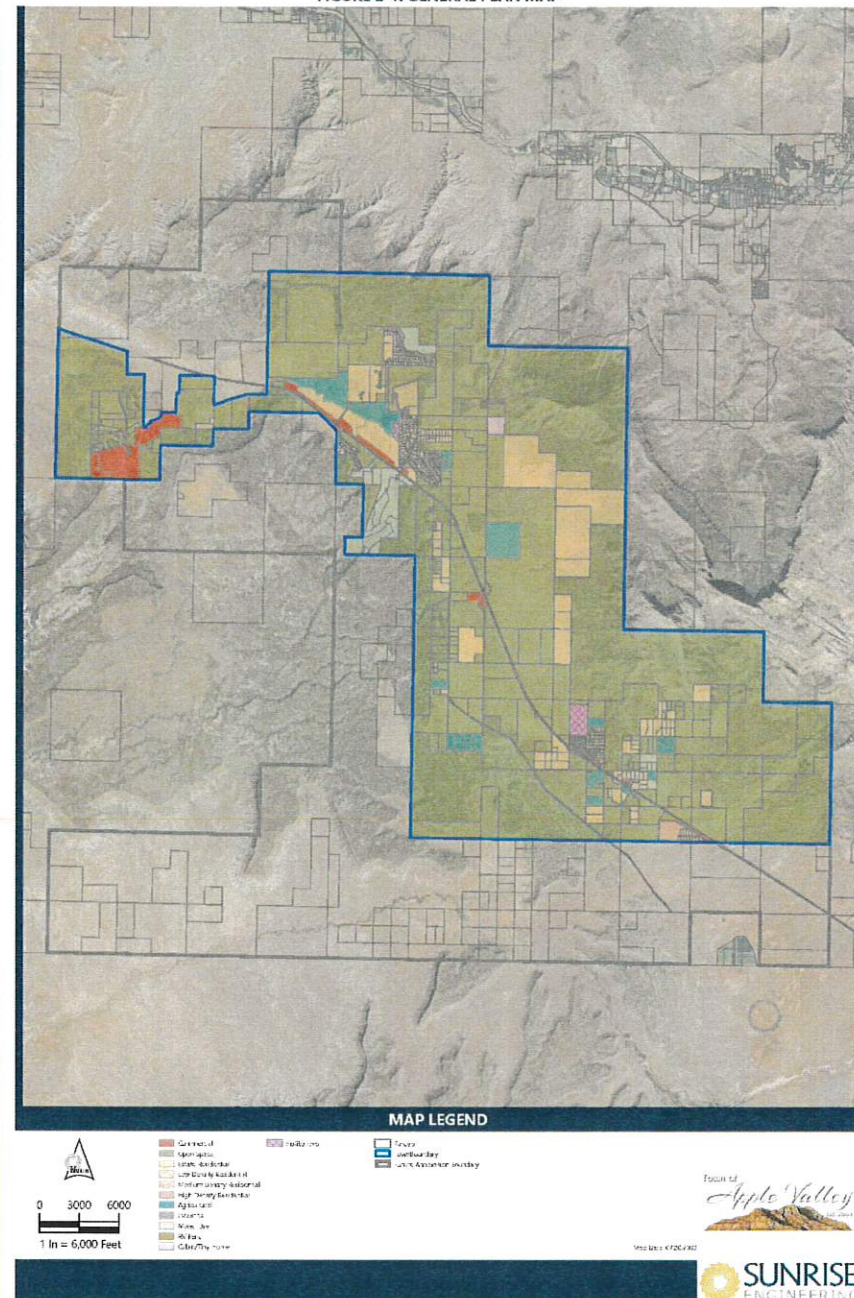
4. Industrial:

Industrial/manufacturing uses are not preferred.



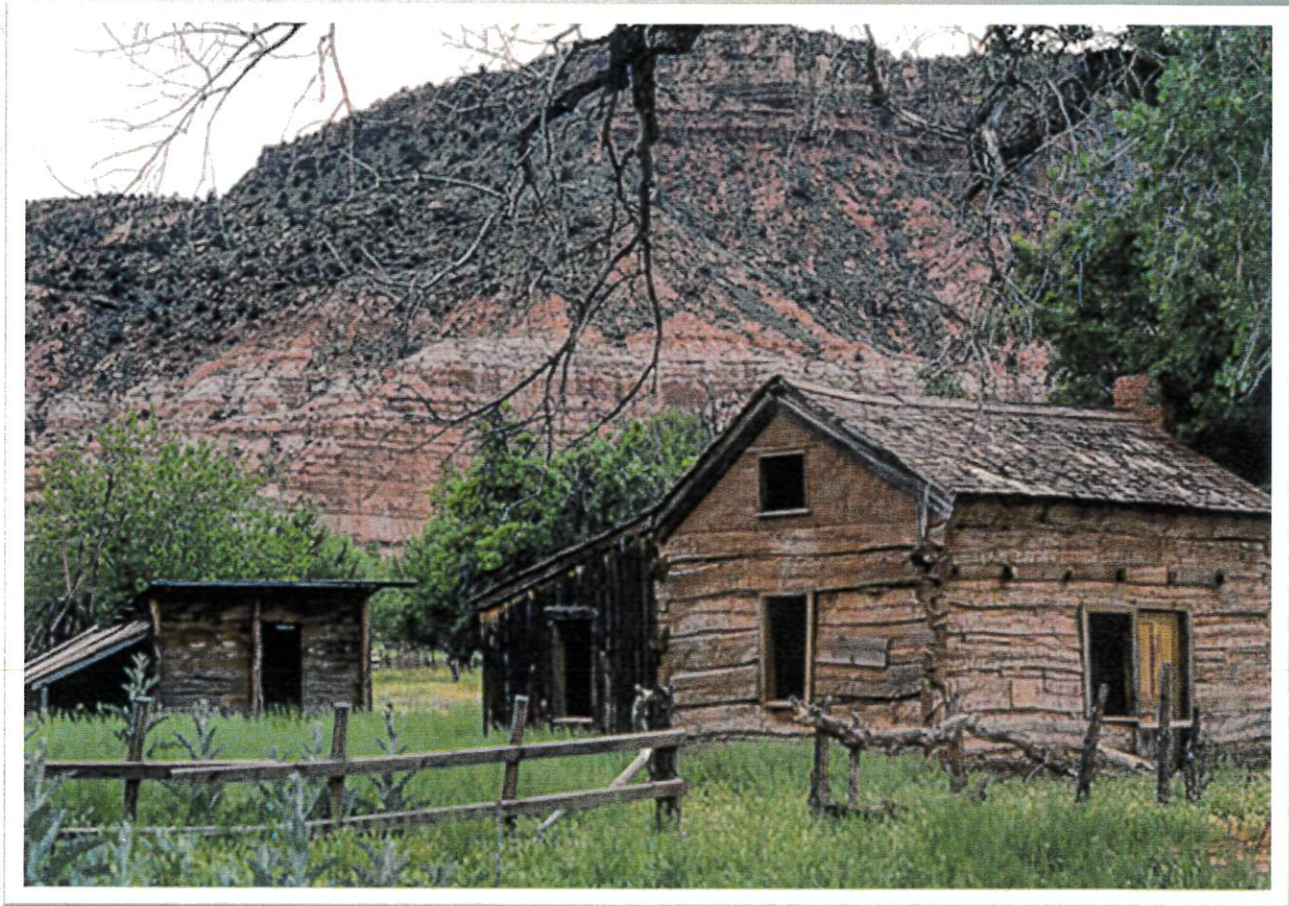
Town of
Apple Valley
EST. 1904

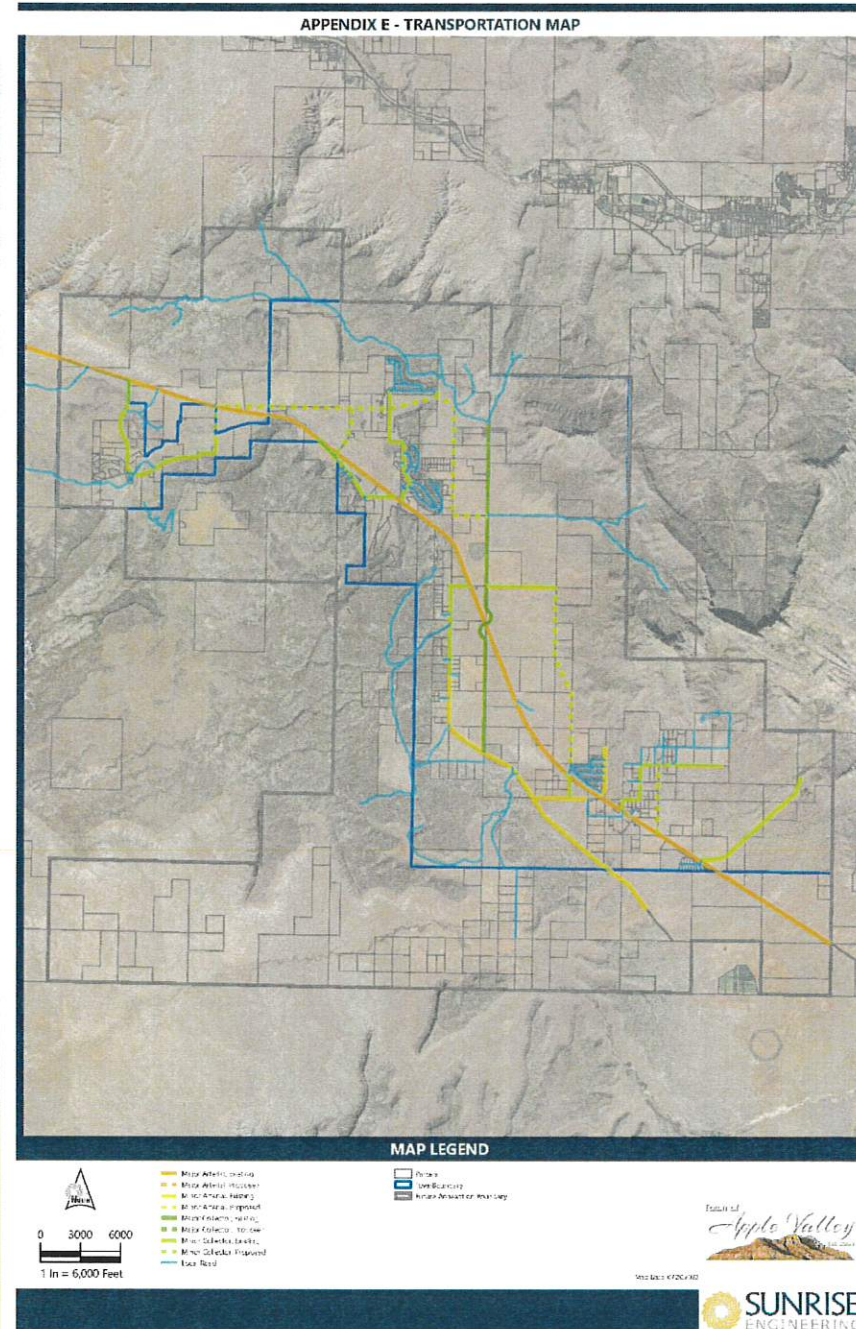
Item 1.



Historic Preservation Element

The purpose of the historic preservation element of the general plan is to enhance, preserve, and protect historic structures and areas within the town.





Public Services, Utilities and Recreation Element

1. Water:

The Big Plains Water and Sewer Special Service District is the domestic water purveyor for the town. According to the Big Plains Water District, the primary water source is AV Well #1 and AV Well #2. The wells draw from the Triassic Aquifer. A Big Plains Aquifer Evaluation study performed by Ensign Engineering and Land Surveying in 2015 indicated the following: "The estimated annual withdrawal from the aquifer is estimated to be 10,334 acre-feet, while the estimated recharge is estimated to be 10,651 acre-feet annually which would result in an overdraft of 317 acre-feet. Several assumptions were made in calculating these figures, (including water rights being fully used, hydraulic conductivities in parts of the basin, etc.) and in actuality the recharge and discharge figures might vary slightly. **However, it is reasonable to assume that the aquifer is at best case in balance, but likely could be slightly over-drafted.**"



Public Services, Utilities and Recreation Element (cont.)

2. Wastewater:

"Current residents that have septic systems, as well as continued residential systems, can remain on septic. New commercial development would be required to install alternative wastewater collection and treatment processes. These alternatives (Orenco and others manufacture such systems) would be required to reduce pollutants (nitrates, etc.) by a certain percentage. It is common for these systems to reduce total nitrogen concentrations by 70%, and with refinement, nitrogen can often be reduced by Big Plains Water and Sewer Special Service District Wastewater Study 4 90%-95%. This option would allow existing home and business owners to not incur additional costs."



Public Services, Utilities and Recreation Element (cont.)

3. Electricity, Gas, Solid Waste

Electricity in the Town of Apple Valley is provided by Rocky Mountain Power. Other than propane tanks for gas, there is no natural gas purveyor in town. Solid waste service is provided by Washington County Solid Waste.

4. Drainage

There is no formalized drainage system in the Town of Apple Valley. Little Creek traverses the town generally in a north/south direction, which carries water out of town. All other drainage consists of sheet flow into troughs, ravines, and gullies.



Public Services, Utilities and Recreation Element (cont.)

5. Recreation

The Town of Apple Valley is located near Gooseberry Mesa, Little Creek Mesa, Zion National Park, and Water Canyon. There is a community park in Apple Valley (Apple Valley Volunteer Park) located adjacent to the fire station and town hall. There are many trails (both vehicular and walking) in the vicinity of the Town of Apple Valley, but none within town limits. Because of the location of the town, many hiking, ATV and camping enthusiasts visit the Apple Valley area and utilize the recreational resources near and around the town.



Environment and Conservation Element

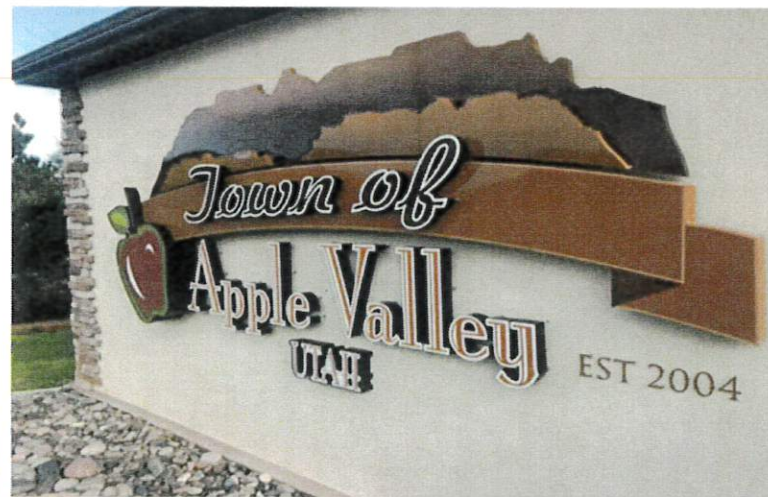
The Town of Apple Valley's location is in a unique area of Southern Utah and boasts beautiful views of plateaus, hills, mountains, the Arizona Strip, and desert landscapes. The environment and conservation element of this general plan provides goals and strategies by which to preserve the unique environmental resources of the town for the enjoyment of future generations.



Economic Development Element

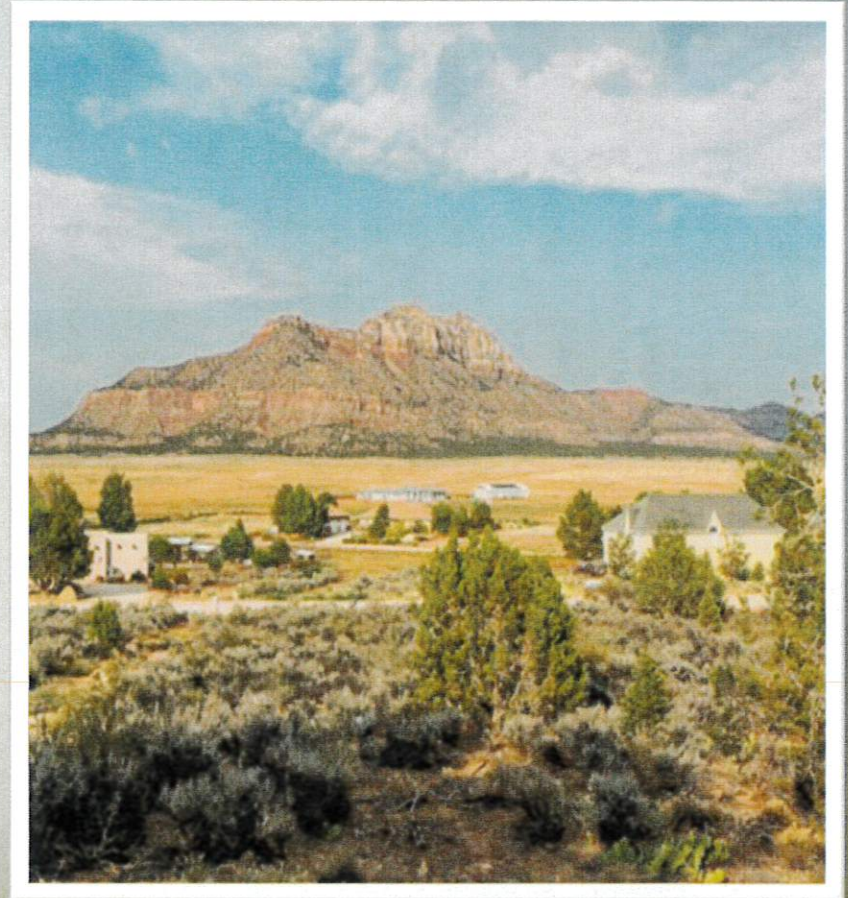
Implementing a successful economic development strategy is essential to the strength and fiscal security of any municipality. Apple Valley's local economy has competitive strengths and economic opportunities based on its superior location and beautiful natural environment. The most competitive strength is the town's location adjacent to State Route 59.

A strong local economy provides residents with a high quality of life. To prepare for a balanced economy, broad goals, strategies, and actions are provided in this general plan to guide future economic development efforts. The economic development element goals are meant to be long-term in nature and implementation, flexible, and provide an organizational framework to help guide decision makers in responding to differing market conditions.

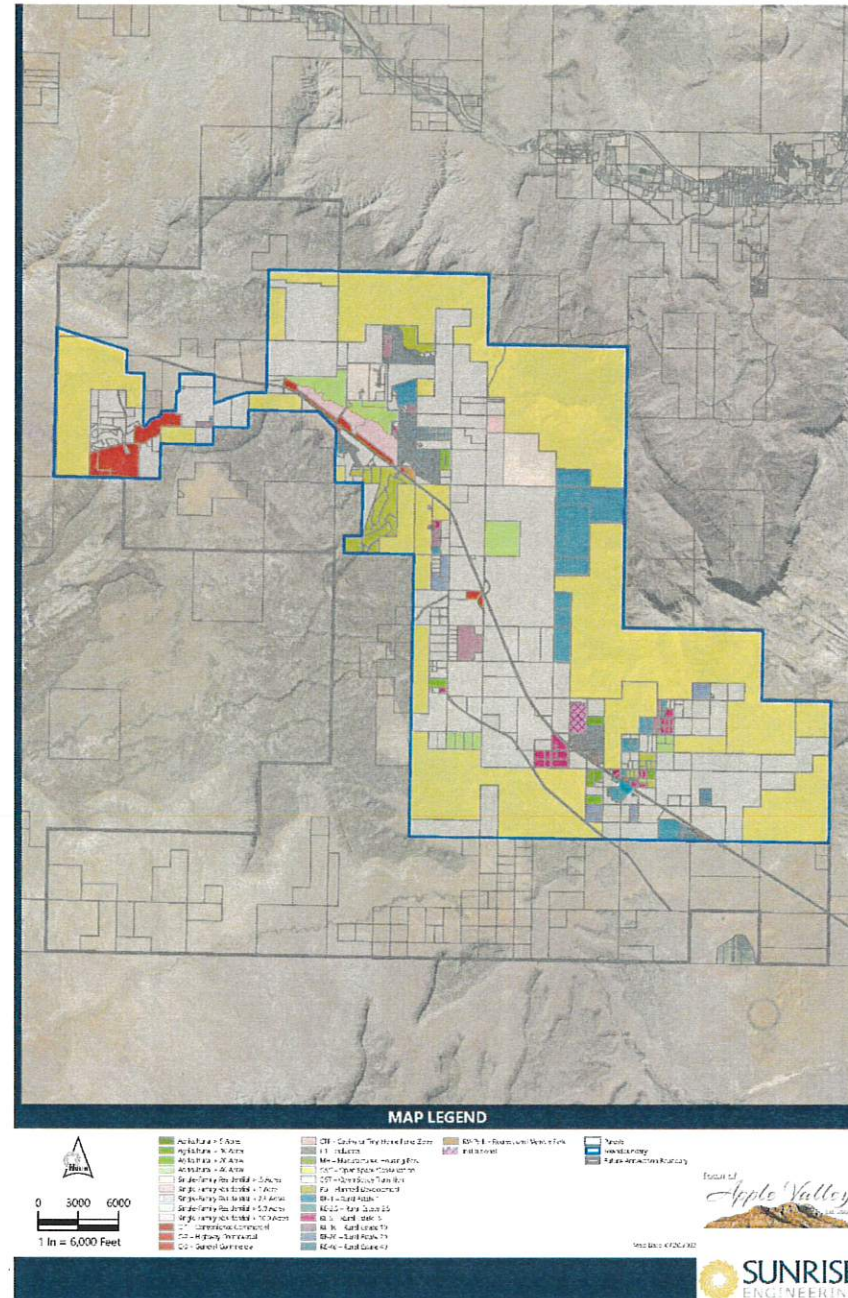


Housing Element

Housing in Apple Valley currently consists of single-family homes on lots ranging in size. The 2020 census states that there are 308 housing units in the Town of Apple Valley. Single family homes comprise the majority of available housing. The average household size is approximately 3.0 persons. Approximately 95 percent of the homes are owner occupied. While most of the housing stock in Apple Valley is single family, the architecture is varied. Apple Valley, being a newer town, does not have the traditional wide range in house ages that other more established towns have in the State of Utah.



Town of
Apple Valley
EST. 2004



Thank you!





PLANNING COMMISSION MEETING

1777 N Meadowlark Dr, Apple Valley

Friday, August 13, 2021 at 6:00 PM

MINUTES

Chair | Allen Angell

Commissioners | Janet Prentice | Richard Fischer | Lee Fralish | Wenn Jorgensen

CALL TO ORDER- Chairman Allen Angell Called meeting to order.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Commissioner Lee Fralish

Commission Allen Angell

Commissioner Richard Fischer

ABSENT

Commissioner Wenn Jorgensen

Commissioner Janet Prentice

CONFLICT OF INTEREST DISCLOSURES

No conflict of interest declared.

PUBLIC HEARING ON THE GENERAL PLAN DESIGNATION AMENDMENT FOR AV-1-3-5-211; AV-1355-A; AND AV-1354-D-9

Chair Allen Angell opened for public hearing, but asked Town Administrator John Barlow, to present on all three of these properties, get any concerns out there that might be discussed before we hear from the public. He noted that Shane and Julie Hutchings were present for application AV-1354-D-9, and Heber Allred for the other two applications, AV-1-3-5-211 & AV-1355-A, was not present (Carl Rasmussen came in later to represent the Allred applicant).

Town Administrator John Barlow, gave an overview of the 3 applications and where their maps appeared in the agenda packet, including what zone changes were being requested for each. He also said that even though normally he would make recommendations, as it was too late to be effective, he would just present the basic facts and a conceptual overview. He pointed the commission to the map on p38 for a general orientation as all the properties are in close proximity, all currently zoned Open Space Transitional OST. He also pointed out that Apple Valley ordinance 2020-09 designates a new zone in the General Plan: Tourist Commercial. The designation is on Main Street, so probably does not affect the applicant AV-1354-D-9.

Chair Allen Angell clarified with the Hutchings that their property was more than 500 feet from Main Street so not covered by the Tourist Commercial. Commissioner Richard Fischer also clarified that there was a half mile on both top and bottom, so they are covered either way.

Town Administrator John Barlow pointed the commission to look specifically at the maps on p5, for AV-1354-D-9 asking for zone change to A-10; p23, AV-1355-A, requesting two different zones, SF-.5 and C-3; and p38, AV-1-3-5-211, asking for SF-.5, C-3, and TC.



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MINUTES

Town Administrator John Barlow presented 4 points to consider, but in making their legislative recommendation to the Town Council, any rational basis for making the decision is okay. Generally, these questions were whether the zoning is consistent with goals of the general plan, harmonious with adjacent properties, will it adversely affect adjacent properties; and are there public facilities that will support the level of density they are asking for.

Town Administrator John Barlow also interjected one more point, that since Planning Commission likes to have a General Plan Amendment that is consistent with the zoning amendment, staff, not the applicants, initiated that General Plan application on the town side in order to have that done before the application zoning recommendation.

PUBLIC HEARING ON THE GENERAL PLAN DESIGNATION AMENDMENT FOR AV-1354-D-9

The Hutchings expressed that they had previously built on a portion of their large parcel, which has since been sold. Julie Hutchings pointed out that in the past, building on open space was allowed. They are now trying to get it zoned properly so they can build their own house on a section of the rest of the property. They expressed that when they sell other lots, those owners will have to get their own zoning. Julie Hutchings pointed out that the whole area is used as AG, all open land, open range. Shayne Hutchings showed the commission a General Plan Use map that satisfied them that they were consistent with the General Plan. Commissioner Lee Fralish suggested that we may not need the General Plan amendment as it is already consistent with the zoning request. John pulled up an outdated General Map that demonstrated that with the new zoning about property within 500 feet of Main Street being reserved for tourist commercial, there may be a problem, because a portion of the applicants' property that juts out is in that tourist commercial area.

Julie Hutchings argued that they had moved the location of their house back to ensure that it would not be within the 500 feet.

Town Administrator John Barlow pointed out that even though zoning generally is in accordance with the General Plan, this may be one of the times where there are enough reasons to make the zone change for this parcel. Later rezones may take the ordinance into consideration.

There was some ensuing discussion about the difference between the General Plan and the actual zone. The actual ordinance says one mile.

Chair Allen Angell closed the Public Hearing on this parcel only, stating that they would come back to the public hearing for the other parcels. He then stated that they need a Public Hearing on the zone change itself, so he opened that public hearing.

PUBLIC HEARING ON THE ZONING MAP AMENDMENT CHANGING THE ZONING DESIGNATIONS FOR THE FOLLOWING LOTS; AV-1-3-5-211; AV-1355-A; AND AV-1354-D-9

Chairman Angell stated that they needed a Public Hearing on the zone change itself, so he opened that public hearing.

PUBLIC HEARING AND DISCUSSION AND POSSIBLE ACTION FOR ZONE CHANGE APPLICATION FOR LOT AV-1354-D-9 LOCATED NEAR 600 S MAIN STREET FROM OST TO A-10

Chair Allen Angel noted that they had already talked about it, and since there were no more comments, he closed the public hearing portion, and instructed the town members that this was the part of the meeting where the commissioners only talked.



PLANNING COMMISSION MEETING

1777 N Meadowlark Dr, Apple Valley

Friday, August 13, 2021 at 6:00 PM

MINUTES

DISCUSSION AND POSSIBLE ACTION ON ZONING MAP AMENDMENT CHANGING THE ZONING DESIGNATIONS FOR THE FOLLOWING LOTS: AV-1354-D-9

The commissioners expressed agreement that they were okay with the recommendation to go ahead with the zone change.

Town Administrator John Barlow recommended that they break the motion into two parts: one for the General Plan and one for the zone change. Commissioner Lee Fralish pointed out that there was no agenda item to take action on the General Plan.

Motion was made by: Commissioner Richard Fischer

Motion: "I recommended that we approve the zone change for AV-1354-D-9 from Open Space to Agriculture 10."

Seconded by: Commissioner Lee Fralish

Vote:

Commissioner Janet Prentice, absent

Commissioner Lee Fralish, yes

Chairman Allen Angell, yes

Commissioner Richard Fischer, yes

Commissioner Janet Prentice, absent

Commissioner Janet Prentice, absent

The vote was unanimous, 3-0 and the motion carried.

Chairman Allen Angell further explained to the applicants that the Commission makes a recommendation to the Town Council, and they approve it.

Town Administrator John Barlow explained that it was the third Wednesday of each month, so it would be on the 18th but since they did one earlier this month it will be on the 8th or the next third Wednesday. He assured Julie Hutchings that he would call and notify her.

PUBLIC HEARING ON THE GENERAL PLAN DESIGNATION AMENDMENT FOR AV-1-3-5-211; and AV-1355-A

Chair Allen Angell opened the public hearing for both parcels as they were the same applicant. He asked John to show on the map where the two were, and asked the applicant's representative, Craig Rasmussen, to come up and present the project.

Craig explained that the developer wants to do some commercial as you come off the highway: a grocery store, a hotel, and some shops on the Main Street corridor. The developer wants to call this the Gateway Preserve, with some ½ acre lots, a 12-acre park, soccer fields, a ball field. He also expressed that he wants to keep Coyote Road separate, not going through the subdivision. He wants to put a full fence around it. He wants to do it gated, but the mayor had said he thought there was an ordinance preventing it, but the developer wants to request it anyway. In essence, it is almost gated as planned: on the top piece there are three in-lets, three out-lets; on the bottom, two in-lets, two out-lets. Since it is up against the highway, we will have to do a big wall,



PLANNING COMMISSION MEETING

1777 N Meadowlark Dr, Apple Valley

Friday, August 13, 2021 at 6:00 PM

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especially to contain the noise. He clarified that the shops may be a professional plaza, auto body shop, whatever people want to do that fits into allowed uses.

Commissioner Richard Fischer had heard someone was thinking of doing storage units. Craig affirmed whatever someone wanted to do that the use is allowed.

Public comment:

Forrest Kuehne, 1833 N Rome Ave, indicated that he didn't understand how the commercial they were contemplating on Main Street fit into tourist commercial. He also said that he didn't see any justification for the single family as it is not on the General Plan.

Chair Allen Angell closed the public hearing and said there was no action item on the agenda for this one.

PUBLIC HEARING AND DISCUSSION AND POSSIBLE ACTION FOR ZONE CHANGE APPLICATION FOR LOT AV-1-3-5-211 FROM OST TO SF-.5, C-3, AND TC

Chairman Allen Angell opened the public hearing for lot AV-1-3-5-211.

Public comment:

Forrest Kuehne, 1833 N Rome Ave, stating again his concerns about the single-family requests.

Another community member indicated that with the developer bringing utilities out to that area it would benefit everyone, and it would be a plus for his family wanting to move out there.

Julie Hutchings 621 S Coyote Rd, agreed. Commissioner Richard Fischer was concerned that high density by Agricultural can present some issues. Julie reiterated that she was the one with Agricultural around there.

Chair Allen Angell closed this public hearing, reminding the community members that they were going into the Commissioners discussion and action.

DISCUSSION AND POSSIBLE ACTION ZONING MAP AMENDMENT CHANGING THE ZONING DESIGNATIONS FOR THE FOLLOWING LOT: AV-1-3-5-211

Motion was made by: Commissioner Richard Fischer,

Motion: "We recommend to the Town Council for approval, the zone change for AV-1-3-5-211 so far as it will be changed or amended to follow the General Plan as closely as absolutely possible; they need to include whatever structures are necessary, and sewer treatments that are done for that area."

Seconded by: Commissioner Lee Fralish

Vote:

Commissioner Lee Fralish, yes

Chairman Allen Angell, yes

Commissioner Richard Fischer, yes

Commissioner Janet Prentice, absent

Commissioner Wenn Jorgensen, absent



PLANNING COMMISSION MEETING

1777 N Meadowlark Dr, Apple Valley
Friday, August 13, 2021 at 6:00 PM

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The vote was unanimous, 3-0 and the motion carried.

Town Administrator John Barlow inserted that they have requested 3 different zones and wondered if they had addressed Tourist Commercial and General Commercial or were leaving it as drawn?

Commissioner Richard Fischer affirmed that they would have to conform to the General Plan.

Craig showed his map designating where those would fall. They are planning to stick with the Tourist 500 feet. Chair Allen Angell cautioned that it would take a chunk out of their single-family area. Craig said they would make it work.

John asked Craig to affirm that the part outside the Tourist area in conformity with the General Plan would be the General Commercial, so exactly as drawn, except changed to Tourist Commercial where the General Plan designates Tourist Commercial. Craig agreed.

PUBLIC HEARING AND DISCUSSION AND POSSIBLE ACTION FOR ZONE CHANGE APPLICATION FOR LOT AV-1355-A FROM OST TO SF-.5 AND C-3

Chairman Allen Angell opened the public hearing for AV-1355-A.

Forrest Kuehne again stated concerns that there was nothing in the General Plan that supported single family designation. He also wondered if the Tourist Commercial affected this parcel, which it does.

There was some discussion about the difference with the old map being shown and the recent change in the General Plan.

Chairman Allen Angell closed the public hearing

DISCUSSION AND POSSIBLE ACTION ON ZONING MAP AMENDMENT CHANGING THE ZONING DESIGNATIONS FOR THE FOLLOWING LOT: AV-1355-A

Chairman Allen Angell reiterated that the map on the screen was an old map; the General Plan currently designated the Tourist Commercial one mile in both directions down highway 59 and Main Street.

John Barlow measured out on the map where the Tourist Commercial would extend through this lot, leaving only a tiny triangle available for single residents.

Commissioner Richard Fischer also asserted that, based on a conversation with UDOT, they want us to eliminate as many accesses onto the highway as possible. We can't allow any more access along 59, so we need to make an amendment to the General Plan. He felt that this one parcel is on hold for a while until we address the UDOT concerns and amend the General Plan. Chairman Allen Angell explained to Craig that in the current state, it would eliminate the residential. Based on their conversation, he suggested that they table this for now, while the commission recommends to the Town that they revise the ordinance for the Tourist Commercial to about ½ mile or less.

Craig wondered if they could make a conditional approval. Chairman Allen Angell expressed that it was too much of a process.

John interjected that the commission would have to do another public meeting, and then a recommendation, which means you have to take action. If you want the General Plan to align, you need another meeting.

Commissioner Lee Fralish said that in the interest of time, considering the financial constraints of the developer,



PLANNING COMMISSION MEETING

1777 N Meadowlark Dr, Apple Valley
Friday, August 13, 2021 at 6:00 PM

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if we can, we should; perhaps we could call an earlier meeting. John reiterated that they would not need another public hearing; today's would satisfy that.

Chairman Allen Angell confirmed that the public hearing today satisfied that requirement. He again suggested we table this application today to give them time to work with the Town. John confirmed that they could make recommendations based on this public hearing. But to take an action, they would need to post another meeting with an agenda action item. John added that he would reach out to the Town Attorney to make sure they were in line.

Motion was made by: Commissioner Lee Fralish

Motion: "We table the application zone change for lot AV-1355-A from OST to SF-.5 and C-3."

Seconded by: Commissioner Richard Fischer

Vote:

Commissioner Lee Fralish, yes

Chairman Allen Angell, yes

Commissioner Richard Fischer, yes

Commissioner Janet Prentice, absent

Commissioner Wenn Jorgensen, absent

The vote was unanimous, 3-0 and the motion carried.

ADJOURNMENT

Motion was made by: Commissioner Lee Fralish

Motion: "I move that we adjourn."

Seconded by: Commissioner Richard Fischer

Vote:

Commissioner Janet Prentice, absent

Commissioner Lee Fralish, yes

Chairman Allen Angell, yes

Commissioner Wenn Jorgensen, absent

Commissioner Richard Fischer, yes

Meeting Adjourned.

Date Approved: _____

Approved BY: _____

Chair | Allen Angell

Attest BY: _____

Recorder | Jenna Vizcardo



PLANNING COMMISSION SPECIAL MEETING

1777 N Meadowlark Dr, Apple Valley
Thursday, April 15, 2021 at 6:00 PM

MINUTES

Chair | Allen Angell

Commissioners | Janet Prentice | Richard Fischer | Lee Fralish | Wenn Jorgensen

CALL TO ORDER- Commissioner Prentice calls this meeting to order at 6:00PM and leads in the pledge of allegiance.

PLEDGE OF ALLEGIANCE- Led by Commissioner Prentice.

ROLL CALL

PRESENT

Commissioner Wenn Jorgensen

Commissioner Janet Prentice

Commissioner Lee Fralish

Commissioner Richard Fischer

ABSENT

Chair Allen Angel

Staff: Taylor Pledger, Town Recorder.

CONFLICT OF INTEREST DISCLOSURES- None.

DISCUSSION AND POSSIBLE ACTION ITEMS

1. **Discussion and Possible Action on the Sign Permit Application from UZONA Chamber of Commerce.**

Motioned to allow the UZONA chamber of commerce to put up their sign for their event.

Motion made by Commissioner Fischer, Seconded by Commissioner Fralish.

Voting Yea: Commissioner Jorgensen, Commissioner Prentice, Commissioner Fralish, Commissioner Fischer

The vote was unanimous, 4-0 and the motion carried.

2. **Discussion and Possible Action on the Preliminary Plat for Majestic Eagle**

Commissioner Prentice: Reads an email submitted by the Joint Utility Commission outlining their conditions of approval. Primary access from UDOT highway 59, that the road Gubler and Gooseberry are blacktopped, a secondary access for emergency services, adequate water storage, infrastructure of water shares, and the development of a joint sewer system.

Motioned to approve the preliminary plat for Majestic Eagle subject to the findings of the JUC stating that we need primary access from UDOT highway 59, that the road gobbler and gooseberry are blacktopped, a secondary access for emergency services, adequate water storage, infrastructure of water shares, and the development of a joint sewer system.

Motion made by Commissioner Fischer, Seconded by Commissioner Fralish.

Voting Yea: Commissioner Jorgensen, Commissioner Prentice, Commissioner Fralish, Commissioner Fischer



PLANNING COMMISSION SPECIAL MEETING

1777 N Meadowlark Dr, Apple Valley

Thursday, April 15, 2021 at 6:00 PM

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Motioned amended:

Motioned that approve and send on to Town Council the Preliminary Plat for Majestic Eagle subject to the finding of the Joint Utility Commission stating that we need primary access to be served from UDot Highway 59, that the Gubler, Gooseberry to Smithsonian will be blacktopped, there will be secondary access on Juniper, Gooseberry road to support fire safety and emergency services, there will be water storage facility to accommodate the project, infrastructure and water system including provisional water shares to be offered by the developer adequate to support their application and the development of a joint sewer system and support Town standards and goals.

Motion made by Commissioner Jorgensen, Seconded by Commissioner Fralish.

Voting Yea: Commissioner Jorgensen, Commissioner Prentice, Commissioner Fralish, Commissioner Fischer

The vote was unanimous, 4-0 and the motion carried.

ADJOURNMENT

Motioned to adjourn tonight's meeting.

Motion made by Commissioner Fralish, Seconded by Commissioner Jorgensen.

Voting Yea: Commissioner Jorgensen, Commissioner Prentice, Commissioner Fralish, Commissioner Fischer

The vote was unanimous, 4-0 and the motion carried.

Meeting adjourned at 6:30pm.

Date Approved: _____

Approved BY: _____

Chair | Allen Angell

Attest BY: _____

Recorder | Jenna Vizcardo



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

Fee: \$500.00 + Acreage Fee
 1 – 100 Acres: \$25.00/Acre
 101 – 500 Acres: \$15.00/Acre
 501 + Acres: \$10/Acre

Am't Paid:
 \$537.50

For Office Use Only: File No. AV-1376-B-3 Receipt No. 37928

Zone Change Application

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

Name: <u>NUANCE MANAGEMENT, LLC</u>		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone: <u>SLA</u>	
Address/Location of Property: <u>1442 E 2000 S</u>		Parcel ID: <u>AV-1376-B-3</u>	
Existing Zone: <u>OPEN SPACE</u>		Proposed Zone: <u>C-3 COMMERCIAL</u>	
Reason for the request <u>BUSINESS DEVELOPMENT</u>			

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

- ☒ A. The name and address of every person or company the applicant represents
- ☒ 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. 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
- ☒ F. Warranty deed or preliminary title report and other document (see attached Affidavit) showing evidence the applicant has control of the property

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 first 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. No additions or changes may be made to an application within one week of the scheduled meeting.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change the following factors shall be considered by the Planning Commission and City 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.

Official Use Only	
Date Received: 1/25/22	By: JW, Town Clerk.
Date Application Deemed Complete:	By:

AFFIDAVIT
PROPERTY OWNER

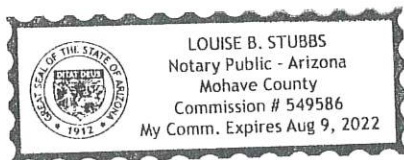
STATE OF UTAH)
)S
COUNTY OF WASHINGTON)

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

Nuance Management, LLC
Property Owner

[Signature]
Property Owner

Subscribed and sworn to me this 25 day of January, 20 22.



Louise B. Stubbs
Notary Public

Residing in: Arizona

My Commission Expires: Aug 9, 2022

AGENT AUTHORIZATION

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

Property Owner

Property Owner

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

Notary Public

Residing in: _____

My Commission Expires: _____

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

Special Warranty Deed

Order No. 8-005714

ANTHUS BARLOW

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

NUANCE MANAGEMENT, LLC, a Utah Limited Liability Company

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

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

Parcel No.: AV-1376-B-3

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

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

Signed in the Presence of:

ANTHUS BARLOW

STATE OF Utah)
) SS.
County of Washington)

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

Notary Public

My Commission Expires: 11/28/2023

Residing at: SANTA CLARA, UT

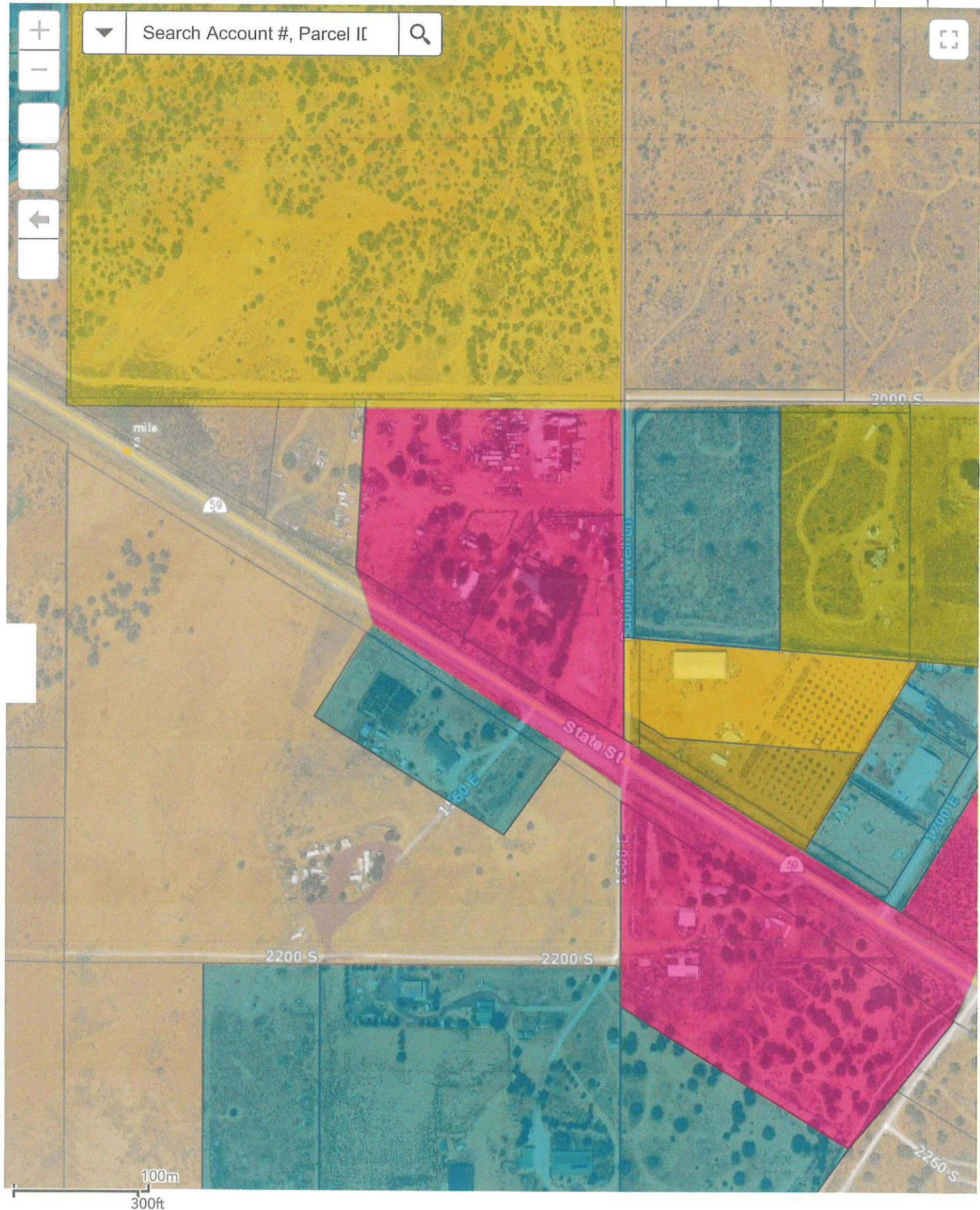
Warranty Deed (Special) (Individual Notary)
Backman Title Services Ltd.



SHANELL CARTER-JENSEN
Notary Public
State Of Utah
My Commission Expires 11-28-2023
COMMISSION NO. 709261



Apple Valley Zoning Districts Viewer



-113.070968 37.038339 Degrees

[Printer friendly view](#)

Query: AccountNumID = 0405525

Showing 1 result on 1 page

Account# Summary

	Parcel #: AV-1376-B-3	Owner: <i>NUANCE MGMT LLC</i>
0405525	Situs:	Legal: S: 22 T: 43S R: 11W BEG NW COR NE1/4 NE1/4
	Acres: 1.50	SEC 22 T43W T...
Version: 01/25/2022 01:07:56-208 PM to: MAX		

List of Addresses within 500 feet of 1442 E 2000 S

Matt & Pam Jessop



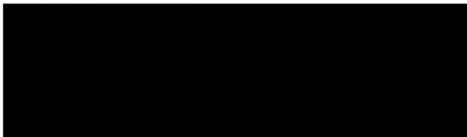
Gemstone Properties Inc



Leanna Jessop



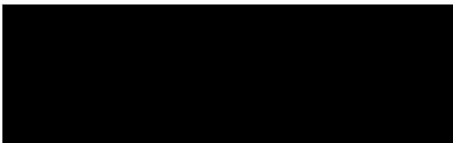
Amy M Alkema



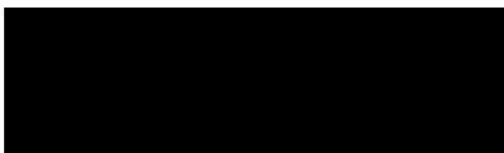
Amy Black



1st United Inv Inc



Jeff & Susanne Spendlove



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

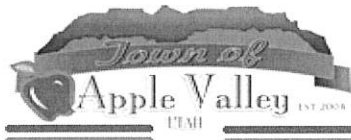
Receipt No: 37928

Receipt Date: 01/27/2022

Time of Receipt: 01/27/2022 09:32 AM

Zone Change Application Fee	537.50
	\$537.50

Check: 157	537.50
	\$537.50



August 3, 2022

RE: NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST
Parcel Numbers: AV-1376-B-3
Address: 1442 E 2000 S

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from Open Space/Open Space Transition Zone (OS/OST) to C-3 General Commercial Zone (C-3) for the stated purpose of business development. The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Apple Valley Land Use Ordinance, available in the Town Recorder's office or at the following link:

[https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.030_C Commercial Zones](https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.030_C_Commercial_Zones)

The hearing will be held **September 7, 2022 at 6:00 PM** MDT, at Apple Valley Town Hall, which is located at 1777 North Meadowlark Drive, Apple Valley, Utah 84737. Any objections, questions or comments can be directed by mail to the Town of Apple Valley, Attn: Planning and Zoning, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner's property in the proposed zoning map amendment, not later than 10 days after day of the first public hearing. Each written objection filed with the municipality will be provided to the Apple Valley Town Council.

Kind Regards,

Jenna Vizcardo
Town Clerk

Mailing List within 500 feet of AV-1376-B-3										
TAX ID										
GEMSTONE PROPERTIES INC, ANDRAE JIM TR							HURRICANE	UT	84737	8/3/2022
JESSOP MATT & PAM							HURRICANE	UT	84737	8/3/2022
SPENDLOVE JEFF & SUSANNE LEE							APPLE VALLEY	UT	84737	8/3/2022
BLACK AMY TR							FREDONIA	AZ	86022-9614	8/3/2022
NUANCE MGMT LLC							HILDALE	UT	84784-0701	8/3/2022
JESSOP LEANNA							APPLE VALLEY	UT	84737	8/3/2022
COOKE MICHAEL & DEBBIE							SAINT GEORGE	UT	84790	8/3/2022
ALKEMA,AMY M							APPLE VALLEY	UT	84737	8/3/2022

**APPLE VALLEY PLANNING DEPARTMENT
ZONING CHANGE REVIEW**

Item 6.

PARCEL ID: AV-1376-B-3

PLANNING COMMISSION SCHEDULED MEETING DATE: **9-7-21**

TOWN COUNCIL SCHEDULED MEETING DATE: **9-21-22**

PROPERTY OWNER: Nuance Management LLC ☐County Records ☐Warranty Deed

AGENT: Anthus Barlow Verified by ☐Supplied Affidavit ☐Unable to verify

ACRES IN TAX ID: 1.50 **ACRES IN APPLICATION:** 1.50

CURRENT ZONE: Open Space Transition) **PROPOSED ZONE:** Commercial C-3 **ADJACENT ZONES:** OST/RE-5

GENERAL PLAN ZONE: Commercial

COMMENTS: Based upon the adjacent Residential Estate 5 acre zoning, this zoning change should be denied as it would be incompatible with that zoning, HOWEVER the adjacent property consists of a huge industrial building that is used as a transmission shop with lots of junk cars surrounding it, and across from it, is another huge industrial AC shop this is zoned Commercial. There is a parcel adjacent to the transmission shop that is someone's residence, that would clearly be incompatible with the commercial buildings and zones. The likelihood of this parcel remaining residential is not very high, due to the commercial buildings and businesses adjacent to it, so we would recommend that this zoning change be approved.

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;

ANSWER: The general plan shows this to be commercial, so it 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;

ANSWER: This is clearly not compatible with the one residential home located close to this parcel; however, it is very much compatible with the commercial building and uses located adjacent to this parcel.

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

ANSWER:. Yes it will adversely affect the one residential home one parcel over, however that residence is already adversely affected by the existing industrial building and uses adjacent to the home.

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.

ANSWER: The access to this property will be off 1600 East Bubbling Wells Lane, which is not a great access point, however the intended use of a freeze-drying facility, is a low traffic business. The utilities are all available close by and this business is low impact on the utilities.

Example of a motion to Approve this application:

Planning Commission: *I make the motion we recommend approval to the Town Council for the zoning change for AV-1376-B-3 from Open Space Transsion to Commercial C3 for the following reasons:*

1. *The requested zone is compatible with the General Plan.*
2. *The requested zone is compatible with the adjacent commercial use of a transmission shop and an AC shop and the residential use adjacent to this, is not likely to remain residential.*
3. *This is a low traffic impact business, so the poor access location is less important*

TOWN COUNCIL: *I make the motion we approve the zoning change for AV-1376-B-3 from Open Space Transsion to Commercial C3 for the following reasons:*

1. *The requested zone is compatible with the General Plan.*
2. *The requested zone is compatible with the adjacent commercial use of a transmission shop and an AC shop, and the residential use adjacent to this is not likely to remain residential.*
3. *This is a low traffic impact business, so the poor access location is less important*

Example of a motion to Deny this application

Planning Commission: *I make the motion we recommend denial to the Town Council for the zoning change for AV-1376-B-3 from Open Space Transsion to Commercial C3 for the following reasons:*

1. *The zoning change is not compatible with the adjacent residential zone.*
2. *Any other reason you can think of _____*

TOWN COUNCIL: *I make the motion we deny the zoning change for AV-1376-B-3 from Open Space Transsion to Commercial C3 for the following reasons:*

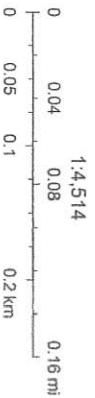
1. *The zoning change is not compatible with the adjacent residential zone.*
2. *Any other reason you can think of _____*

AV-1376-B-3 Current Zoning

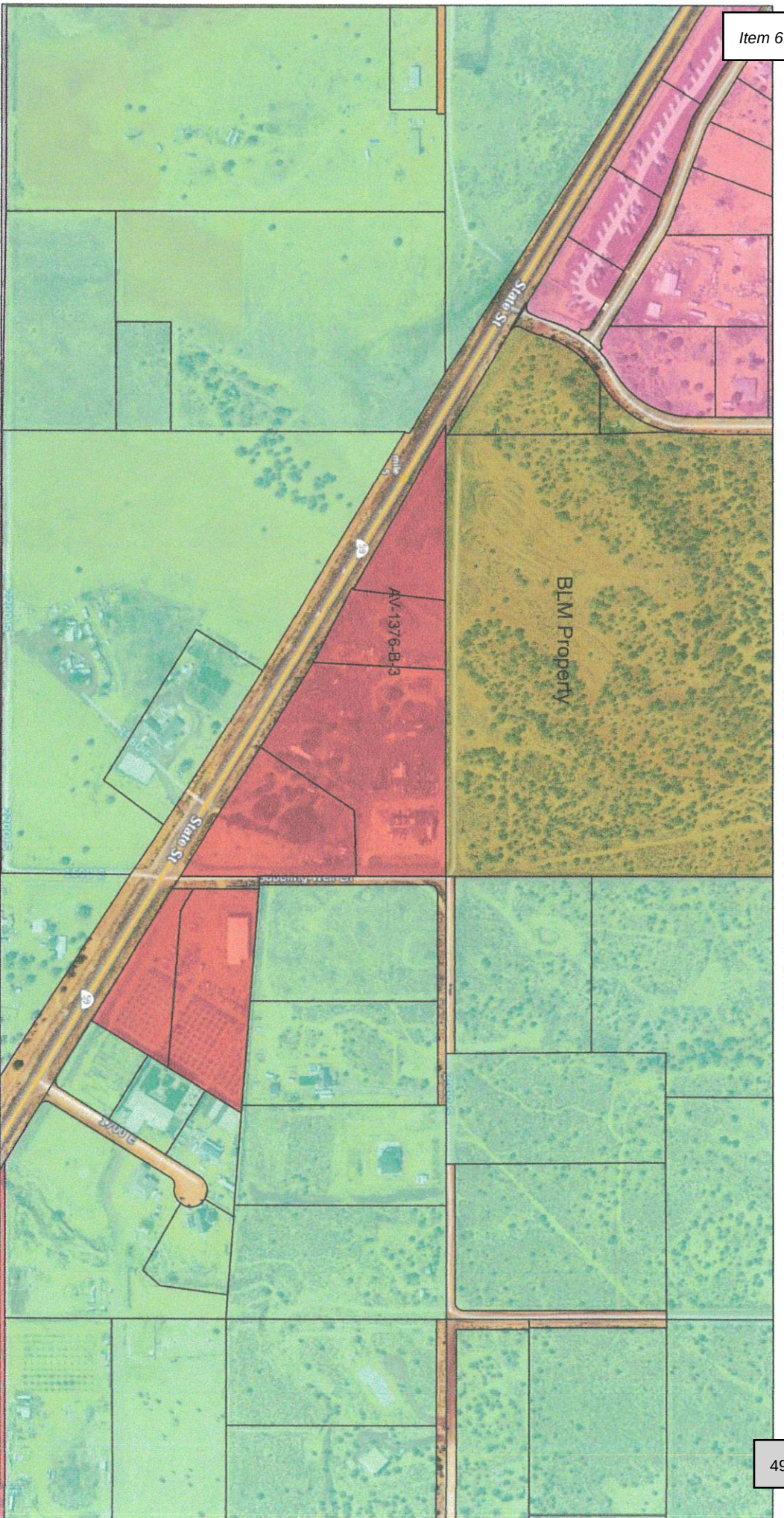


8/21/2022, 5:55:01 PM

- Washington County Parcels
- Future Annexation Boundary
- Single-Family Residential > .5 Acres
- C-1 - Convenience Commercial
- PD - Planned Development
- OST - Open Space Transition
- Zoning Districts
- A-5 - Agricultural > 5 Acres
- C-2 - Highway Commercial
- RE-1 - Residential Estate 1
- A-10 - Agricultural > 10 Acres
- C-3 - General Commercial
- RE-5 - Residential Estate 5
- OSC - Open Space Conservation
- Town Boundary



AV-1376-B-3 General Plan



8/21/2022, 5:56:15 PM

Washington County Parcels

C - Commercial

OS - Open Space

R3 - Residential Low: 7 + Acres

General Plan

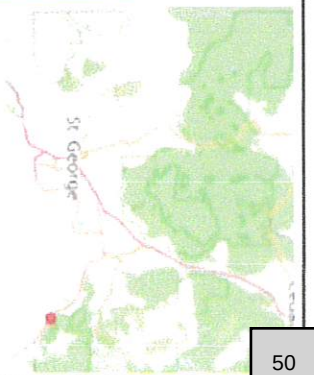
R1 - Residential High: .5 - .99 Acres

Future Annexation Boundary

A - Agricultural

Town Boundary

AV-1376-B-3 AREAL MAP



- Legend**
-  Parcels
-  Ownership

- | | | | | | | | | | | | | | | | | | |
|---------------------|--------------------------------|---------------------------|------------------------------------|-----------------------|---------------------|-------------------------------------|---------------------------------|------------|---------------|-------------------|-------------------|-----------------|-----------------|-------|----------------------------|----------------------------|--------------|
| U.S. Forest Service | U.S. Forest Service Wilderness | Bureau of Land Management | Bureau of Land Management Wildlife | National Park Service | Shiwiwi 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 |
|---------------------|--------------------------------|---------------------------|------------------------------------|-----------------------|---------------------|-------------------------------------|---------------------------------|------------|---------------|-------------------|-------------------|-----------------|-----------------|-------|----------------------------|----------------------------|--------------|



WGS_1984 Web Mercator Auxiliary Sphere

752.3 0 752.3 Feet

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.

**APPLE VALLEY
ORDINANCE O-2022-32**

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

SECTION 1: AMENDMENT “11.02.040 Necessity Of Plat; Exemption From Plat Requirements” of the Apple Valley Subdivisions is hereby *amended* as follows:

BEFORE AMENDMENT

11.02.040 Necessity Of Plat; Exemption From Plat Requirements

All subdivisions shall be required to prepare and receive approval of a preliminary and final plat in accordance with the provisions of this chapter, except as follows:

- A. A subdivision creating no more than one new lot may be approved by the Town staff without the necessity of preparing and filing a preliminary plat or final plat if:
 - 1. Notice is provided by Town as required by this title.
 - 2. The proposed subdivision:
 - a. Is not traversed by the mapped lines of a proposed street as shown in the general plan unless the Town has approved the location, and dedication of any public street, Town utility easement, any other easement, or any other land for public purposes as the Town’s ordinance requires. Created lots shall be located on a public right-away or dedicated street.
 - b. Does not impact an existing easement or right of way or, if it does have an impact, evidence is shown that the impact will not impair the use of any such easement or right of way.
 - c. Has been approved by the culinary water authority and sanitary sewer authority.
 - d. Is located in a zoned area, and conforms to all applicable land use code or has properly received a variance from the requirements of an otherwise conflicting and applicable land use code.
- B. A lot or a parcel resulting from a division of agricultural land or land located in an Open Space, Open Space Transitional zones is exempt from the plat requirements of this title if the lot or parcel:
 - 1. Meets the minimum size requirement of applicable zoning; and
 - 2. Is located on a public right-away or dedicated street, and
 - 3. Is only used for purposes allowed in the Open Space, Open Space Transitional, and Agricultural zones.
- C. The creation of a lot under subsection A of this section shall not be approved until a plan for providing utilities and other required improvements to the proposed lot has

been reviewed by the local utilities (Big Plains WSSSD). No building permit will be issued for said lot until the approved improvements are constructed and accepted.

- D. The boundaries of each lot or parcel exempted under subsection A or B of this section shall be graphically illustrated on a record of survey map or by deed, and upon approval of Town staff, shall be recorded with the county recorder.
- E. Notice of the application for a lot split shall be published in the Town Council Agenda following the receipt of the application.

AFTER AMENDMENT

11.02.040 Necessity Of Plat; Exemption From Plat Requirements

All subdivisions shall be required to prepare and receive approval of a preliminary and final plat in accordance with the provisions of this chapter, except as follows:

- A. A subdivision creating no more than one new lot may be approved by the Town staff without the necessity of preparing and filing a preliminary plat or final plat if:
 - 1. Notice is provided by Town as required by this title.
 - 2. The proposed subdivision:
 - a. Is not traversed by the mapped lines of a proposed street as shown in the general plan and does not require the dedication of any land for streets or other public purpose. ~~unless the Town has approved the location, and dedication of any public street, Town utility easement, any other easement, or any other land for public purposes as the Town's ordinance requires.~~ Created lots shall be located on a public right-away or dedicated street.
 - b. Does not impact an existing easement or right of way or, if it does have an impact, evidence is shown that the impact will not impair the use of any such easement or right of way.
 - c. Has been approved by the culinary water authority, ~~and~~ sanitary sewer authority, and all other members of the joint utility commission, in writing.
 - d. Is located in a zoned area, and conforms to all applicable land use code or has properly received a variance from the requirements of an otherwise conflicting and applicable land use code.
- B. A lot or a parcel resulting from a division of agricultural land ~~or land located in an Open Space, Open Space Transitional zones~~ is exempt from the plat requirements of this title if the lot or parcel:
 - 1. Meets the minimum size requirement of applicable zoning; and is not used and will not be used for any non agricultural purpose.
 - 2. ~~Is located on a public right-away or dedicated street, and~~
 - 3. ~~Is only used for purposes allowed in the Open Space, Open Space Transitional, and Agricultural zones.~~
- C. The creation of a lot under subsection A of this section shall not be approved until a plan for providing utilities and other required improvements (as per Title 11.08) to the proposed lot, has been reviewed and approved by all members of the joint utility

commission, in writing, by the local utilities (Big Plains WSSSD). No building permit will be issued for said lot until the approved improvements are constructed and accepted.

- D. The boundaries of each lot or parcel exempted under subsection A or B of this section shall be graphically illustrated on a record of survey map ~~or~~ and by deed, and upon approval of Town staff, shall be recorded with the county recorder.
- E. Notice of the application for a lot split shall be ~~published in~~ on the Town Council consent ~~A~~ agenda following the receipt of the application, prior to the recording.

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 _____ and after the required approval and publication according to law.

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

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Frank Lindhardt, 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

Item 8.

Fee: \$750.00

Preliminary Site Plan Application

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

Owner:	Dan Tygard	Phone:	(916) 240-1808		
Address:	1163 N. Main St.	Email:	dan.tygard@gmail.com		
City:	Hurricane	State:	UT	Zip:	84707
Agent: (If Applicable)		Phone:			
Address/Location of Property:	1350 N. State St. Apple Valley, UT 84737				
Zoning Designation:	RV Park Zone	Parcel ID:	AV-1334-W		
Proposed Use	RV Park				

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

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

Official Use Only	Amount Paid: \$	Receipt No:
Date Received: 8/3/22	Date Application Deemed Complete:	
By: [Signature]	By:	

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

PURPOSE

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

WHEN REQUIRED

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

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

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

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

PROCESS

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

APPEALS

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



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

Parcel ID#

AV-1334-W

Item 8.

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Dan Tygard am/are the applicant(s) of the application known as
Knollwood 85, LLC located on parcel(s)
AV-1334-W 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):

Dan Tygard
Name

Owner
Applicant/Owner

8/3/2022
Date

Name

Applicant/Owner

Date

Name

Applicant/Owner

Date

State of Utah)

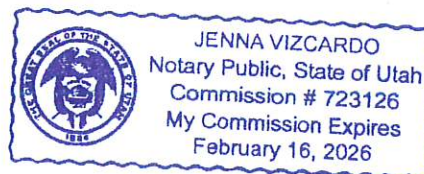
County of Washington)s

On this 3 day of August, in the year 2022, before me, Jenna Vizcardo a notary public, personally appeared Dan Tygard, 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.

JW
(notary signature)

(seal)



**AFFIDAVIT
PROPERTY OWNER**

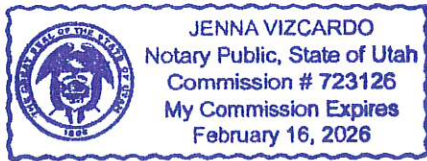
STATE OF UTAH)
)
COUNTY OF WASHINGTON)

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

Dan Tygernd
Property Owner

Property Owner

Subscribed and sworn to me this 3 day of August, 2022.



JV
Notary Public

Residing in: Utah

My Commission Expires: 2/16/26

AGENT AUTHORIZATION

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

Property Owner

Property Owner

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

Notary Public

Residing in: _____

My Commission Expires: _____

Warranty Deed Page 1 of 3

Gary Christensen Washington County Recorder

02/02/2021 04:15:01 PM Fee \$40.00 By

VANGUARD TITLE INSURANCE AGENCY, LLC -

OREM

Item 8.

Vanguard Title Insurance Agency, LLC

Mail Tax Notices to and

WHEN RECORDED RETURN TO:

Knollwood85, LLC, a Utah Limited Liability Company

14653 S. River Chase Rd.

Herriman, UT 84096

File No.: 52128-HP

WARRANTY DEED

GRANTOR(S): Little Creek Station, LLC

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

GRANTEE(S): Knollwood85, LLC, a Utah Limited Liability Company

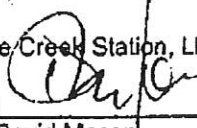
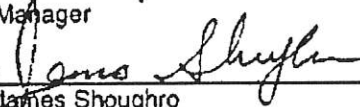
for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Washington County, State of UTAH:

See Exhibit "A" attached hereto and made a part hereof.

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

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 28th day of January, 2021.

Little Creek Station, LLC

BY: David Mason
ManagerBY: James Shoughro
Manager

State of Nevada }
 }ss.
County of Clark }

On this 28th day of January, 2021, personally appeared before me, David Mason who being duly sworn, did say that he is a Manager (s) of Little Creek Station, LLC, a limited liability company, and that said instrument was signed in behalf of said company by authority of statute, its articles of organization or its operating agreement, and that David Mason, acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

Victoria O'Harra
Notary Public



State of Nevada }
 }ss.
County of Clark }

On this 28th day of January, 2021, personally appeared before me, James Shoughro who being duly sworn, did say that he is a Manager (s) of Little Creek Station, LLC, a limited liability company, and that said instrument was signed in behalf of said company by authority of statute, its articles of organization or its operating agreement, and that James Shoughro, acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

Victoria O'Harra
Notary Public



EXHIBIT A

Legal Description

Order No.: 52128-HP

BEGINNING AT A POINT ON THE EAST LINE OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE NO. U-59 WHICH IS SITUATED N. 0°04'57" W. 143.51 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 30, THENCE N. 54°10'15" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 77.08 FEET TO A STATE ROAD RIGHT-OF-WAY MARKER, THENCE N. 54°09'33" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 896.61 FEET, THENCE DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND RUNNING N. 35°18'34" E. 330.83 FEET, THENCE N. 55°29'54" W. 219.98 FEET, THENCE N. 0°20'08" E. 208.70 FEET TO THE NORTH LINE OF THE SE1/4SE1/4 OF SAID SECTION 30, THENCE N. 89°52'30" E. ALONG THE 1/16 LINE 503.24 FEET, THENCE S. 30°31'36" E. ALONG THE SOUTHWESTERLY LINE OF LOT 78, APPLE VALLEY RANCH SUBDIVISION PHASE 2, 90.14 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 78, THENCE S. 33°08'02" E. 417.33 FEET TO THE EAST LINE OF SAID SECTION 30, THENCE S. 0°04'57" E. ALONG THE SECTION LINE 747.29 FEET TO THE POINT OF BEGINNING.

Access Easement #1 to State Route U-59

TOGETHER WITH A 30.00 FOOT WIDE EASEMENT FOR INGRESS/EGRESS AND UTILITIES DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SITUATED N. 0°04'57" W ALONG THE SECTION LINE 765.81 FEET AND N. 90°00'00" W. 751.48 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, THENCE N. 54°09'33" W. 120.31 FEET, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 40.00 FEET A DISTANCE OF 62.83 FEET (THE CHORD OF SAID CURVE BEARS S. 80°50'27" W. 56.57 FEET), THENCE S. 35°50'27" W. 23.94 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE NO. U-59, THENCE N. 54°09'33" W. ALONG SAID RIGHT-OF-WAY LINE 30.00 FEET, THENCE N. 35°50'27" E. 23.94 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 70.00 FEET A DISTANCE OF 109.96 FEET (THE CHORD OF SAID CURVE BEARS N. 80°50'27" E. 98.99 FEET), THENCE S. 54°09'33" E. 120.03 FEET, THENCE S. 35°18'34" W. 30.00 FEET TO THE POINT OF BEGINNING.

Access Easement #2 to Apple Valley Way

TOGETHER WITH A 30.00 FOOT WIDE EASEMENT FOR INGRESS/EGRESS AND UTILITIES DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SITUATED N. 0°04'57" W ALONG THE SECTION LINE 1169.08 FEET AND N. 90°00'00" W. 777.60 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, THENCE N. 74°26'53" W. 250.16 FEET, THENCE N. 27°50'31" E. 30.70 FEET, THENCE S. 74°26'53" E. 235.46 FEET, THENCE S. 0°20'08" W. 31.09 FEET TO THE POINT OF BEGINNING.

Tax Parcel No.: AV-1334-J

Knollwood RV Drainage Report



Prepared by: Jake Black, E.I.T.
Reviewed by: Brant Tuttle, P.E.

May 10, 2022



1040 East 800 North
Orem, Utah 84097
(801) 802-8992

Introduction

This document outlines the storm water and drainage plan for the Knollwood RV Site Plan. The report will discuss the hydrologic storm criteria, the methodology of design, and the collection and retention system. The Knollwood RV site plan is an 13.80-acre project located near the northeast corner of Apple Valley Way and Highway 59 in Apple Valley, Utah.

Hydrologic Criteria

The climate in Apple Valley is semi-arid, and characterized by low precipitation, low humidity, and extreme variations in temperature. Spring and summer thunderstorms have the greatest potential for flooding and erosion. Cloudburst type storms that are characterized by short periods of high intensity rainfall cause these extreme runoff events.

The probability of a storm event, of certain magnitude, occurring within a return period provides the estimates of rainfall for engineering applications. Rainfall depths from the 25-year storm was used in this design. All rainfall depths were obtained from the NOAA Atlas 14 online site.

Methodology

Northern Engineering, Inc. used the Rational Method ($Q=CIA$) to determine expected storm water peak runoffs and the Modified Rational Method to determine storage requirements. The Rational Method defines storm discharge flows as the product of the runoff coefficient (C), the rainfall intensity (I), and the drainage study area (A).

Collection and Retention System

The site is graded for runoff to flow northwest. A combination of 3.5' drainage swales and 2' concrete swales were used around the drive isles and stalls to capture and convey runoff towards to the basins on the northwest end of the site. See Appendix A for the grading plan and swale details.

Both basins were constructed 5-feet deep, 4-feet for storage and 1-foot of freeboard. The 25-year storm event was modeled on the project to calculate the required storage. The total storage required is 28,955 cubic feet. The two basins provide approximately 29,085 cubic feet of storage. See Appendix B for calculations.

During storm events larger than the 25-year, the south basin will overflow and runoff to the north basin via the constructed swales. An outlet structure will be placed in the north basin and will

control the outflow to 0.2 cfs per acre with a 2.06-inch diameter orifice. The grate of the control box will be set at the high-water elevation so larger storm events will bypass the orifice and flow directly into the outlet. The outlet pipe will be run to the existing large drainage channel to the north of the north basin.

Appendix

Appendix A – Grading Plan and Swale Details

Appendix B – Calculations

Project: Knollwood RV - Apple Valley

Date: 5/10/2022

Designer: Jake Black



Allowable Discharge		
Per Acre (cfs)	Area (ac)	Total Discharge (cfs)
0.20	13.43	2.69

25-Year Storm Event Storage Required								
Duration	Area	C	25yr Intensity	Q	Accum Q	Release	Accum R	Storage Req
min	sq ft		in/hr	cfs	cf	cfs	cf	cf
5	584800	0.61	4.99	40.865	12259	2.685	806	11454
10	584800	0.61	3.80	31.120	18672	2.685	1611	17061
15	584800	0.61	3.14	25.715	23143	2.685	2417	20727
30	584800	0.61	2.11	17.280	31103	2.685	4833	26270
60	584800	0.61	1.31	10.728	38621	2.685	9666	28955
120	584800	0.61	0.73	5.945	42807	2.685	19332	23475
180	584800	0.61	0.51	4.136	44665	2.685	28998	15666
360	584800	0.61	0.30	2.457	53067	2.685	57997	0
720	584800	0.61	0.18	1.474	63680	2.685	115993	0
1440	584800	0.61	0.11	0.876	75709	2.685	231987	0

Storage Provided		
South Basin	North Basin	Storage Provided
cf	cf	cf
13,125	15,960	29085

Discharge Orifice Sizing				
Release Rate (cfs)	Discharge Coefficient	Depth (ft)	Area (in^2)	Orifice Dia (in)
2.69	0.6	4.0	3.35	2.06

$$D = \sqrt{A * \frac{4}{\pi}}$$

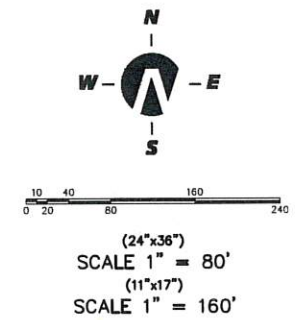
$$A = \frac{Q}{C_d * \sqrt{2 * g * H}}$$

SITE PLAN FOR: KNOLLWOOD RV CAMPGROUND

LOCATED IN SECTION 30, T42S, R11W, S.L.B.&M.
APPLE VALLEY TOWN, WASHINGTON COUNTY, UTAH
OCTOBER 2021



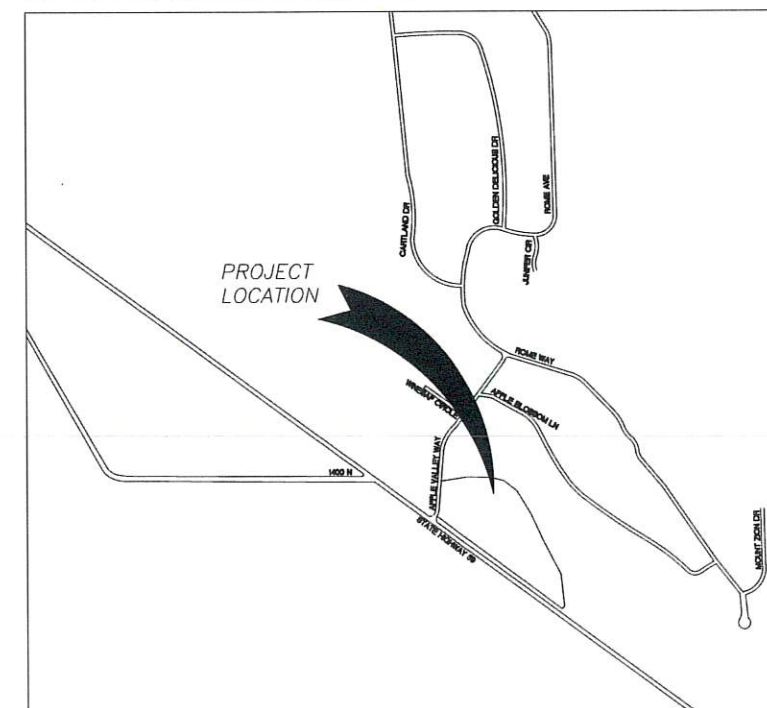
LAND USE SUMMARY	
TOTAL ACRES	13.80
EXISTING ZONE	RV PARK
UNITS	88
UNITS/ACRE	6.37



LEGEND

-  PROPERTY LINE
 ROAD
 EXISTING WATER LINE
 RV STALLS
 LANDSCAPE/XERISCAPE
 PROPOSED 1400 SQ. FT. MAIN BUILDING (OFFICE, MAINTENANCE, GARAGE, LAUNDRY, GUEST BATHROOMS AND SHOWERS)
 PROPOSED 400 SQ. FT. AUXILIARY BUILDING (RESTROOM AND SHOWERS)
 EXISTING CROSS ACCESS EASEMENTS
 PROPOSED 6' BLOCK WALL PERIMETER FENCE
 PROPOSED 4' BLOCK WALL PERIMETER FENCE
 EXISTING FIRE HYDRANT
 PROPOSED FIRE HYDRANT

VICINITY MAP



5				DESIGNED BY:	DATE:
4				DRAWN BY:	DATE:
3				CHECKED BY:	DATE:
2				APPROVED:	DATE:
1				COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:



Northern
ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

KNOLLWOOD RV CAMPGROUND

SITE PLAN

APPLE VALLEY, UTAH

JOB NO.
3-21-046
SHEET NO.
SP-01

GRADING PLAN FOR:
KNOLLWOOD RV CAMPGROUND

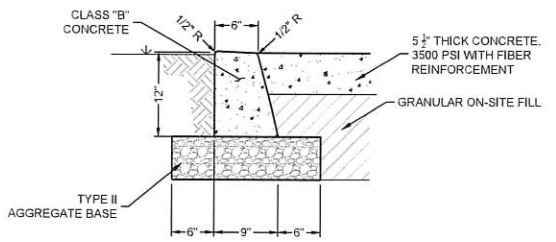
LOCATED IN SECTION 30, T42S, R11W, S.L.B.&M.
APPLE VALLEY TOWN, WASHINGTON COUNTY, UTAH

OCTOBER 2021

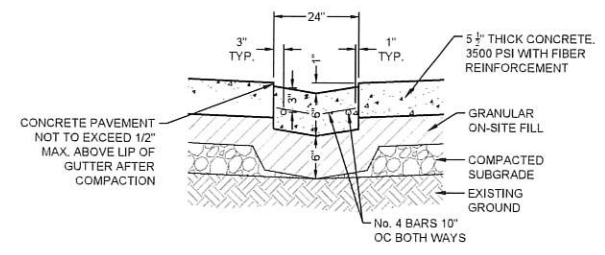


0 20 40 80 160 240

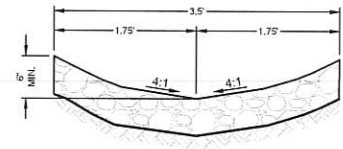
(24"x36")
SCALE 1" = 80'
(11"x17")
SCALE 1" = 160'



① ON-SITE "A" CURB
N.T.S.

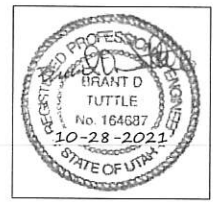


② 2' CONCRETE SWALE
N.T.S.



③ DRAINAGE SWALE
N.T.S.

- CONSTRUCTION NOTES
- ① CONSTRUCT "A" TYPE CURB PER DETAIL 1
 - ② CONSTRUCT 2' WIDE CONCRETE GUTTER PER DETAIL 2
 - ③ CONSTRUCT 3.5' WIDE EARTH SWALE PER DETAIL 3



5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE
K:\3-21-046 Knollwood RV Park\CAD\Design\DRAWINGS\GRADING.dwg 10/28/2021 12:24 PM			



Northern
ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

KNOLLWOOD RV CAMPGROUND

GRADING PLAN	JOB NO. 3-21-046
APPLE VALLEY, UTAH	SHEET NO. GR-01

Drainage

GRADING PLAN FOR:
KNOLLWOOD RV CAMPGROUND

LOCATED IN SECTION 30, T42S, R11W, S.L.B.&M.
APPLE VALLEY TOWN, WASHINGTON COUNTY, UTAH

OCTOBER 2021



10 40 160 240
0 20 80 160

(24"x36")
SCALE 1" = 80'
(11"x17")
SCALE 1" = 160'

APPLE VALLEY WAY

Control Box
and Outlet Pipe

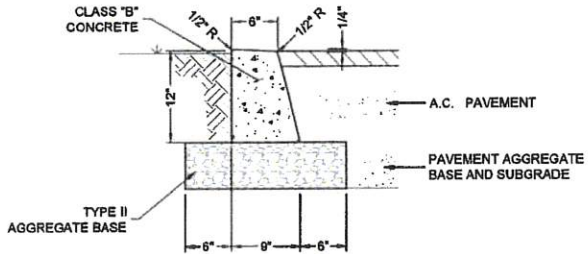
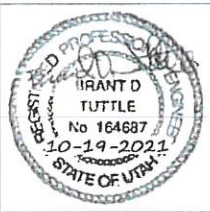
North Basin

South Basin

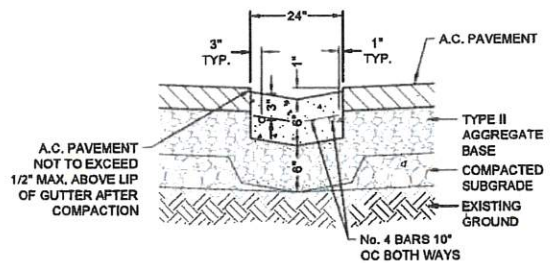
STATE ROUTE U-59
STATE ROUTE 59

CONSTRUCTION NOTES

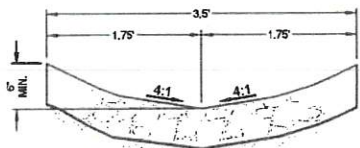
- 1. CONSTRUCT "A" TYPE CURB PER DETAIL 1
- 2. CONSTRUCT 2' WIDE CONCRETE GUTTER PER DETAIL 2
- 3. CONSTRUCT 3.5' WIDE EARTH SWALE PER DETAIL 3



1 ON-SITE "A" CURB
N.T.S.



2 2' CONCRETE SWALE
N.T.S.



3 DRAINAGE SWALE
N.T.S.

5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE
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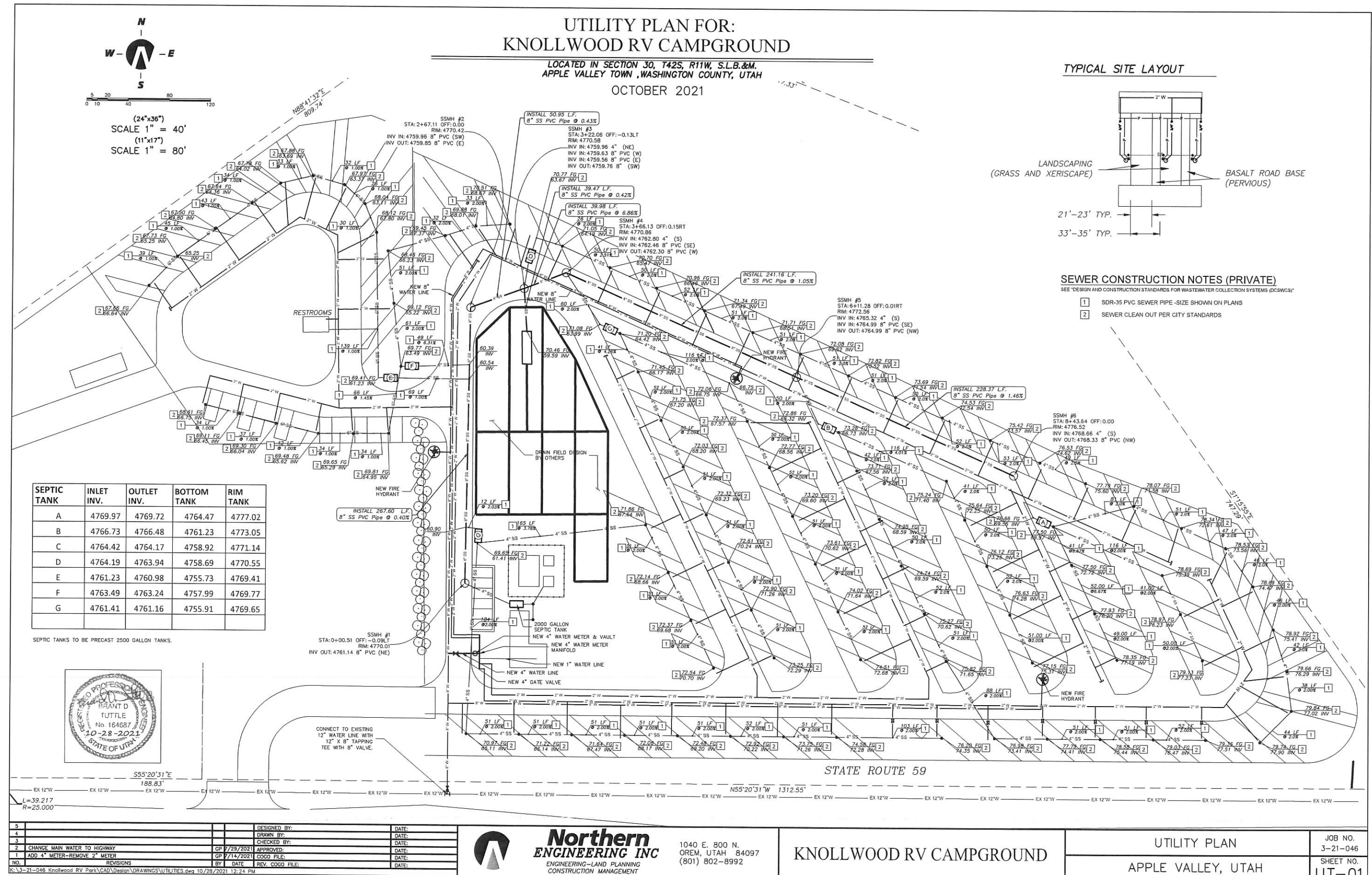
**Northern
ENGINEERING INC**
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

KNOLLWOOD RV CAMPGROUND

GRADING PLAN
APPLE VALLEY, UTAH

JOB NO.
3-21-046
SHEET NO.
GR-01





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

Item 8.

Fee: \$750.00

Final Site Plan Application

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

Owner:	Dan Tygard	Phone:	(916) 240-1808		
Address:	1163 W. main st.	Email:	dantygard@gmail.com		
City:	Hurricane	State:	UT	Zip:	84737
Agent: (If Applicable)		Phone:			
Address/Location of Property:	1350 W. state st.	Parcel ID:	AV-1334-W		
Zone District:	RV Park Zone	Phase:			
Proposed Use	RV Park				

Submittal Requirements: This application must be accompanied by a set of development plans which meet the following standards:

- Plans shall be drawn at a scale of no smaller than 1"=100'
- Submit one (1) set of plans on 11 x 17 inch paper. Also submit one (1) copy of all plans on larger sheets whenever a reduction is required.
- Except for the landscaping plan, the other plans shall be prepared, stamped and signed by a professional engineer licensed by the State of Utah.

- ☒ 1. Site plan including:
- ☒ a. All facilities related to the project located within two hundred and fifty (250) feet of the site boundary.
 - ☒ b. Layout, dimensions, and names of existing and future road rights-of-way.
 - ☒ c. Project name, North arrow, and tie to a section monument.
 - ☒ d. The boundary lines of the project site with bearings and distances.
 - ☒ e. Layout and dimensions of proposed streets, buildings, parking areas, and landscape areas.
 - ☒ f. Location, dimensions, and labeling of other features such as bicycle racks, dumpsters, trash cans, fences, signage, and mechanical equipment.
 - ☒ g. Location of man-made features including irrigation facilities, bridges, and buildings.

Official Use Only	Amount Paid: \$	Receipt No:
Date Received: 8/3/22	Date Application Deemed Complete:	
By: [Signature]	By:	

☒ h. A tabulation table showing total gross acreage, square footage of street rights-of-way, square footage of building footprint, square footage of total building floor area, number of parking spaces, and, if any, the number and type of dwellings and the percentage devoted to each dwelling type and overall dwelling unit density.

☒ i. Identification of property, if any, not proposed for development.

☐ j. Proposed reservations for parks, playgrounds, and school or other public facility sites, if any.

☒ 2. Grading and drainage plan showing the following:

☒ a. North arrow, scale, and site plan underlay.

☒ b. Topography contours at two (2) foot intervals.

☒ c. Areas of substantial earth moving (typically significant cut, fill or retaining walls in excess of four (4) feet) with an erosion control plan.

☒ d. Location of existing watercourses, canals, ditches, wells, culverts, and storm drains and proposed method of dealing with all irrigation and wastewater.

☒ e. Direction of storm water flows, catch basins, inlets, outlets, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities, and off-site drainage facilities when necessary based on Town requirements.

☒ 3. Utility plan showing the following:

☒ a. North arrow, scale, and site plan underlay.

☒ b. All existing and proposed utilities including but not limited to: sewer, culinary water, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communications lines, cable television lines, and streetlights.

☒ c. Minimum fire flow required by Fire Code for the proposed structures and fire flow calculations at all hydrant locations.

☐ d. Location and dimensions of all utility easements.

☐ e. A letter from sewer providers, addressing the feasibility and requirements to serve the project.

☒ 4. Landscaping plan, consistent with the requirements of the Land Use Ordinance.

☐ 5. Building elevations for all buildings showing the following:

☐ a. Accurate front, rear, and side elevations drawn to scale.

☐ b. Exterior surfacing materials and colors, including roofing material and color.

☐ c. Outdoor lighting, furnishings and architectural accents.

☐ d. Location and dimension of signs proposed to be attached to the building or structure.

Plans were submitted with building permits

Other items that may be requested by the Planning Department Manager include but are not limited to:

☐ 1. Any necessary agreements with adjacent property owners regarding storm drainage and other pertinent matters.

- ☐ 2. A traffic impact analysis.
- ☒ 3. Warranty deed or preliminary title report or other document showing evidence that the applicant has control of the property.
- ☐ 4. Evidence of compliance with all applicable federal, state, and local laws and regulations.
- ☒ 5. Signed and notarized Acknowledgement of Water Supply (see attached).

Note: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the first Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 noon ten (10) full business days before the Planning Commission meeting at which you plan for your application to be heard.

PURPOSE

The final site plan review process is established to encourage adequate advanced planning and assure a quality environment for the Town. Such procedure is intended to provide for orderly, harmonious, safe, and functionally efficient development consistent with priorities, values, and guidelines stated in the various elements of the Apple Valley General Plan, and the Land Use Ordinance, and to protect the general welfare of the community. Once a site plan is approved, substantial changes to that site plan can be made only upon approval of an amended final site plan.

WHEN REQUIRED

The amended final site plan review is only required on substantial changes to the following types of projects: a) Any multiple-family residential use; b) Any public or civic use; c) Any commercial use; or d) Any industrial use.

When an amended final site plan approval is required, no building permit for the construction or alteration of any building, structure, or other improvement to the site shall be issued prior to approval of the site plan. No cleaning, grubbing, drainage work, parking lot construction, or other site improvement shall be undertaken prior to amended site plan approval.

PROCESS

Upon application and payment of applicable fees, the Planning Staff will review the amended plan, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public meeting where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public meeting, members of the public may also have questions or comments. At the public meeting the Planning Commission will review the application and Staff's report, and approve, approve with conditions, or deny the final site plan amendment.

APPEALS

The decision of the Planning Commission is final unless an appeal is made. A timely appeal must be filed with the Town Clerk and heard by the Appeal Authority. The decision of the Appeal Authority is final unless appealed to a court of competent jurisdiction within thirty (30) days from the date of decision of the Appeal Authority.



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

Parcel ID#

AV-1334 Item 8.

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Dan Tygard am/are the applicant(s) of the application known as
Knollwood 85, LLC located on parcel(s)
AV-1334-W 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):

Dan Tygard
Name

Owner
Applicant/Owner

8/3/2022
Date

Name

Applicant/Owner

Date

Name

Applicant/Owner

Date

State of Utah)

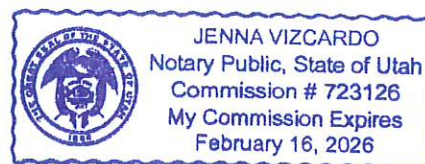
County of Washington)

On this 3 day of August, in the year 2022, before me, Jenna Vizcardo a notary public, personally appeared Dan Tygard, 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.

[Signature]
(notary signature)

(seal)



**AFFIDAVIT
PROPERTY OWNER**

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

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

 Dan Tygan
Property Owner

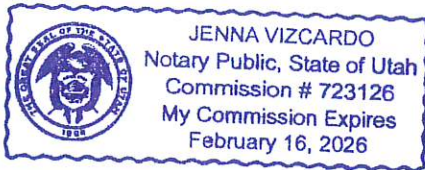
Property Owner

Subscribed and sworn to me this 3 day of August , 20 22 .

 JW
Notary Public

Residing in: Utah

My Commission Expires: 2/16/26



AGENT AUTHORIZATION

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

Property Owner

Property Owner

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

Notary Public

Residing in: _____

My Commission Expires: _____

Warranty Deed Page 1 of 3

Gary Christensen Washington County Recorder
 02/02/2021 04:15:01 PM Fee \$40.00 By
 VANGUARD TITLE INSURANCE AGENCY, LLC -
 OREM

Vanguard Title Insurance Agency, LLC
 Mail Tax Notices to and
 WHEN RECORDED RETURN TO:
 Knollwood85, LLC, a Utah Limited Liability Company
 14653 S. River Chase Rd.
 Herriman, UT 84096

File No.: 52128-HP

WARRANTY DEED

GRANTOR(S): Little Creek Station, LLC

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

GRANTEE(S): Knollwood85, LLC, a Utah Limited Liability Company

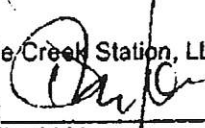
for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of
 land in Washington County, State of UTAH:

See Exhibit "A" attached hereto and made a part hereof.

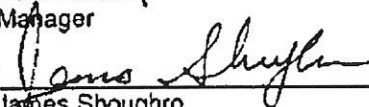
SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants,
 Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), EXECUTED this 28th day of January, 2021.

Little Creek Station, LLC

BY: 

David Mason
 Manager

BY: 

James Shoughro
 Manager

State of Nevada }
 }ss.
County of Clark }

On this 28th day of January, 2021, personally appeared before me, David Mason who being duly sworn, did say that he is a Manager (s) of Little Creek Station, LLC, a limited liability company, and that said instrument was signed in behalf of said company by authority of statute, its articles of organization or its operating agreement, and that David Mason, acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

Victoria O'Harra
Notary Public



State of Nevada }
 }ss.
County of Clark }

On this 28th day of January, 2021, personally appeared before me, James Shoughro who being duly sworn, did say that he is a Manager (s) of Little Creek Station, LLC, a limited liability company, and that said instrument was signed in behalf of said company by authority of statute, its articles of organization or its operating agreement, and that James Shoughro, acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

Victoria O'Harra
Notary Public



EXHIBIT A

Legal Description

Order No.: 52128-HP

BEGINNING AT A POINT ON THE EAST LINE OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE NO. U-59 WHICH IS SITUATED N. 0°04'57" W. 143.51 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 30, THENCE N. 54°10'15" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 77.08 FEET TO A STATE ROAD RIGHT-OF-WAY MARKER, THENCE N. 54°09'33" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 896.61 FEET, THENCE DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND RUNNING N. 35°18'34" E. 330.83 FEET, THENCE N. 55°29'54" W. 219.98 FEET, THENCE N. 0°20'08" E. 208.70 FEET TO THE NORTH LINE OF THE SE1/4SE1/4 OF SAID SECTION 30, THENCE N. 89°52'30" E. ALONG THE 1/16 LINE 503.24 FEET, THENCE S. 30°31'36" E. ALONG THE SOUTHWESTERLY LINE OF LOT 78, APPLE VALLEY RANCH SUBDIVISION PHASE 2, 90.14 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 78, THENCE S. 33°08'02" E. 417.33 FEET TO THE EAST LINE OF SAID SECTION 30, THENCE S. 0°04'57" E. ALONG THE SECTION LINE 747.29 FEET TO THE POINT OF BEGINNING.

Access Easement #1 to State Route U-59

TOGETHER WITH A 30.00 FOOT WIDE EASEMENT FOR INGRESS/EGRESS AND UTILITIES DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SITUATED N. 0°04'57" W ALONG THE SECTION LINE 765.81 FEET AND N. 90°00'00" W. 751.48 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, THENCE N. 54°09'33" W. 120.31 FEET, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 40.00 FEET A DISTANCE OF 62.83 FEET (THE CHORD OF SAID CURVE BEARS S. 80°50'27" W. 56.57 FEET), THENCE S. 35°50'27" W. 23.94 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE NO. U-59, THENCE N. 54°09'33" W. ALONG SAID RIGHT-OF-WAY LINE 30.00 FEET, THENCE N. 35°50'27" E. 23.94 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 70.00 FEET A DISTANCE OF 109.96 FEET (THE CHORD OF SAID CURVE BEARS N. 80°50'27" E. 98.99 FEET), THENCE S. 54°09'33" E. 120.03 FEET, THENCE S. 35°18'34" W. 30.00 FEET TO THE POINT OF BEGINNING.

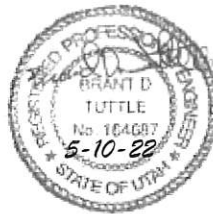
Access Easement #2 to Apple Valley Way

TOGETHER WITH A 30.00 FOOT WIDE EASEMENT FOR INGRESS/EGRESS AND UTILITIES DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SITUATED N. 0°04'57" W ALONG THE SECTION LINE 1169.08 FEET AND N. 90°00'00" W. 777.60 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, THENCE N. 74°26'53" W. 250.16 FEET, THENCE N. 27°50'31" E. 30.70 FEET, THENCE S. 74°26'53" E. 235.46 FEET, THENCE S. 0°20'08" W. 31.09 FEET TO THE POINT OF BEGINNING.

Tax Parcel No.: AV-1334-J

Knollwood RV Drainage Report



Prepared by: Jake Black, E.I.T.
Reviewed by: Brant Tuttle, P.E.

May 10, 2022



1040 East 800 North
Orem, Utah 84097
(801) 802-8992

Introduction

This document outlines the storm water and drainage plan for the Knollwood RV Site Plan. The report will discuss the hydrologic storm criteria, the methodology of design, and the collection and retention system. The Knollwood RV site plan is an 13.80-acre project located near the northeast corner of Apple Valley Way and Highway 59 in Apple Valley, Utah.

Hydrologic Criteria

The climate in Apple Valley is semi-arid, and characterized by low precipitation, low humidity, and extreme variations in temperature. Spring and summer thunderstorms have the greatest potential for flooding and erosion. Cloudburst type storms that are characterized by short periods of high intensity rainfall cause these extreme runoff events.

The probability of a storm event, of certain magnitude, occurring within a return period provides the estimates of rainfall for engineering applications. Rainfall depths from the 25-year storm was used in this design. All rainfall depths were obtained from the NOAA Atlas 14 online site.

Methodology

Northern Engineering, Inc. used the Rational Method ($Q=CIA$) to determine expected storm water peak runoffs and the Modified Rational Method to determine storage requirements. The Rational Method defines storm discharge flows as the product of the runoff coefficient (C), the rainfall intensity (I), and the drainage study area (A).

Collection and Retention System

The site is graded for runoff to flow northwest. A combination of 3.5' drainage swales and 2' concrete swales were used around the drive isles and stalls to capture and convey runoff towards to the basins on the northwest end of the site. See Appendix A for the grading plan and swale details.

Both basins were constructed 5-feet deep, 4-feet for storage and 1-foot of freeboard. The 25-year storm event was modeled on the project to calculate the required storage. The total storage required is 28,955 cubic feet. The two basins provide approximately 29,085 cubic feet of storage. See Appendix B for calculations.

During storm events larger than the 25-year, the south basin will overflow and runoff to the north basin via the constructed swales. An outlet structure will be placed in the north basin and will

control the outflow to 0.2 cfs per acre with a 2.06-inch diameter orifice. The grate of the control box will be set at the high-water elevation so larger storm events will bypass the orifice and flow directly into the outlet. The outlet pipe will be run to the existing large drainage channel to the north of the north basin.

Appendix

Appendix A – Grading Plan and Swale Details

Appendix B – Calculations

Project: Knollwood RV - Apple Valley

Date: 5/10/2022

Designer: Jake Black



Allowable Discharge		
Per Acre (cfs)	Area (ac)	Total Discharge (cfs)
0.20	13.43	2.69

25-Year Storm Event Storage Required								
Duration	Area	C	25yr Intensity	Q	Accum Q	Release	Accum R	Storage Req
min	sq ft		in/hr	cfs	cf	cfs	cf	cf
5	584800	0.61	4.99	40.865	12259	2.685	806	11454
10	584800	0.61	3.80	31.120	18672	2.685	1611	17061
15	584800	0.61	3.14	25.715	23143	2.685	2417	20727
30	584800	0.61	2.11	17.280	31103	2.685	4833	26270
60	584800	0.61	1.31	10.728	38621	2.685	9666	28955
120	584800	0.61	0.73	5.945	42807	2.685	19332	23475
180	584800	0.61	0.51	4.136	44665	2.685	28998	15666
360	584800	0.61	0.30	2.457	53067	2.685	57997	0
720	584800	0.61	0.18	1.474	63680	2.685	115993	0
1440	584800	0.61	0.11	0.876	75709	2.685	231987	0

Storage Provided		
South Basin	North Basin	Storage Provided
cf	cf	cf
13,125	15,960	29085

Discharge Orifice Sizing				
Release Rate (cfs)	Discharge Coefficient	Depth (ft)	Area (in^2)	Orifice Dia (in)
2.69	0.6	4.0	3.35	2.06

$$D = \sqrt{A * \frac{4}{\pi}}$$

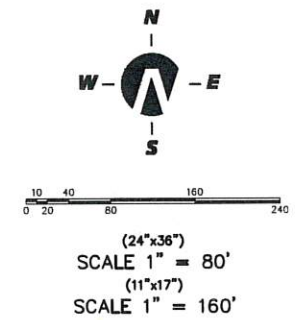
$$A = \frac{Q}{C_d * \sqrt{2 * g * H}}$$

SITE PLAN FOR: KNOLLWOOD RV CAMPGROUND

LOCATED IN SECTION 30, T42S, R11W, S.L.B.&M.
APPLE VALLEY TOWN, WASHINGTON COUNTY, UTAH
OCTOBER 2021



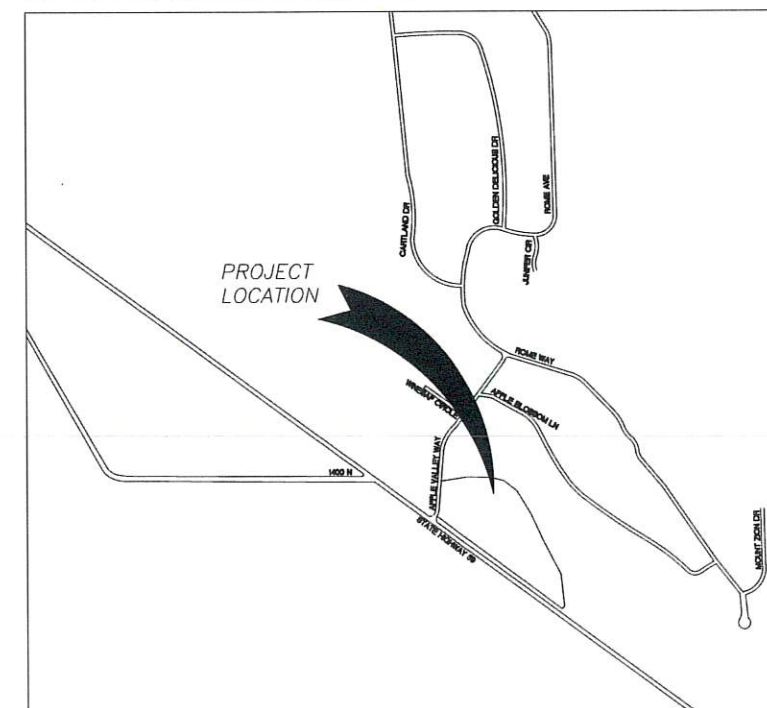
LAND USE SUMMARY	
TOTAL ACRES	13.80
EXISTING ZONE	RV PARK
UNITS	88
UNITS/ACRE	6.37



LEGEND

-  PROPERTY LINE
 ROAD
 EXISTING WATER LINE
 RV STALLS
 LANDSCAPE/XERISCAPE
 PROPOSED 1400 SQ. FT. MAIN BUILDING (OFFICE, MAINTENANCE, GARAGE, LAUNDRY, GUEST BATHROOMS AND SHOWERS)
 PROPOSED 400 SQ. FT. AUXILIARY BUILDING (RESTROOM AND SHOWERS)
 EXISTING CROSS ACCESS EASEMENTS
 PROPOSED 6" BLOCK WALL PERIMETER FENCE
 PROPOSED 4" BLOCK WALL PERIMETER FENCE
 EXISTING FIRE HYDRANT
 PROPOSED FIRE HYDRANT

VICINITY MAP



5				DESIGNED BY:	DATE:
4				DRAWN BY:	DATE:
3				CHECKED BY:	DATE:
2				APPROVED:	DATE:
1				COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:



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(801) 802-8992

KNOLLWOOD RV CAMPGROUND

SITE PLAN

APPLE VALLEY, UTAH

JOB NO.
3-21-046
SHEET NO.
SP-01

GRADING PLAN FOR:
KNOLLWOOD RV CAMPGROUND

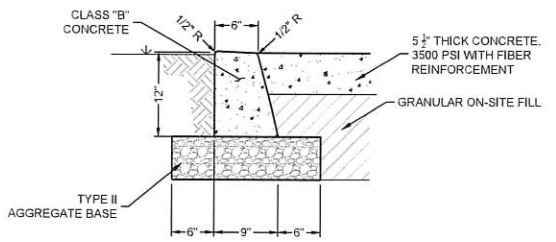
LOCATED IN SECTION 30, T42S, R11W, S.L.B.&M.
APPLE VALLEY TOWN, WASHINGTON COUNTY, UTAH

OCTOBER 2021

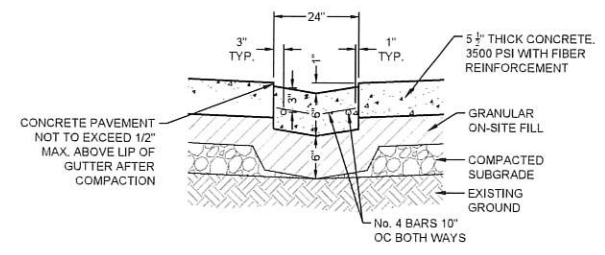


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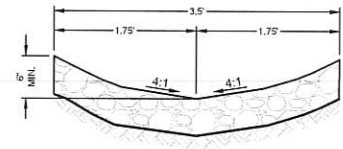
(24"x36")
SCALE 1" = 80'
(11"x17")
SCALE 1" = 160'



① ON-SITE "A" CURB
N.T.S.

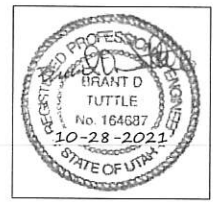


② 2' CONCRETE SWALE
N.T.S.



③ DRAINAGE SWALE
N.T.S.

- CONSTRUCTION NOTES
- ① CONSTRUCT "A" TYPE CURB PER DETAIL 1
 - ② CONSTRUCT 2' WIDE CONCRETE GUTTER PER DETAIL 2
 - ③ CONSTRUCT 3.5' WIDE EARTH SWALE PER DETAIL 3



5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE

K:\3-21-046 Knollwood RV Park\CAD\Design\DRAWINGS\GRADING.dwg 10/28/2021 12:24 PM



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KNOLLWOOD RV CAMPGROUND

GRADING PLAN	JOB NO. 3-21-046
APPLE VALLEY, UTAH	SHEET NO. GR-01

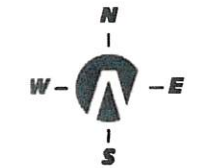
APPROVAL

MAYOR OF APPLE VALLEY DATE

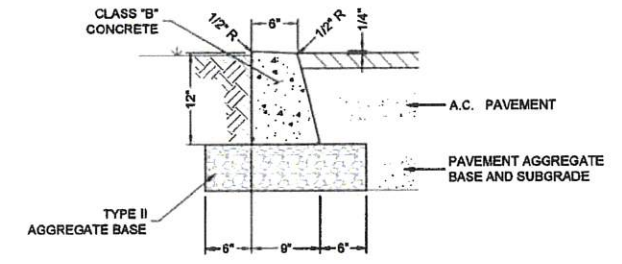
Drainage GRADING PLAN FOR: KNOLLWOOD RV CAMPGROUND

LOCATED IN SECTION 30, T42S, R11W, S.L.B.&M.
APPLE VALLEY TOWN, WASHINGTON COUNTY, UTAH

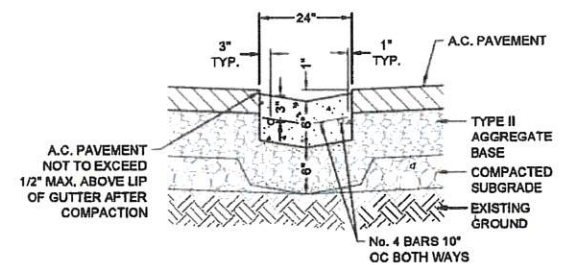
OCTOBER 2021



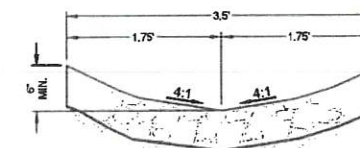
(24"x36")
SCALE 1" = 80'
(11"x17")
SCALE 1" = 160'



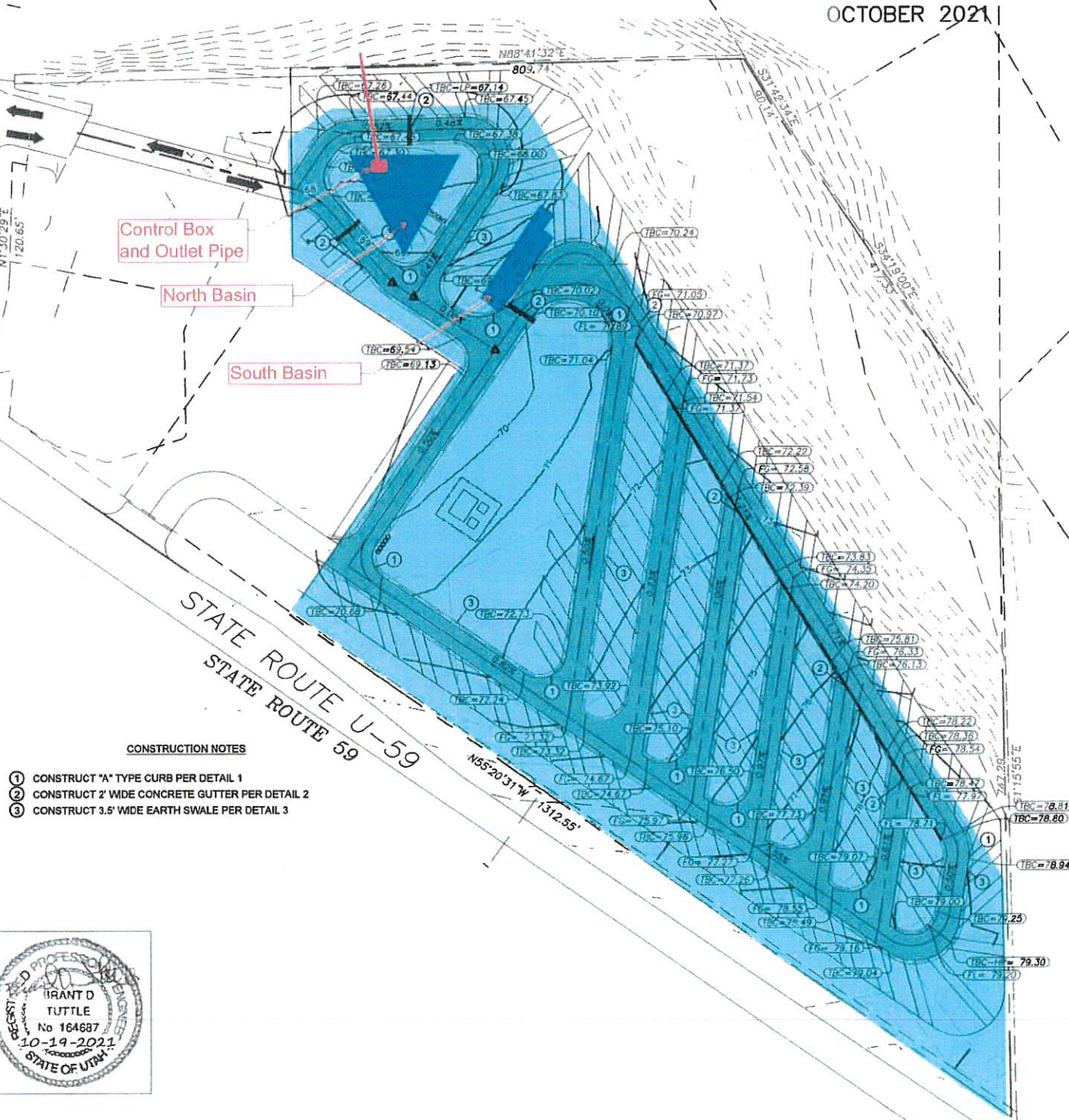
1 ON-SITE "A" CURB
N.T.S.



2 2' CONCRETE SWALE
N.T.S.



3 DRAINAGE SWALE
N.T.S.



CONSTRUCTION NOTES

1. CONSTRUCT "A" TYPE CURB PER DETAIL 1
2. CONSTRUCT 2' WIDE CONCRETE GUTTER PER DETAIL 2
3. CONSTRUCT 3.5' WIDE EARTH SWALE PER DETAIL 3



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KNOLLWOOD RV CAMPGROUND

GRADING PLAN
APPLE VALLEY, UTAH

JOB NO.
3-21-046
SHEET NO.
GR-01

