



APPLE VALLEY TOWN COUNCIL MEETING

1777 N Meadowlark Dr, Apple Valley
Thursday, March 17, 2022 at 6:30 PM

AGENDA

Notice is given that a meeting of the Town Council of the Town of Apple Valley will be held on **Thursday, March 17, 2022**, commencing at **6:30 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Mayor | Mason Walters |

Council Members | Kevin Sair | Andy McGinnis | Robin Whitmore | Barratt Nielson |

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/84671610679>

if the meeting requests a password use 1234

To call into meeting, dial (253) 215 8782 and use Meeting ID 846 7161 0679

CALL TO ORDER / PLEDGE OF ALLEGIANCE/ ROLL CALL

DECLARATION OF CONFLICTS OF INTEREST

CONSENT AGENDA

- [1.](#) Disbursement Listing--01.01.2022-2.28.2022
- [2.](#) Financial Statements--07.01.21-02.28.22

APPROVAL OF MINUTES

- [3.](#) Minutes: March 2, 2022

DISCUSSION AND ACTION

- [4.](#) DISCUSSION AND POSSIBLE ACTION ON RESOLUTION TO OPEN ONE OR MORE BUSINESS CREDIT CARD ACCOUNT(S)--RESOLUTION R-2022-12.
- [5.](#) DISCUSSION AND POSSIBLE ACTION FOR EMPLOYMENT STATUS OF APPLE VALLEY TOWN FIRE CHIEF--RESOLUTION R-2022-13.
- [6.](#) DISCUSSION AND POSSIBLE ACTION TO ADD AUTHORIZED SIGNER ON BANK ACCOUNTS ON PTIF--RESOLUTION R-2022-14.
- [7.](#) DISCUSSION AND POSSIBLE ACTION TO OPEN FIRE DEPT BANK ACCOUNT AT SBSU AND ADD AUTHORIZED SIGNER TO SBSU--RESOLUTION R-2022-15.
- [8.](#) DISCUSSION AND POSSIBLE ACTION TO APPOINT AN ACCOUNTANT.-RESOLUTION R-2022-16.
- [9.](#) SPECIAL EVENT PERMIT APPLICATION FOR ZION ULTRA EVENT (RUNNING EVENT) APRIL 9-10, 2022 WITH VACATION RACES.
- [10.](#) SPECIAL EVENT PERMIT APPLICATION FOR HALF MARATHON ON MAY 20-21, 2022, APPLICANT IS OK WITH NO CAMPING--TABLED AT TC MEETING ON 2.17.22.

11. DISCUSSION AND POSSIBLE ACTION RE: PARTICIPATION IN HABITAT CONSERVATION PLAN (HCP).

12. DISCUSSION AND POSSIBLE ACTION FOR ZONE CHANGE APPLICATION FOR AV-1329-B FROM OST TO SF-1.0; APPLICANT LADD MACDONALD.

TC TABLED 12.15.21. PC RECOMMENDED DENIAL ON 12.1.21.

13. DISCUSSION AND POSSIBLE ACTION FOR ZONE CHANGE APPLICATION FOR AV-2184 AND AV-2165 FROM OST TO CABIN/TH, PD AND RE-1; APPLICANT STANDARD DEVELOPMENT / TRAVIS HOLM.

ON 1.27.22 APPLICANT TABLED AT TC. PC RECOMMENDED DENIAL ON 1.20.22.

14. DISCUSSION AND POSSIBLE FOR ZONE CHANGE APPLICATION FOR AV-1313-D-1 FROM AG TO SF 1/2; APPLICANT 2000 MAIN LLC / TRAVIS HOLM.

ON 1.27.22 TABLED BY APPLICANT AT TC.

15. DISCUSSION AND POSSIBLE FOR ZONE CHANGE APPLICATION FOR AV-1318 FROM AG TO SF 1/2; APPLICANT 2000 MAIN LLC / TRAVIS HOLM; OWNER NANCY BRADSHAW.

ON 1.27.22 TABLED BY APPLICANT AT TC. PC RECOMMENDED DENIAL ON 1.20.22.

16. DISCUSSION AND POSSIBLE ACTION FOR PRELIMINARY PLAT APPLICATION (MILES MARK) FOR AV-1319-A; APPLICANT 2000 MAIN / TRAVIS HOLM.

ON 1.27.22 TABLED BY APPLICANT AT TC. PC RECOMMENDED DENIAL ON 1.20.22.

17. DISCUSSION AND POSSIBLE ACTION FOR PRELIMINARY PLAT APPLICATION (REDSTONE) FOR AV-1345,1327,1326,1346,1348-A; APPLICANT 2000 MAIN / TRAVIS HOLM.

ON 1.27.22 TABLED BY APPLICANT AT TC. PC RECOMMENDED DENIAL ON 1.20.22.

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

PUBLIC COMMENTS

REQUEST FOR A CLOSED SESSION

ADJOURNMENT

CERTIFICATE OF POSTING: I, Jenna Vizcardo, as duly appointed Recorder for the Town of Apple Valley, hereby certify that this Agenda was posted at the Apple Valley Town Hall, the Utah Public Meeting Notice website <http://pmn.utah.gov> and the Town Website www.applevalleyut.gov on the 3/11/22 and updated 3/14/22.

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.

**Town of Apple Valley
Disbursement Listing**

Item 1.

Checking - SBSU - 01/01/2022 to 02/28/2022

Payee Name	Reference Number	Payment Date	Payment Amount	Void Date	Void Amount	Source
XPress Bill Pay	0	02/28/2022	\$221.04			Purchasing
PAYROLL (VOIDED)	0114221200	01/14/2022		01/14/2022	\$1,943.50	Paycheck
PAYROLL	0119221200	01/19/2022	\$1,943.50			Paycheck
PAYROLL	0128221200	01/28/2022	\$1,712.73			Paycheck
PAYROLL	0209221200	02/09/2022	\$2,225.99			Paycheck
PAYROLL	0225221200	02/25/2022	\$2,201.61			Paycheck
Sunrise Engineering	4920	09/27/2021		02/08/2022	\$2,198.50	Purchasing
Washington County Clerk	4988	12/31/2021		02/01/2022	\$1,155.09	Purchasing
Ford Motor Credit Company	4992	01/03/2022		01/03/2022	\$1,122.15	Purchasing
Musser, Daniel	4992	01/10/2022	\$1,732.33			Paycheck
Revco Leasing	4993	01/14/2022	\$230.69			Purchasing
AT&T	4994	01/14/2022	\$339.13			Purchasing
South Central Communications	4995	01/14/2022	\$383.98			Purchasing
Gallian Welker & Beckstrom, L.C.	4996	01/14/2022	\$11,006.96			Purchasing
Buck's Ace Hardware	4997	01/15/2022	\$23.31			Purchasing
Utah State Tax Commission	4999	01/15/2022	\$160.72			Purchasing
Hinton Burdick CPAs and Advisors	5000	01/17/2022	\$1,800.00			Purchasing
J P Cooke Co	5001	01/17/2022	\$63.25			Purchasing
Washington County Solid Waste	5002	01/17/2022	\$3,881.55			Purchasing
Jocelyn Communications & Computers	5003	01/10/2022	\$450.00			Purchasing
Little Creek Station	5004	01/31/2022	\$98.00			Purchasing
Blackburn Propane	5005	01/31/2022	\$469.15			Purchasing
Tink's Superior Auto Parts	5006	01/31/2022	\$115.63			Purchasing
Sunrise Engineering	5007	01/31/2022	\$4,850.50			Purchasing
Rachael Beckstrom	5008	02/01/2022	\$550.00			Purchasing
Rocky Mountain Power	5009	01/25/2022	\$215.96			Purchasing
The Spectrum	5010	02/03/2022	\$93.69			Purchasing
Cottam Law LLC	5011	02/07/2022	\$410.00			Purchasing
Revco Leasing	5012	02/07/2022	\$230.69			Purchasing
South Central Communications	5013	02/07/2022	\$383.98			Purchasing
Duval, Lambert	5014	02/02/2022	\$200.00			Purchasing
Ford Motor Credit Company	5015	02/07/2022		02/07/2022	\$1,122.15	Purchasing
Washington County Treasurer HCP	5015	02/07/2022	\$85.42			Purchasing
Big Plains Water and Sewer SSD	5016	02/07/2022	\$28,309.19			Purchasing
Big Plains Water and Sewer SSD	5017	02/07/2022	\$47,033.17			Purchasing
Blackburn Propane	5018	02/08/2022	\$717.55			Purchasing
AT&T	5019	01/26/2022	\$334.25			Purchasing
Washington County Solid Waste	5020	01/31/2022	\$4,038.56			Purchasing
Sunrise Engineering	5021	02/08/2022	\$2,198.50			Purchasing
Walters, Dina Mason	5022	02/08/2022	\$766.96			Paycheck
McGinnis, Marshal	5023	02/09/2022	\$277.05			Paycheck
Whitmore, Robin L	5024	02/09/2022	\$277.05			Paycheck
Utah Local Governments Trust	5026	02/09/2022	\$199.55			Purchasing
Hall, Eric & Elizabeth	5027	02/11/2022	\$145.42			Purchasing
Moon, Robert	5028	02/11/2022	\$23.23			Purchasing
Tink's Superior Auto Parts	5029	02/14/2022	\$315.03			Purchasing
McGinnis, Marshal	5034	02/25/2022	\$138.52			Paycheck
Nielsen, Barratt	5035	02/25/2022	\$207.79			Paycheck
Walters, Dina Mason	5036	02/25/2022	\$766.96			Paycheck
Whitmore, Robin L	5037	02/25/2022	\$138.52			Paycheck
Gifford, Lance	5039	02/25/2022	\$51,744.85			Purchasing
Apple Valley Storage LLC	5040	02/25/2022	\$7,056.94			Purchasing
Rocky Mountain Power	5041	02/28/2022	\$209.60			Purchasing
Utah Local Governments Trust	5042	02/28/2022	\$115.00			Purchasing
Hooray! The Engraving Shoppe	5043	02/28/2022	\$28.99			Purchasing
Utah Valley University	5044	02/28/2022	\$10.00			Purchasing
Little Creek Station	5045	02/28/2022	\$268.52			Purchasing

Town of Apple Valley
Disbursement Listing
Checking - SBSU - 01/01/2022 to 02/28/2022

Payee Name	Reference Number	Payment Date	Payment Amount	Void Date	Void Amount	Source
McGinnis, Marshal A.	5046	02/28/2022	\$198.30			Purchasing
Rocky Mountain Power	ACH010322	01/03/2022	\$193.52			Purchasing
Zoom Video Communications Inc.	ACH022222	02/22/2022	\$58.54			Purchasing
Zions Bank	ACH022522	02/25/2022	\$880.37			Purchasing
USPS	ACH022822	02/28/2022	\$236.33			Purchasing
DS Accounting Services	ADJ1	02/28/2022	\$0.00			Purchasing
Rocky Mountain Power	ADJ10	02/28/2022	\$0.00			Purchasing
Johnson Mark LLC	ADJ11	02/28/2022	\$0.00			Payroll
Government Finance Officers	ADJ2	02/28/2022	\$0.00			Purchasing
Prints, Overnight	ADJ3	02/28/2022	\$0.00			Purchasing
Rachael Beckstrom	ADJ4	02/28/2022	\$0.00			Purchasing
South Central Communications	ADJ5	02/28/2022	\$0.00			Purchasing
Sunrise Engineering	ADJ6	02/28/2022	\$0.00			Purchasing
Utah Barricade Company	ADJ7	02/28/2022	\$0.00			Purchasing
Steamroller Copies	ADJ8	02/28/2022	\$0.00			Purchasing
Zoom Video Communications Inc.	DEBIT	01/19/2022	\$58.54			Purchasing
Staples, Inc	Debit Card	01/07/2022	\$59.97			Purchasing
Siber Systems Inc	Debit card	01/08/2022	\$50.10			Purchasing
Amazon.com	Debit Card	01/10/2022	\$30.33			Purchasing
Hooray! The Engraving Shoppe	Debit card	01/10/2022	\$28.00			Purchasing
EasyDNS	Debit card	01/17/2022	\$19.95			Purchasing
USPS	Debit Card	01/19/2022	\$62.33			Purchasing
XPress Bill Pay	EFT010422	01/04/2022	\$400.73			Purchasing
XPress Bill Pay	EFT010522	01/05/2022	\$224.33			Purchasing
EasyDNS	EFT011822	01/18/2022	\$0.20			Purchasing
Chevron	EFT020122	02/01/2022	\$100.01			Purchasing
XPress Bill Pay	EFT020322	02/03/2022	\$261.39			Purchasing
Ford Motor Credit Company	EFT020422	02/04/2022	\$1,122.15			Purchasing
XPress Bill Pay	EFT020422	02/04/2022	\$243.15			Purchasing
Staples, Inc	EFT020922	02/09/2022	\$136.08			Purchasing
Staples, Inc	EFT021022	02/10/2022	\$43.98			Purchasing
Superior Technical Solutions	EFT021422	02/14/2022	\$405.00			Purchasing
Superior Technical Solutions	EFT021422	02/14/2022	\$875.00			Purchasing
Hooray! The Engraving Shoppe	EFT021522	02/15/2022	\$15.98			Purchasing
XPress Bill Pay	EFT110321	02/01/2022		02/01/2022	\$454.11	Purchasing
Zoom Video Communications Inc.	EFT111921	02/01/2022		02/01/2022	\$58.54	Purchasing
Internal Revenue Service	EFTPS010722	01/07/2022	\$9,412.63			Payroll
Internal Revenue Service	EFTPS021222	02/12/2022	\$599.33			Payroll
Internal Revenue Service	EFTPS021422	02/12/2022	\$130.06			Payroll
Internal Revenue Service	EFTPS021522	02/15/2022	\$1,172.50			Payroll
Internal Revenue Service	EFTPS022522	02/25/2022	\$727.31			Payroll
Ford Motor Credit Company	FMC010622	01/06/2022	\$1,122.15			Purchasing
Superior Technical Solutions	STS021122	02/11/2022	\$175.00			Purchasing
Utah State Tax Commission	USTC012722	01/27/2022	\$1,933.27			Payroll
Utah State Tax Commission	USTC112421	02/01/2022		02/01/2022	\$1,584.79	Payroll
Zions Bank	ZB012522	01/25/2022	\$880.37			Purchasing
			\$203,257.91		\$9,638.83	

Town of Apple Valley
Standard Financial Report
10 General Fund - 07/01/2021 to 02/28/2022
66.67% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1111 SBSU Checking	368,251.90	(45,235.91)	671,517.48
1114 SBSU Checking-Fire	2,178.52	0.00	0.00
1121 PTIF 4358 General	123,708.48	45.09	124,008.54
1122 PTIF 5003 Impact Fees	40,167.02	14.64	40,264.45
1124 PTIF 8340 Gateway Debt Service	31,443.67	11.46	31,519.93
1125 PTIF 8635 Storm Drainage	110,170.96	40.16	110,438.17
1171 Petty cash	100.00	0.00	100.00
1175 Undeposited receipts	54,254.72	4,912.14	151.69
1191.1 Restricted cash	252,002.58	0.00	252,002.58
1191.2 Restricted cash offset	(252,002.58)	0.00	(252,002.58)
Total Cash and cash equivalents	730,275.27	(40,212.42)	978,000.26
Receivables			
1311 Accounts receivable	70,779.35	878.40	72,793.63
1325 Deferred Taxes	111,933.00	0.00	111,933.00
1341 Assessment receivable	10,526.88	0.00	10,526.88
1351 Taxes Receivables	79,851.89	0.00	0.00
1421 Due from Big Plains fund	0.00	0.00	3,197.91
Total Receivables	273,091.12	878.40	198,451.42
Other current assets			
1580 Suspense	0.00	0.00	466.80
Total Other current assets	0.00	0.00	466.80
Total Current Assets	1,003,366.39	(39,334.02)	1,176,918.48
Total Assets:	1,003,366.39	(39,334.02)	1,176,918.48
Liabilities and Fund Equity:			
Liabilities:			
Current liabilities			
2131 Accounts payable	(31,311.31)	(4,368.40)	(38,283.05)
2140 HCP payable	(10,378.37)	(3,045.26)	(23,877.29)
2141 UT State Construction Surcharge payable	(268.46)	(105.02)	(865.00)
2211 Accrued payroll payable	(265.96)	766.96	0.00
2212 Payroll Liability Clearing	(44.08)	148.07	0.00
2221 Accrued SS, MC & FWT payable	(7,558.31)	1,172.50	(0.10)
2222 Accrued SWT payable	(1,209.87)	(226.95)	(167.91)
2224 ARPA FUNDS COLLECTED IN ADVANCE	0.00	0.00	(49,944.00)
2225 Other payroll liabilities payables	(331.18)	150.58	0.00
2330 Customer security deposits	(9,250.00)	(200.00)	(12,477.01)
2340 Due To/Big Plains Water Payable	(104,085.03)	49,834.99	(149,743.88)
2341 Due To Big Plains Water-Security Deposits	(9,250.00)	0.00	(9,250.00)
Total Current liabilities	(173,952.57)	44,127.47	(284,608.24)
Deferred revenue			
2380 Deferred revenues	(10,526.88)	0.00	(10,526.88)
2381 Deferred inflows - property tax	(111,933.00)	0.00	(111,933.00)
Total Deferred revenue	(122,459.88)	0.00	(122,459.88)
Long-term liabilities			
2501.1 Accrued interest	(22,369.00)	0.00	(22,369.00)

Town of Apple Valley
Standard Financial Report
10 General Fund - 07/01/2021 to 02/28/2022
66.67% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
2502.2 Accrued interest offset	22,369.00	0.00	22,369.00
2513.1 2015 Gateway Bond issued	(1,318,000.00)	0.00	(1,318,000.00)
2513.2 2013 Gateway Bond Repaid	125,000.00	0.00	158,000.00
2513.3 2015 Gateway Bond Current	(33,000.00)	0.00	(33,000.00)
2513.4 2015 Gateway Bond Current Offset	33,000.00	0.00	33,000.00
2514.1 2017 Case Backhoe 580SN Issued	(77,000.00)	0.00	(77,000.00)
2514.2 2017 Case Backhoe 580SN Repaid	46,600.72	0.00	61,520.57
2514.3 2017 Case Backhoe 580SN Current	14,918.87	0.00	14,918.87
2514.4 2017 Case Backhoe 580SN Current Offset	(14,918.87)	0.00	(14,918.87)
2515.1 2017 Vehicle F550 Issued	(58,402.94)	0.00	(58,402.94)
2515.2 2017 Vehicle F550 Repaid	34,066.37	1,036.76	41,217.17
2515.3 2017 Vehicle F550 Current	12,350.99	0.00	12,350.99
2515.4 2017 Vehicle F550 Current offset	(12,350.99)	0.00	(12,350.99)
2516.1 2008 Dump Truck Issued	(48,073.50)	0.00	(48,073.50)
2516.2 2008 Dump Truck Repaid	17,960.41	812.00	23,597.19
2516.3 2008 Dump Truck Current	9,703.83	0.00	9,703.83
2516.4 2008 Dump Truck Current offset	(9,703.83)	0.00	(9,703.83)
2590 GLTD offset	1,277,848.94	(1,848.76)	1,217,141.51
Total Long-term liabilities	0.00	0.00	0.00
Total Liabilities:	(296,412.45)	44,127.47	(407,068.12)
Equity - Paid In / Contributed			
2711 Restricted - RAP Funds	(13,778.12)	0.00	(13,778.12)
2712 Restricted - Bond Fund	(57,406.25)	0.00	(57,406.25)
2713 Restricted - Bond Reserve	(30,422.86)	0.00	(30,422.86)
2715 Assigned - Storm Drainage	(109,753.35)	0.00	(109,753.35)
2720 Assigned - Fired Dept. Special	(3,055.63)	0.00	(3,055.63)
2770 Assigned - Reserve for Scholarship	(2,964.18)	0.00	(2,964.18)
2793 Impact Fees - Storm Water	(16,344.00)	0.00	(16,344.00)
2794 Impact Fees - Parks, Trails, OS	(0.85)	0.00	(0.85)
2795 Impact Fees - Fire	(7,655.73)	0.00	(7,655.73)
2797 Impact Fees - Roadways	(35,449.66)	0.00	(35,449.66)
2981 Unassigned Fund balance	(430,123.31)	(4,793.45)	(493,019.73)
Total Equity - Paid In / Contributed	(706,953.94)	(4,793.45)	(769,850.36)
Total Liabilities and Fund Equity:	(1,003,366.39)	39,334.02	(1,176,918.48)
Total Net Position	0.00	0.00	0.00

Town of Apple Valley
Standard Financial Report
10 General Fund - 07/01/2021 to 02/28/2022
66.67% of the fiscal year has expired

Item 2.

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Change In Net Position					
Revenue:					
Taxes					
3110 General property taxes-current	125,288.21	85.77	110,700.38	111,933.00	111,933.00
3120 Prior year's taxes-delinquent	11,422.37	4,780.17	5,139.11	8,000.00	8,000.00
3130 General sales and use taxes	160,940.60	17,556.48	82,126.65	130,000.00	130,000.00
3140 Energy and communication taxes	75,432.99	4,803.68	9,393.90	35,000.00	35,000.00
3150 RAP Tax	15,559.52	0.00	10,205.88	13,000.00	13,000.00
3160 Transient Taxes	8,333.36	922.25	4,186.07	3,500.00	3,500.00
3170 Fee in lieu of personal property taxes	10,783.06	1,011.24	1,584.85	8,400.00	8,400.00
3190 Highway/Transit Tax	14,930.47	1,602.46	7,622.36	9,600.00	9,600.00
Total Taxes	422,690.58	30,762.05	230,959.20	319,433.00	319,433.00
Licenses and permits					
3210 Business licenses	4,900.00	3,300.00	5,700.00	3,400.00	3,400.00
3221 Building Permits-Fee	112,599.11	5,851.70	56,879.98	80,000.00	80,000.00
3222 Building Permits-Non Surcharge	20,736.08	971.51	7,962.02	3,500.00	3,500.00
3223 Building permit - HCP Valuation	0.00	(1,753.87)	2,549.68	0.00	0.00
3224 Building Permits Surcharge	0.00	(50.24)	332.22	0.00	0.00
3225 Animal licenses	490.00	60.00	240.00	500.00	500.00
Total Licenses and permits	138,725.19	8,379.10	73,663.90	87,400.00	87,400.00
Intergovernmental revenue					
3356 Class "C" road allotment	91,024.34	0.00	42,751.50	82,000.00	82,000.00
3358 Liquor control profits	0.00	0.00	755.59	800.00	800.00
3370 State Grants	15,326.25	0.00	13,236.51	45,000.00	45,000.00
3371 State Highway Grants	30,765.00	0.00	0.00	0.00	0.00
3373 CARES Revenue	72,089.00	0.00	0.00	0.00	0.00
Total Intergovernmental revenue	209,204.59	0.00	56,743.60	127,800.00	127,800.00
Charges for services					
3230 Special Event Permit	0.00	0.00	2,000.00	0.00	0.00
3410 Clerical services	195.82	0.00	0.00	100.00	100.00
3415 SSD Payroll Services	4,612.40	0.00	0.00	0.00	0.00
3416 Other Interdepartmental Charges	250.00	0.00	0.00	10,000.00	10,000.00
3420 Fire Department Contracts	7,513.50	0.00	0.00	7,514.00	7,514.00
3431 Zoning and subdivision fees	33,975.00	0.00	53,180.13	30,000.00	30,000.00
3440 Solid waste	46,186.03	4,290.00	32,850.31	48,800.00	48,800.00
3441 Storm Drainage	40,457.58	3,577.50	27,963.21	38,880.00	38,880.00
3461 GRAMA requests	55.00	0.00	0.00	200.00	200.00
3470 Park and recreation fees	80.00	0.00	0.00	100.00	100.00
3615 Late charges/Other Fees	1,802.95	193.78	1,088.82	2,000.00	2,000.00
Total Charges for services	135,128.28	8,061.28	117,082.47	137,594.00	137,594.00
Fines and forfeitures					
3510 Fines	3,881.67	213.90	523.93	4,800.00	4,800.00
Total Fines and forfeitures	3,881.67	213.90	523.93	4,800.00	4,800.00
Interest					
3610 Interest earnings	1,942.33	167.63	1,376.80	4,800.00	4,800.00
Total Interest	1,942.33	167.63	1,376.80	4,800.00	4,800.00
Miscellaneous revenue					
3690 Sundry revenue	11,619.34	0.00	2,556.56	1,000.00	1,000.00
3692 Fire department fundraisers	1,000.00	0.00	0.00	1,300.00	1,300.00
3697 Park department fundraisers	0.00	0.00	0.00	800.00	800.00

Town of Apple Valley

Standard Financial Report

10 General Fund - 07/01/2021 to 02/28/2022

66.67% of the fiscal year has expired

Item 2.

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
3801.1 Impact fees - Fire	1,888.00	3,376.00	16,939.00	2,000.00	2,000.00
3801.2 Impact fees - police	0.00	456.00	2,280.00	0.00	0.00
3801.3 Impact fees - roadways	16,448.00	10,640.00	53,714.00	18,000.00	18,000.00
3801.6 Impact fees - storm water	13,369.56	9,622.51	20,708.99	15,000.00	15,000.00
3801.7 Impact fees - parks, trails, OS	4,512.00	2,900.00	14,641.00	6,000.00	6,000.00
Total Miscellaneous revenue	48,836.90	26,994.51	110,839.55	44,100.00	44,100.00
Contributions and transfers					
3802.2 Contributions - public safety	0.00	0.00	0.00	300.00	300.00
3802.7 Contributions - parks and recreation	69.26	0.00	0.00	100.00	100.00
3802.8 Contributions - Contingency	0.00	0.00	0.00	100,000.00	100,000.00
Total Contributions and transfers	69.26	0.00	0.00	100,400.00	100,400.00
Total Revenue:	960,478.80	74,578.47	591,189.45	826,327.00	826,327.00
Expenditures:					
General government					
Council					
4111.110 Council Salaries and wages	6,467.04	0.00	11,900.00	5,000.00	5,000.00
4111.130 Council Employee benefits	780.17	0.00	992.66	700.00	700.00
4111.210 Council Travel Reimbursement	909.40	0.00	0.00	2,100.00	2,100.00
4111.220 Council Training	0.00	0.00	0.00	1,900.00	1,900.00
4111.610 Council Donations and discretionary spending	0.00	0.00	0.00	500.00	500.00
Total Council	8,156.61	0.00	12,892.66	10,200.00	10,200.00
Administrative					
4141.110 Admin Salaries and wages	78,686.72	5,564.50	64,851.55	90,000.00	90,000.00
4141.130 Admin Employee benefits	8,732.71	425.71	5,372.38	13,400.00	13,400.00
4141.140 Admin Employee Retirement - GASB 68	1,160.49	0.00	0.00	4,700.00	4,700.00
4141.210 Admin Dues, subs & memberships	927.50	(160.00)	550.09	1,000.00	1,000.00
4141.220 Admin Public notices	454.93	148.15	567.72	800.00	800.00
4141.230 Admin Clerk training	95.00	135.00	135.00	900.00	900.00
4141.240 Admin Office Expense	7,121.47	836.81	8,917.04	7,500.00	7,500.00
4141.250 Admin Equipment Expenses	7,447.40	1,510.69	3,137.85	7,500.00	7,500.00
4141.260 Admin Building & ground maintenance	7,640.36	198.30	1,636.61	1,000.00	1,000.00
4141.270 Admin Utilities	11,020.72	438.25	3,476.04	5,800.00	5,800.00
4141.280 Admin Telephone and Internet	7,614.00	(7.37)	4,981.36	15,000.00	15,000.00
4141.290 Admin Postage	1,703.02	0.00	1,967.02	3,000.00	3,000.00
4141.320 Admin Engineering/Professional Fees	77,125.80	(23,827.37)	35,494.88	20,000.00	20,000.00
4141.330 Admin Legal Wages and Contract Labor	28,346.38	4,745.00	37,677.15	28,000.00	28,000.00
4141.331 Admin Assessment legal fees	0.00	(750.00)	2,028.84	0.00	0.00
4141.340 Admin Accounting	8,947.47	(2,250.00)	16,823.74	7,500.00	7,500.00
4141.350 Building Fees-Inspector/85% Surcharge	17,407.77	51,744.85	51,744.85	45,000.00	45,000.00
4141.360 Admin Education-general	0.00	0.00	247.83	0.00	0.00
4141.390 Admin Bank service charges	9,945.26	454.11	3,916.21	6,000.00	6,000.00
4141.410 Admin Insurance	10,365.20	115.00	5,954.55	11,000.00	11,000.00
4141.490 Admin Travel reimbursements	0.00	35.10	95.43	500.00	500.00
4141.500 Admin Weed abatement	1,063.00	0.00	0.00	1,500.00	1,500.00
4141.550 Admin Cares Act	56,334.53	0.00	0.00	0.00	0.00
4141.610 Bad debt expense	0.00	0.00	0.33	0.00	0.00
4170 Elections	0.00	(1,155.09)	2,288.46	1,500.00	1,500.00
4171 Contingency	0.00	0.00	0.00	30,000.00	30,000.00
Total Administrative	342,139.73	38,201.64	251,864.93	301,600.00	301,600.00
Total General government	350,296.34	38,201.64	264,757.59	311,800.00	311,800.00

Town of Apple Valley

Standard Financial Report

10 General Fund - 07/01/2021 to 02/28/2022

66.67% of the fiscal year has expired

Item 2.

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Public safety					
Police					
4210.110 Police Salaries & wages	11,340.00	0.00	9,450.00	15,000.00	15,000.00
4210.250 Police Expenditures	1.00	0.00	4,762.58	100.00	100.00
4253.250 Animal Control Supplies	62.90	0.00	63.25	100.00	100.00
Total Police	11,403.90	0.00	14,275.83	15,200.00	15,200.00
Fire					
4220.110 Fire Salaries & wages	21,813.71	1,569.24	17,898.05	22,000.00	22,000.00
4220.130 Fire Employee Benefits	1,656.24	120.06	1,751.80	1,700.00	1,700.00
4220.140 Fire Contract Salaries & Wages	0.00	200.00	200.00	0.00	0.00
4220.180 Fire Capital Contingency	0.00	0.00	0.00	35,000.00	35,000.00
4220.230 Fire Travel & mileage	51.94	0.00	0.00	300.00	300.00
4220.240 Fire Office expenses	75.87	0.00	0.00	0.00	0.00
4220.250 Fire Equipment maintenance & repairs	628.45	315.03	1,103.89	300.00	300.00
4220.260 Fire Rent expense	763.85	0.00	0.00	850.00	850.00
4220.360 Fire Training	5.00	10.00	10.00	800.00	800.00
4220.450 Fire Small Equip/Supplies	1,034.47	0.00	0.00	1,200.00	1,200.00
4220.460 Fire Supplies-Fundraisers	0.00	0.00	0.00	200.00	200.00
4220.465 Fire Gear	11,614.49	(502.00)	472.79	2,500.00	2,500.00
4220.550 Fire Cares Act	15,429.00	0.00	0.00	0.00	0.00
4220.560 Fire Equipment Fuel	1,436.12	168.61	187.94	1,800.00	1,800.00
4220.610 Fire Interest	2,770.32	85.39	704.25	2,400.00	2,400.00
4220.620 Fire Principal	10,695.48	1,036.76	7,150.80	11,100.00	11,100.00
4220.740 Fire Capital outlay	0.00	27,500.00	27,500.00	5,000.00	5,000.00
Total Fire	67,974.94	30,503.09	56,979.52	85,150.00	85,150.00
Total Public safety	79,378.84	30,503.09	71,255.35	100,350.00	100,350.00
Highways and public improvements					
Highways					
4410.110 Road Wages and Contract Labor	5,118.00	0.00	0.00	3,500.00	3,500.00
4410.130 Road Employee benefits	0.00	0.00	0.00	300.00	300.00
4410.380 Road Department Services	0.00	0.00	720.00	400.00	400.00
4410.450 Road Department Supplies	0.00	0.00	1,616.79	1,000.00	1,000.00
4410.550 Road Equipment Maintenance	2,858.90	0.00	694.05	10,000.00	10,000.00
4410.560 Road Equipment Fuel	641.28	199.92	1,589.88	5,400.00	5,400.00
4410.740 Road Capital outlay	14,592.90	0.00	0.00	51,000.00	51,000.00
4410.810 Road Principal	46,380.50	812.00	38,601.23	41,100.00	41,100.00
4410.820 Road Interest	26,809.02	68.37	30,350.85	35,000.00	35,000.00
4415.110 Public Works Wages and Contract Labor	1,530.00	0.00	0.00	2,500.00	2,500.00
4415.130 Public Works Employee benefits	2.30	0.00	0.00	200.00	200.00
4415.320 Public Works Engineering/Professional Fees	0.00	0.00	0.00	40,000.00	40,000.00
4415.450 Public Works Supplies	450.88	0.00	3,799.22	3,500.00	3,500.00
4415.550 Public Works Equipment Maintenance	58.96	0.00	1,435.48	500.00	500.00
4415.560 Public Works Equipment fuel	250.00	0.00	98.00	500.00	500.00
4415.570 Public Works Travel Reimbursement	0.00	0.00	0.00	200.00	200.00
4415.710 Public Works Interest	1,679.50	0.00	1,140.15	2,500.00	2,500.00
4415.720 Public Works Principal	14,380.50	0.00	14,919.85	16,000.00	16,000.00
Total Highways	114,752.74	1,080.29	94,965.50	213,600.00	213,600.00
Sanitation					
4420.460 Solid Waste Service	41,799.40	0.00	31,529.26	44,500.00	44,500.00
Total Sanitation	41,799.40	0.00	31,529.26	44,500.00	44,500.00
Total Highways and public improvements	156,552.14	1,080.29	126,494.76	258,100.00	258,100.00

Town of Apple Valley

Standard Financial Report

10 General Fund - 07/01/2021 to 02/28/2022

66.67% of the fiscal year has expired

Item 2.

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Parks, recreation, and public property					
Parks					
4540.110 Park/Rec Wages and Contract Labor	5,110.00	0.00	2,755.00	6,000.00	6,000.00
4540.130 Park/Rec Employee benefits	0.00	0.00	0.00	1,000.00	1,000.00
4540.250 Park/Rec Department Expenses	1,015.00	0.00	0.00	0.00	0.00
4540.740 Parks Capital outlay	9,967.58	0.00	4,586.00	12,000.00	12,000.00
Total Parks	16,092.58	0.00	7,341.00	19,000.00	19,000.00
Total Parks, recreation, and public property	16,092.58	0.00	7,341.00	19,000.00	19,000.00
Debt service					
4141.810 Debt service - principal	0.00	0.00	2,002.53	0.00	0.00
Total Debt service	0.00	0.00	2,002.53	0.00	0.00
Transfers					
4804 Transfer to Fund Balance	0.00	0.00	0.00	13,563.00	13,563.00
4805 Transfer to capital projects	0.00	0.00	0.00	40,000.00	40,000.00
4807 Transfer to Assigned Balance - Fire Impact Fees	0.00	0.00	0.00	2,000.00	2,000.00
4809 Transfer to Assigned Balance - Roadway Impact	0.00	0.00	0.00	18,000.00	18,000.00
4810 Transfer to Assigned Balance -Storm Water Imp	0.00	0.00	0.00	15,000.00	15,000.00
4811 Transfer to Assigned Balance - Parks & Rec Fees	0.00	0.00	0.00	6,000.00	6,000.00
Total Transfers	0.00	0.00	0.00	94,563.00	94,563.00
Total Expenditures:	602,319.90	69,785.02	471,851.23	783,813.00	783,813.00
Total Change In Net Position	358,158.90	4,793.45	119,338.22	42,514.00	42,514.00



TOWN COUNCIL SPECIAL MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, March 02, 2022 at 6:00 PM

MINUTES

Mayor | Mason Walters |

Council Members | Kevin Sair | Andy McGinnis | Robin Whitmore | Barratt Nielson |

CALL TO ORDER / PLEDGE OF ALLEGIANCE/ ROLL CALL

Call to order at 6:02 pm

PRESENT

Council Member Kevin Sair
Council Member Robin Whitmore
Council Member Andy McGinnis
Council Member Barratt Nielson

ABSENT

Mayor Mason Walters

DECLARATION OF CONFLICTS OF INTEREST

None

DISCUSSION AND ACTION

1. Discussion and Possible Action for Appointment of Mayor Pro-Tem

Motion made for Kevin Sair for Appointment of Mayor Pro-Tem

Motion made by Council Member Whitmore, Seconded by Council Member McGinnis.

Voting Yea: Council Member Sair, Council Member Whitmore, Council Member McGinnis, Council Member Nielson

ADJOURNMENT

Motion for closed session for personnel issues.

Motion made by Council Member Nielson, Seconded by Council Member McGinnis.

Voting Yea: Council Member Sair, Council Member Whitmore, Council Member McGinnis, Council Member Nielson

Motion to adjourn

Motion made by Council Member Whitmore, Seconded by Council Member McGinnis.

Voting Yea: Council Member Sair, Council Member Whitmore, Council Member McGinnis, Council Member Nielson

Date Approved: _____

Approved By: _____

Kevin Sair, Mayor Pro Tem

Attest By: _____

Jenna Vizcardo, Recorder

DRAFT

RESOLUTION NO. R-2022-12

RESOLUTION TO OPEN ONE OR MORE BUSINESS CREDIT CARD ACCOUNT(S) WITH STATE BANK OF SOUTHERN UTAH

WHEREAS, The Town of Apple Valley is a Utah municipal corporation; and

WHEREAS, the Town Council has determined that in order to facilitate Resolution R-2021-015, they hereby are, authorized and empowered to:

- A. **Sign for and on behalf** of the Corporation/Partnership in order to open one or more Business Credit Card Account(s) with State Bank of Southern Utah (hereinafter called "Bank"), to name and request the issuance of cards to employees of said Corporation/Partnership, to deposit monies into Bank deposit accounts as security collateral for the repayment of credit extension s, to convey, grant, assign, transfer, pledge, mortgage, hypothecate, and deliver by such instruments or otherwise as may be demanded by the Bank to secure the payment of any indebtedness of the Corporation/Partnership, and to do all other acts and to perform all obligations incident and necessary to the maintenance and satisfaction of the Business Credit Card Account(s) in accordance with the terms and conditions of said Account.
- B. **Select from time to time** those employees and agents in whose name such Cards are to be issued, and apply to Bank for the issuance of such Credit Cards, and to execute such application forms and agreements in connection therewith as Bank may require, and to pay all indebted ness incurred by use of such credit cards whether authorized or unauthorized.

Resolved Further, that the foregoing powers and authority will continue until written notice of revocation has been received by the Bank.

WHEREAS, at a meeting of the Town Council of Apple Valley, Utah, duly called, noticed and held on the 17th day of March, 2022, and upon motion duly made and seconded:

Be it Resolved, that any of the following named personnel whose actual signatures are shown below are the initial authorized individuals.

	<u>Positions</u>	<u>Actual Signatures</u>
Kevin Sair	Mayor Pro Tem	
Robin Whitmore	Treasurer	
David Zolg, Jr	Fire Chief	

TOWN OF APPLE VALLEY

ATTEST:

ATTEST:

Jenna Vizcardo, Recorder

Mayor Dina Mason Walters voted _____
Council Member Kevin Sair voted _____
Council Member Andy McGinnis voted _____
Council Member Robin Whitmore voted _____
Council Member Barratt Nielson voted _____

Town of Apple Valley

RESOLUTION NO. R-2022-13

RESOLUTION FOR ESTABLISHING A FULL TIME APPLE VALLEY TOWN FIRE CHIEF POSITION

WHEREAS, the Town of Apple Valley (“Town”) has the responsibility of providing fire protection for Apple Valley; and

WHEREAS, the Town Council has determined that the Town’s safety interests would be best served by appointing a full-time Fire Chief;

WHEREAS, the Town of Apple Valley (“Town”) desires to establish a full time Fire Chief position;

NOW, THEREFORE, at a meeting of the Town Council of Apple Valley, Utah, duly called and noticed and held on the 17th day of March, 2022, and upon motion duly made, seconded and passed as set forth below:

BE IT RESOLVED that David Zolg, Jr. is appointed as the full time Fire Chief for the Apple Valley Fire Department, to serve at the discretion of the Town Council.

TOWN OF APPLE VALLEY

ATTEST:

ATTEST:

Jenna Vizcardo, Recorder

Mayor Dina Mason Walters voted _____
Council Member Kevin Sair voted _____
Council Member Andy McGinnis voted _____
Council Member Robin Whitmore voted _____
Council Member Barratt Nielson voted _____

TOWN OF APPLE VALLEY**RESOLUTION R-2022-14****UTAH PUBLIC TREASURERS' INVESTMENT FUND CERTIFICATION OF AUTHORIZED INDIVIDUALS**

WHEREAS, the Town of Apple Valley invests funds in the Utah Public Treasurers' Investment Fund (PTIF) as authorized by the Utah Money Management Act; and

WHEREAS, the Town Council has the authority to designate individuals to make changes to PTIF accounts, such as adding or deleting users to access and/or transact with PTIF accounts, add, delete, or make changes to bank accounts tied to PTIF accounts, open or close PTIF accounts, and complete any necessary forms in connection with such changes; and

WHEREAS, The Utah State Treasurer requires that the Town Council designate the individuals authorized to make changes to PTIF accounts by adopting the Public Entity Resolution attached hereto; and

WHEREAS, at a meeting of the Town Council of Apple Valley, Utah, duly called, noticed and held on the 3rd day of January, 2022, and upon motion duly made and seconded:

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Town Council of the Town of Apple Valley that Kevin Sair, Apple Valley Town Mayor Pro Tem is designated as an authorized individuals for PTIF transactions outlined above. _____ is hereby authorized to execute the Public Entity Resolution attached hereto. This resolution is effective immediately.

EFFECTIVE DATE This Resolution shall be in full force and effect from March 17, 2022.

PASSED this 17th day of March, 2022.

ATTEST:

APPLE VALLEY TOWN COUNCIL:

Jenna Vizcardo, Town Clerk

COUNCIL VOTE TAKEN:

Council Member Sair voted _____

Council Member Whitmore voted _____

Council Member McGinnis voted _____

Council Member Nielson voted _____

Mayor Walters voted _____

TOWN OF APPLE VALLEY

RESOLUTION R-2022-15

RESOLUTION TO ESTABLISH A NEW BANK ACCOUNT

WHEREAS, the Town of Apple Valley (“Town”) has determined it to be in the best interest of the Town to establish a new bank account with State Bank of Southern Utah for the use and purpose of transactions by the Fire Department; and,

WHEREAS, the Town had a bank account for the Fire Department in the past; and,

WHEREAS, the Town Council has the authority to transact business, add, delete, or make changes with aforementioned bank; and,

WHEREAS, the Town desires to establish the individuals having authority to establish a new bank account; and,

WHEREAS, at a meeting of the Town Council of Apple Valley, Utah, duly called, noticed and held on the 17th day of March, 2022, and upon motion duly made and seconded:

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Town Council of the Town of Apple Valley that:

1. Two or more of the Mayor, Mayor Pro Tempore and Treasurer are hereby authorized to open a new account with State Bank of Southern Utah for the use and purpose of transactions by the Fire Department.
2. Two or more of the Mayor, Mayor Pro Tempore and Treasurer are hereby authorized as signers on the account authorized herein.
3. Two or more of the Mayor, Mayor Pro Tempore and Treasurer are hereby authorized to execute such documents as are necessary to complete the opening of the account authorized herein.
4. Names of the Mayor, Mayor Pro Tempore and Treasurer are Dina Mason Walters, Kevin Sair and Robin Whitmore respectively.

EFFECTIVE DATE : This Resolution shall be in full force and effect from March 17, 2022.

PASSED this 17th day of March, 2022.

TOWN OF APPLE VALLEY

ATTEST:

ATTEST:

Jenna Vizcardo, Recorder

Mayor Dina Mason Walters voted _____
Council Member Kevin Sair voted _____
Council Member Andy McGinnis voted _____
Council Member Robin Whitmore voted _____
Council Member Barratt Nielson voted _____

Town of Apple Valley

RESOLUTION R-2022-16

APPOINTMENT OF TOWN ACCOUNTANT

WHEREAS, the Town of Apple Valley is a Utah Municipality; and

WHEREAS, the Town of Apple Valley is in need of someone to serve as Accountant; and

WHEREAS, the Town Council, can appoint individuals to assist in administrative positions; and

WHEREAS, the Town Council has determined that the Town's interests would be best served by the appointment of _____ as the Town Accountant.

NOW, THEREFORE, IT IS RESOLVED by the Town Council of the Town of Apple Valley to appoint _____ to serve as the Town's Accountant.

1. Term. The term of this Agreement begins January 3, 2022, and will continue until the appointee voluntarily resigns, the Town Council appoints a replacement, or the Town Council terminates appointee.

2. Duties. The duties of the Accountant is to oversee all accounting functions of the Town, including but not limited to: Budget Procedures, Auditing, Billing, Accounts Payable, and Financial Analyses.

3. Meetings. If requested by the Mayor, the Accountant shall attend the scheduled Town Council meeting.

4. Indemnification. To the extent permitted by applicable law, the Town agrees to defend, hold harmless, and indemnify Accountant from any demand, claim, suit, action, judgment, and any legal proceeding brought against Accountant in the Accountant's individual or official capacity as a volunteer employee, provided that the basis for the legal proceeding relates to an act or omission of the Accountant, as an employee or volunteer of the Town, acting within the course and scope of the Accountant's employment or volunteer work with the Town. However, the Accountant is not entitled to any indemnity rights provided in Section 4 if it is established that the Accountant committed official misconduct, a willful or wrongful act or omission, an omission constituting gross negligence, or a bad faith act. Additionally, the indemnity rights provided in Section 4 do not cover any costs, fees, expenses, or damages that are recoverable or payable under an insurance contract, held

either by the Town or by the Accountant. The Accountant's legal counsel must be selected with the mutual agreement of the Accountant and the Town if that legal counsel is not also the Town's legal counsel. If the legal defense is provided through insurance coverage, the Accountant's right to agree to legal counsel provided will depend on the terms of the applicable insurance contract. The provisions of this Section 4 survive the termination, expiration, or other end of this Agreement and the Accountant's employment with the Town.

5. Salary. Accountant is operating as a volunteer employee and receives no monetary compensation. Accountant shall qualify as an employee pursuant to Utah Code section 63G7 entitled to all protections 102(3) (2019) and shall be afforded thereby by the Governmental Immunity Act of Utah.

6. Severability. If any part of this Agreement exceeds the authority provided by law or violates the limitations imposed by law, the Agreement must be construed and modified accordingly, but the remainder of the Agreement must remain in full effect.

7. Waiver. A party's waiver of any breach of this Agreement must not constitute a waiver of any other breach. Forbearance or omission by a party in enforcing any of its remedies breach will not constitute a waiver of any of that party's remedies.

8. Binding Nature of Agreement. This Agreement is binding on the Town and the Accountant, as well as their heirs, assigns, executors, personal representatives, and successors in interest.

9. Dispute Resolution. Any dispute relating to this Agreement must first be submitted to mediation. The parties must jointly appoint an acceptable mediator. The Town agrees to pay the full cost of mediation. If mediation fails, either party may then seek court relief.

10. Applicable Law. This Agreement must be governed by and construed in accordance with the laws of Utah.

11. Integration. This Agreement sets forth and establishes the entire understanding between the Town and the Accountant relating to the Accountant's employment. Any prior discussions or representations by or between the parties are merged into and rendered null and void by this Agreement.

RESOLVED this 17th day of March, 2022.

TOWN OF APPLE VALLEY

ATTEST:

Jenna Vizcardo, Town Recorder

Council Member Kevin Sair voted	_____
Council Member Andy McGinnis voted	_____
Council Member Robin Whitmore voted	_____
Council Member Barratt Nielson voted	_____
Mayor Mason Walters voted	_____



Town of Apple Valley
Special Event Permit Application
 1777 N. Meadowlark Drive, Apple Valley, Utah 84737
 Phone: (435) 877-1190 Fax: (435) 877-1192
 www.applevalleyut.gov

Fee:
 \$500 Special Event Permit
 ONLY
 Cash/Check/Money Order

Office Use Only
 Date Received: 3/3/22 Initials: Via email Date Approved: _____ Receipt#: _____ Permit # _____

Name of Applicant: Lyle Anderson Phone Number: 435-313-0019
 Email: lyle@vacationvacs.com Type of Event: Running Event

Event Location/Address: Ruby Rider Ranch Apple Valley

Description of the Special

Event: On April 9-10 we will be hosting our Zion ultras events, with packet pickup on April 8th. Participants will be running either 100 miles, 100k, 50k or Half marathon. 100 miles + 100k will start on the 9th with the 50k + 1/2 marathon starting on Sunday the 10th. All runners will be done by 6pm on Sunday the 10th.

Start Date: 4/9/22

End Date: 4/10/22

RULES AND REGULATIONS:

1. All set up for events cannot be done more than 72 hours in advance.
2. All clean up and set up must be taken down and completed no later than 72 hours after the event.
3. The Permit Holder is responsible for any injuries or damages to property that occur throughout the special event.
4. The Permit Holder is required to follow any requirements or special notes deemed by the Town of Apple Valley on an individual basis. Event specific requirements will be attached
5. The Town of Apple Valley is not responsible for those printed materials, promotional items, etc. if dates, locations, and/or other requested services are denied, amended, or changed during the permit process.
6. Depending on the size and type event, you may be required to possess or obtain special event commercial general liability insurance. A Town staff member will notify you should this be required.
7. Some special events also require a Temporary Mass Gathering Permit obtained through the Washington County Department of Hum Services. A Temporary Mass Gathering Permit is required of any event that:
 - (a) will have 500 or more attendees at one location (public or private) for
 - (b) 2 or more hours, and
 - (c) is located at a facility that was not constructed for that heavy of use. (You can typically tell this if it is necessary to bring in portable toilets, garbage cans, or parking services for the event.) (See Utah Administrative Code R392-400)
8. If you are holding an event on UDOT owned road, such as SR-59, you will need to obtain a Special Event Permit with UDOT.
9. All fees and other required permits must be paid and obtained before the Town of Apple Valley will issue a Special Event Permit.

By Signing this application, you verify you have read and agree to adhere to the above rules and regulations.

Applicant Signature: [Signature]

Town Official: _____ Signature: _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD) **Item 9.**
2/25/2022

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

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

PRODUCER		CONTACT NAME: Danielle Alonzo	
Main Street Insurance		PHONE (A/C, No, Ext): (435) 674-2221	FAX (A/C, No): 435-674-3108
780 N 2860 E		E-MAIL ADDRESS: dani@msiagency.com	
STE 101		INSURER(S) AFFORDING COVERAGE	
St George UT 84790		INSURER A: Mesa Underwriters Insurance Company	
INSURED		INSURER B: The Princeton Excess & Surplus Lines Company	
Vacation Races, Inc		INSURER C: WCF National Insurance Company	
842 E APACHE DR		INSURER D:	
Washington UT 84780		INSURER E:	
		INSURER F:	

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY			MP0005003006803	01/01/2022	01/01/2023	EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	☒ Event Liability						MED EXP (Any one person) \$ 5,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$ 1,000,000
	☒ POLICY ☐ PRO-JECT ☐ LOC						GENERAL AGGREGATE \$ 3,000,000
	OTHER:						PRODUCTS - COMP/OP AGG \$ Included
	AUTOMOBILE LIABILITY			*See Dondai Rentals			COMBINED SINGLE LIMIT (Ea accident) \$
	☐ ANY AUTO						BODILY INJURY (Per person) \$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident) \$
	☐ HIRED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$
B	☐ UMBRELLA LIAB ☒ OCCUR			82A3FF000189604	01/01/2022	01/01/2023	EACH OCCURRENCE \$ 5,000,000
	☒ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE \$ 5,000,000
	DED ☒ RETENTION \$ 10,000						\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			4002732	10/10/2021	10/10/2022	PER STATUTE ☐ OTH-ER ☐
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A				E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below	☒ Y					E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Property				57229749	02/10/2022	02/10/2023
	Business Personal Property			Deductible \$1000			

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

CERTIFICATE HOLDER	CANCELLATION
Town of Apple Valley	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
1777 N Meadowlark Dr.	AUTHORIZED REPRESENTATIVE
Apple Valley, UT 84737	Danielle Alonzo

Date: 2/25/2022 **Author:** DAVE PROJECT: ZION ULTRA MARATHON VACTION RACES- VIRGIN, U.T.

Comments:

COMPANY: VACTION RACES

CONTACT: LYLE, 4353130019

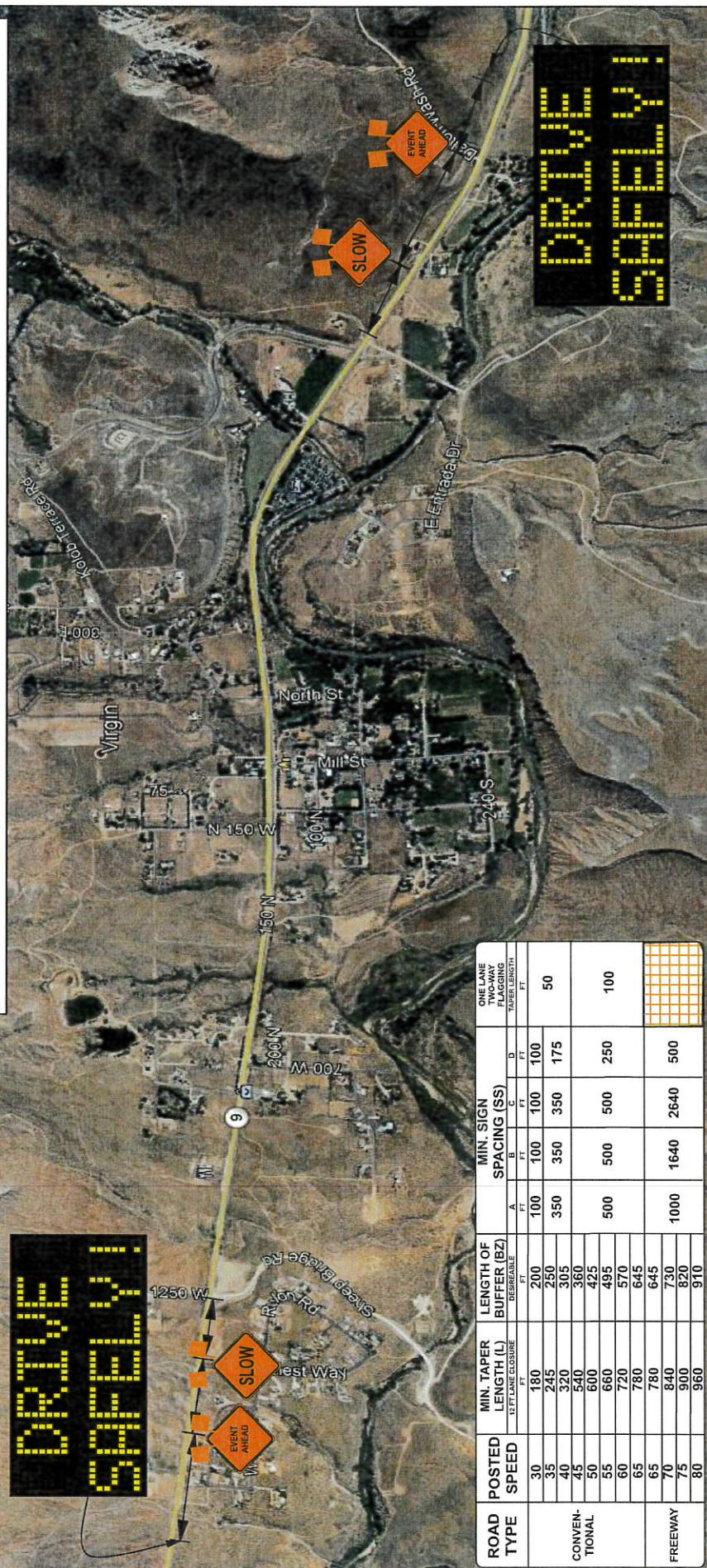
LOCATION: VIRGIN, U.T.

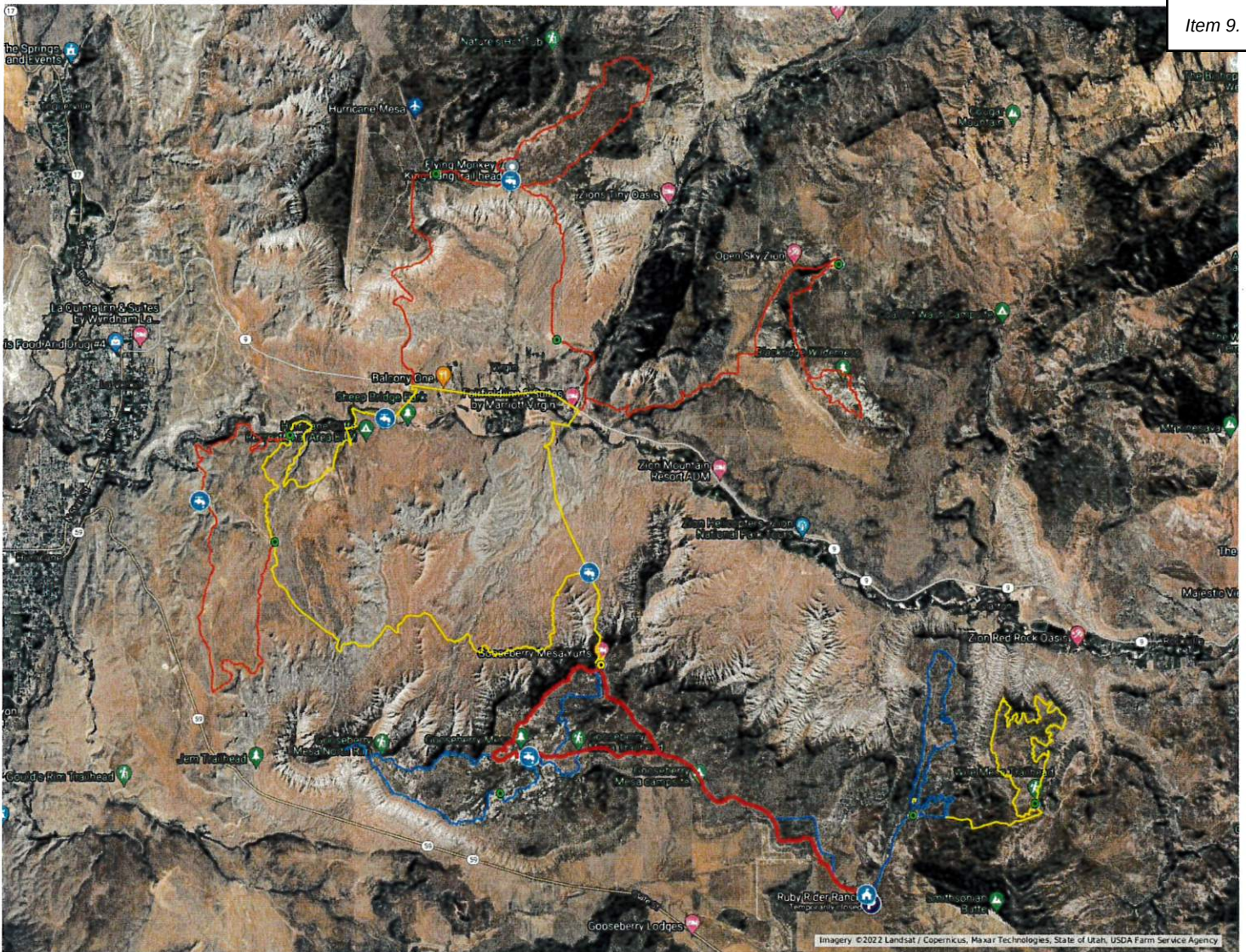
APPLICATION: RUNNER CROSSING SIGNS & VMB'S

EVENT DATE: APRIL 9-10, 2022

NOTES:

- TCP SPECIFIC TO LOCATION ONLY; NOT TO SCALE.
- SPACING BASED ON 40 MPH; SEE SPACING CHART.
- TCT OR TCS ONLY.





SPECIAL EVENT PERMIT



GENERAL PERMIT INFORMATION

Issuance Date	UDOT Region	Single or Multi-Region Event	OLP Application ID
3/2/2022		Single	123927
Sponsored by Local Government	Special Event Permit Sub-Type	Estimated Number of Participants	Starting Location Address
No	Running Event	1000	Virgin Town Park, Virgin Utah

AUTHORIZED EVENT TIME-FRAMES

Start Date	04/09/2022	Start Time	05:00 AM
End Date	04/10/2022	End Time	05:00 PM

EVENT NAME AND DESCRIPTION (Applicant-Provided)

The Zion Ultras events offer a challenging, scenic run through the Southern Utah desert, adjacent to Zion National Park. We offer four distances- a trail half marathon, 50K, 100K, and a 100-miler. On Saturday, April 9th, the 100 Mile and 100K races begin. On Sunday, April 10th, the 50K and Trail Half Marathon will begin!

PERMITTEE INFORMATION

Permittee Name	Primary Contact	Primary Phone	Email
Vacation Races	Vacation Races	(435) 313-0019	lyle@vacationraces.com

IDENTIFIED EVENT ROUTES

State Route	Milepost Start	Milepost Stop	Nearest City	PERMIT FEE PAID \$250.00
0009	.000	.000	VIRGIN	
0009	18.887.000	.000	VIRGIN	
0009	17.755.000	.000	VIRGIN	

A Special Event Permit is hereby authorized subject to the Utah Department of Transportation's (UDOT's) Special Events Rule (Utah Administrative Code R-920-4) and any other applicable laws or regulations. All permit terms, conditions, and limitations (TC&L's) set forth herein are binding and in full force. Failure to abide by all permit TC&L's is grounds for immediate permit revocation, the restriction of future permits in accordance with Utah Administrative Code R920-4-5, or other legal remedies as prescribed by law.

By carrying out the activities authorized by this approval the permittee and the permittee's event participants accept and agree to all terms, conditions, and, limitations, of the approved permit including any attachments submitted with the Special Event Permit Application. By carrying out the activities authorized by this approval the permittee agrees to dutifully execute and carry out all form completion requirements as specified in Utah Administrative Code R920-4-9(4) including the retention of all participant-signed Waiver and Release of Damages forms for a period of no less than 12-months.

The permittee shall defend, indemnify, and hold harmless UDOT from all damages or claims, including attorneys fees, arising out of any and all actions performed under this permit by the permittee, the permittee's employees, agents, or contractors, including failure to comply with the TC&L's listed on this permit. In accordance with Utah Administrative Code R920-4, the permittee is responsible to pay all appropriate permit fees.

REQUIRED UDOT NOTIFICATIONS CONTACT

The permittee is required to notify UDOT when the event starts, when the event ends, and if there are any delays, or deviations, from the authorized event time frames identified above. Please use the contact information listed below to complete these required notifications.

mrhodes@utah.gov

Authorizing Name (printed):	Matt Rhodes	Authorizing Name (signed):	
-----------------------------	-------------	----------------------------	--

PERMIT TERMS, CONDITIONS, AND LIMITATIONS

- A copy of this permit must be posted in a conspicuous location and be available for immediate review at the location of the permitted activity. No exceptions.
- All special event advertising is prohibited within the right-of-way. Off-premises advertising on private property is limited by, and subject to, Utah's Outdoor Advertising Act.
- All work performed under this permit must be in accordance with UDOT approved plans and standard drawings unless otherwise stated in writing.
- Applicant certifies that all participants have signed a Waiver and Release of Damages against the State of Utah for participation in an approved special event on State Roads.
- At all times the permittee and all activities authorized under this permit will comply with all applicable federal and state constitutions, law, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
- Bikers are expected to wear reflective clothing when riding at night. Bicyclists must be equipped with a white light on the front and a red reflector on the back of their bike.
- By the accepting this permit, the permittee acknowledges the hazardous nature of conducting activities within the right-of-way and assumes full responsibility in the event of an accident or other incident involving death, injury, or damages to any party resulting from the permittee's authorized use of the right-of-way.
- Contact local municipalities regarding your planned special event and provide UDOT with direct contact information for identified points of contact.
- In Utah, a bicycle is considered a vehicle and must abide by the same rules of the road. All riders must ride no more than two abreast and must not impede traffic if doing so.
- NO stopping traffic, participant must wait for a break in traffic to cross SR-9.
- No pavement markings or removal of signs are allowed.
- Notice to the public of any road closure must be given in advance of the event, as determined by Regional Permit Officer, by advertising through radio or newspaper.
- Permittee shall thoroughly police and clean up the highway after the event to ensure all event-generated litter is effectively removed.
- Snell, ANSI, or ASTM approved helmets must be worn by all participants.



PERMIT TERMS, CONDITIONS, AND LIMITATIONS

15. Spectators must be kept a safe distance from the participants to view this event.
 16. The primary function of the highway is for transportation purposes. All other highway purposes are subordinate to this primary purpose. By conducting the activities authorized by this permit, the permittee agrees to timely prosecute the permitted activities in a manner that minimizes transportation-related impacts including but not limited to; ensuring overall site safety as an overarching priority, and by applying systematic efforts to minimize, or shorten, the project schedule.
 17. This agreement and/or permit is UDOT approval only. The permittee is responsible for obtaining clearances, authorizations, or permits from railroads, private property owners, other utility owners, and other government agencies as may also be required.
 18. UDOT may cancel, suspend, or revoke this permit due to:
 - A) Non-compliance with the permit provisions including terms, conditions, and limitations
 - B) Deviating from the approved permit provisions without written authorization
 - C) Misrepresentation(s) discovered on the originating application, or associated documents
 - D) Adverse weather or traffic conditions
 - E) Concurrent transportation construction or maintenance operations in conflict with the permit
 - F) Any condition deemed unsafe for workers or for the traveling public
 - G) Any other condition that arises where work stoppage may be warranted for cause
- In the event of a cancellation, suspension, or revocation the permittee shall promptly terminate occupancy of the right-of-way.
19. Use current edition of UDOT standard drawings for traffic control. Use Utah MUTCD standards for traffic control elements not shown in UDOT standard drawings. Traffic control must be maintained at the encroachment site for the entire encroachment period.



Town of Apple Valley
Special Event Permit Application
1777 N. Meadowlark Drive, Apple Valley, Utah 84737
Phone: (435) 877-1190 Fax: (435) 877-1192
www.applevalleyut.gov

Item 10.

Fee:
\$500 Special Event Permit
ONLY
Cash/Check/Money Order

Office Use Only

Date Received: 2/1/22 Initials: via email Date Approved: _____ Receipt#: _____ Permit #: _____

Name of Applicant: Anna Basso Phone Number: 435-669-8845
Email: anna@vacationraces.com Type of Event: Half Marathon (foot race)

Event Location/Address: Ruby Rider Ranch (Main St. Apple Valley, UT)

Description of the Special

Event: The 3rd annual Zion at Night Half Marathon is planned for May 20-21, 2022. This event will have a continuous staggered start, with a new group of (up to) 150 participants starting their race, every half hour. The event begins at 6pm on Friday, May 20th--running through the night until the final race starts at 7am on Saturday, May 21st. This race will take place on a mix of trails and dirt roads. It is a loop course which starts & finishes on a property in Apple Valley (Ruber Rider Ranch). The course takes runners northwest to a trail on Gooseberry Mesa. In addition, we would like to request permission to offer camping to participants during the event- this has been pre-approved by Ruby Rider Ranch to do so.

Start Date: May 20, 2022 End Date: May 21, 2022

RULES AND REGULATIONS:

1. All set up for events cannot be done more than 72 hours in advance.
2. All clean up and set up must be taken down and completed no later than 72 hours after the event.
3. The Permit Holder is responsible for any injuries or damages to property that occur throughout the special event.
4. The Permit Holder is required to follow any requirements or special notes deemed by the Town of Apple Valley on an individual basis. Event specific requirements will be attached
5. The Town of Apple Valley is not responsible for those printed materials, promotional items, etc. if dates, locations, and/or other requested services are denied, amended, or changed during the permit process.
6. Depending on the size and type event, you may be required to possess or obtain special event commercial general liability insurance. A Town staff member will notify you should this be required.
7. Some special events also require a Temporary Mass Gathering Permit obtained through the Washington County Department of Hum Services. A Temporary Mass Gathering Permit is required of any event that:
 - (a) will have 500 or more attendees at one location (public or private) for
 - (b) 2 or more hours, and
 - (c) is located at a facility that was not constructed for that heavy of use. (You can typically tell this if it is necessary to bring in portable toilets, garbage cans, or parking services for the event.) (See Utah Administrative Code R392-400)
8. If you are holding an event on UDOT owned road, such as SR-59, you will need to obtain a Special Event Permit with UDOT.
9. All fees and other required permits must be paid and obtained before the Town of Apple Valley will issue a Special Event Permit.

By Signing this application, you verify you have read and agree to adhere to the above rules and regulations.

Applicant Signature: Anna Basso

Town Official: _____ Signature: _____



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: \$50.00/Acre
101 - 500 Acres: \$25.00/Acre
501 + Acres: \$10/Acre

Item 12.

Applications Must Be Submitted A Minimum of 21 Days In Advance of The Planning Commission Meeting			
Name: <u>LADD MACDONALD</u>		Phone: <u>925-407-5073</u>	
Address: <u>[REDACTED]</u>		Email: <u>LADDMAC@GMAIL.COM</u>	
City: <u>Provo</u>	State: <u>UT</u>	Zip: <u>84604</u>	
Agent: (If Applicable) <u>Paul Johnson</u>		Phone: <u>(801) 377-3100</u>	
Address/Location of Property: <u>BETWEEN ROME AVE & MAIN ST.</u>		Parcel ID: <u>AV 132A-B</u>	
Existing Zone: <u>OST</u>		Proposed Zone: <u>SF 1.0</u>	
Reason for the request <u>SINGLE FAMILY HOMES</u> <u>WITHOUT FARM ANIMALS. WITHOUT INDUSTRIAL LOOKING BUILDINGS</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 SEE ABOVE
- ☒ D. An accurate legal description of the property to be rezoned ON DEED
- ☒ E. Stamped envelopes with the names and address's 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 or 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 second and fourth Wednesday of each month at 6:00 pm. Submission of a completed application does not guarantee your application will be placed on the next PC meeting agenda. It may be placed on the next available PC meeting agenda.

Official Use Only <u>paid fee 10/12/21</u>	
Date Received: <u>10/10/21</u>	By: <u>[Signature]</u>
Date Application Deemed Complete: <u>10/18/21</u>	By: <u>[Signature]</u>



The Planning Commission makes a recommendation to the Town Council, so there is no appeal. The Town Council's action on a preliminary plat is final unless appealed to the appropriate court.

**AFFIDAVIT
PROPERTY OWNER**

STATE OF UTAH)
 :SS

COUNTY OF)

I (we) Ladd MacDonald, 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 knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

Ladd MacDonald

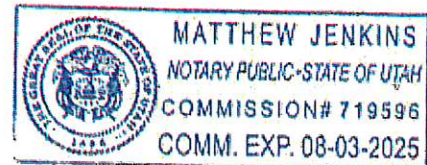
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 24 day of Sept 2021

Matthew Jenkins

(Notary Public)



Residing in: Utah County, Utah

My Commission Expires: 08/03/2025

AGENT AUTHORIZATION

I (we), Ladd MacDonald the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Paul Johnson 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.

Ladd MacDonald

(Property Owner)

(Property Owner)

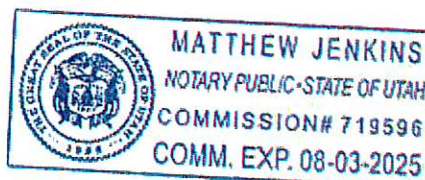
Subscribed and sworn to me this 24 day of Sept 2021

Matthew Jenkins

(Notary Public)

Residing in: Utah County Utah

My Commission Expires: 08/03/2025



WHEN RECORDED MAIL DEED AND TAX NOTICE TO:

DRL Investments
985 North Shadow Ridge Avenue
Eagle, Idaho 83616

DOC # 20060058754

Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
12/19/2006 02:36:54 PM Fee \$ 13.00 by SOUTHERN UTAH TITLE CO

Order No. 136491
Tax I.D. No. AV-1329-B

WARRANTY DEED

MCM LAND AND DEVELOPMENT, LLC, a Utah Limited Liability Company, grantor(s), of St. George, County of Washington, State of Utah, hereby

CONVEY and WARRANT to

DRL INVESTMENTS, LLC, an Idaho Limited Liability Company, grantee(s) of Eagle, County of Ada, State of Idaho, for the sum of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following described tract of land in WASHINGTON County, State of UTAH:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION

TOGETHER WITH all improvements and appurtenances thereunto belonging.

LESS AND EXCEPTING any and all water rights.

SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 15 day of December, A. D. 2006.

MCM LAND AND DEVELOPMENT, LLC, a Utah
Limited Liability Company

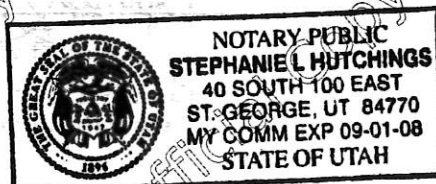
Jana Lyn Musgrave
JANA LYN MUSGRAVE, Member/Manager

Matthew C. Musgrave
MATTHEW C. MUSGRAVE, Member/Manager

NOTARY

STATE OF UTAH)
) ss
County of Washington)

On the 15 day of December, A. D. 2006, personally appeared before me **Matthew C. Musgrave and Jana Lyn Musgrave**, Managing Members of **MCM LAND AND DEVELOPMENT, LLC**, a Utah Limited Liability Company and known to me to be members or designated agents of the Limited Liability Company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that they are authorized to execute this instrument on behalf of the Limited Liability Company.



[Signature]
Notary Public

Notary Public residing at:
My Commission Expires:

This Legal description is attached to that Warranty Deed, between DRL Investments, LLC, grantee(s), and MCM LAND AND DEVELOPMENT, LLC, a Utah Limited Liability Company, as to an undivided 50% interest, Grantor(s).

EXHIBIT "A"

AN UNDIVIDED 50% INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTIES:

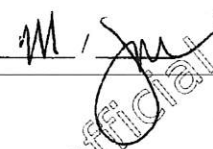
PARCEL 1:

Beginning at the Northwest Corner of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 89°57'52" East, along the Section line 2639.81 feet to the North Quarter Corner of said Section 29; thence South 0°05'25" East, along the Quarter Section line, 1019.60 feet; thence North 89°57'52" West 2639.41 feet to a point on the Section line; thence North 0°06'46" West, along the Section line, 1019.60 feet to the point of beginning.

PARCEL 2:

Easement for ingress and egress, as created by Warranty Deed, recorded August 9, 2006, as Doc. No. 20060035761, Official Washington County Records, across the North 50.00 feet of the following described parcel:

Beginning at the Northeast Corner of Section 29 Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 0°05'43" East along the Section line 1019.21 feet; thence South 89°57'16" West 2642.00 feet to a point on the Quarter Section line; thence North 0°04'45" West along the Quarter Section line, 1019.21 feet to the North Quarter Corner of said Section 29; thence North 89°57'16" East, along the Section line, 2641.71 feet to the point of beginning.

Initials 



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: \$50.00/Acre
101 – 500 Acres: \$25.00/Acre
501 + Acres: \$10/Acre

Item 13.

Zone Change Application

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

Name: <u>Standard Development</u>	Phone: <u>702-701-1443</u>
Address: <u>[REDACTED]</u>	Email: <u>holmbrand@gmail.com</u>
City: <u>Holm</u>	State: <u>UT</u> Zip: <u>84718</u>
Agent: (If Applicable) <u>Travis Holm</u>	Phone: <u>424-425-5405</u>
Address/Location of Property:	Parcel ID: <u>AV-2184, AV-2165</u>
Existing Zone: <u>OST</u>	Proposed Zone: <u>CABIN/TH, PD, RE-1</u>
Reason for the request <u>For Development</u>	

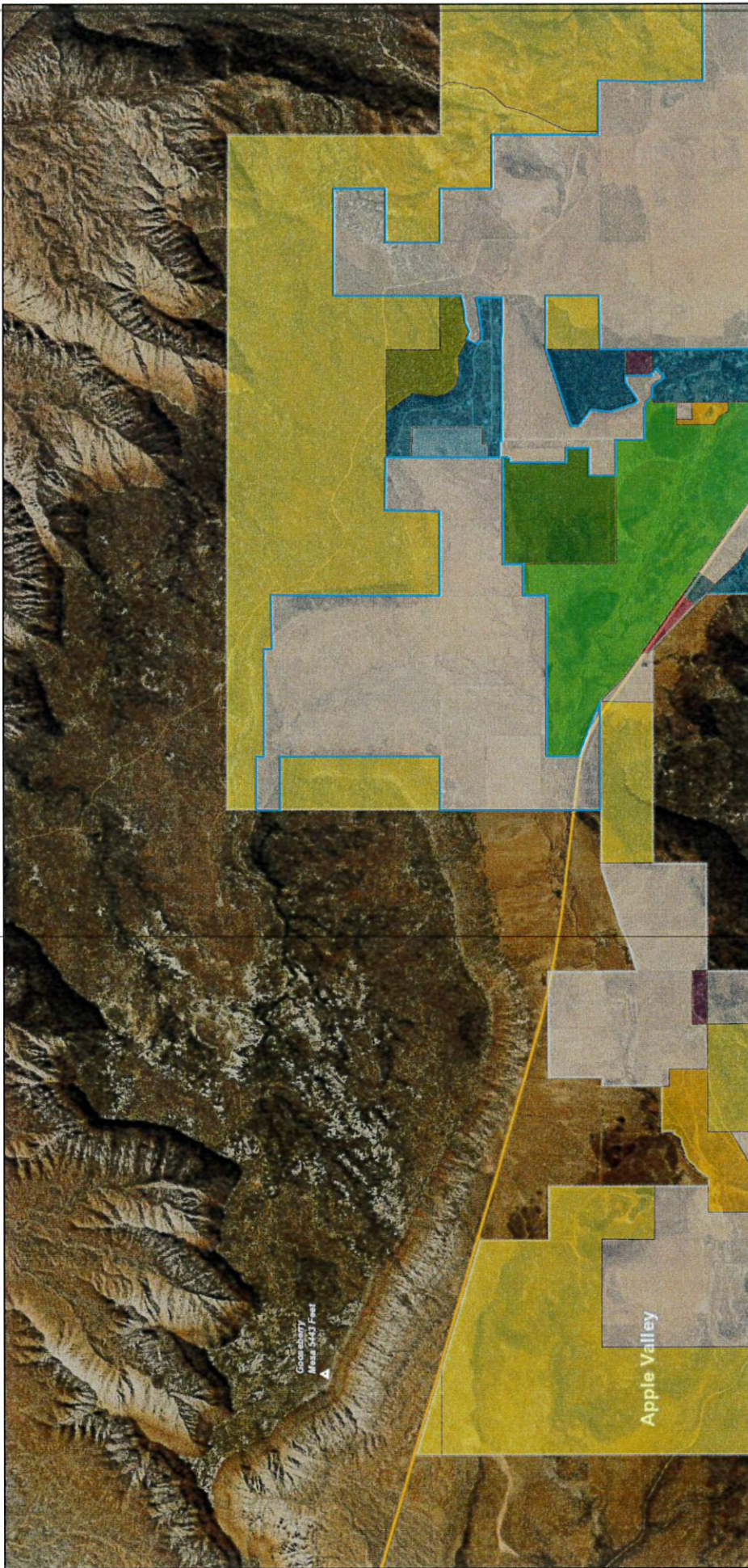
Submittal Requirements: The zone change application shall provide the following:

- ☒ 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 BLM, Open Space, Ag.
- ☒ D. An accurate legal description of the property to be rezoned
- ☒ E. Stamped envelopes with the names and address's 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 or 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 second and fourth Wednesday of each month at 6:00 pm. Submission of a completed application does not guarantee your application will be placed on the next PC meeting agenda. It may be placed on the next available PC meeting agenda.

Official Use Only	
Date Received: <u>10/21/21</u>	By: <u>[Signature]</u>
Date Application Deemed Complete: <u>10/21/21</u>	By: <u>[Signature]</u>

Apple Valley Zoning Districts



10/26/2021, 12:10:44 PM

Zoning Districts

- A – Agricultural
- C-2 – Highway Commercial
- C-3 – General Commercial
- CABIN/TH – Cabin/Tourist Homes
- OSC – Open Space Conservation
- OST – Open Space Transition
- PD – Planned Development
- RE-1 – Residential Estate 1
- RE-10 – Residential Estate 10
- SF-1-10 – Single-Family Residential 1-10
- SF-1/2 – Single-Family Residential 1/2

Town of Apple Valley
Sunrise Cloud SMART GIS®

Item 13.

Warranty Deed Page 1 of 4

Gary Christensen Washington County Recorder
 10/15/2021 01:45:37 PM Fee \$40.00 By
 SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
 Ciel Holdings, L.L.C., a Utah limited liability
 company
 809 Edgehill RD
 Salt Lake City, UT 84103



**SOUTHERN UTAH
 TITLE COMPANY**
 "Doing good Deeds for over 70 years"
 sutg.com

Order No. 221449 - EFP
 Tax I.D. No. AV-2184, AV-2182, AV-2165, and ~~AV-2186~~

Space Above This Line for Recorder's Use

WARRANTY DEED

K & D Family, L.L.C., a Utah limited liability company, grantor(s), of Enterprise, County of Washington, State of Utah, hereby CONVEY and WARRANT to

Ciel Holdings, L.L.C., a Utah limited liability company, as to an undivided 50% interest and Colony Partners, L.L.C., a Utah limited liability company, as to an undivided 50% interest, grantee(s) of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

See Water Rights Addendum to Land Deeds attached hereto and made a part hereof

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s) this 14th day of October, 2021.

K & D Family, L.L.C., a Utah limited liability company

By: Kerry Holt

Kerry Holt, Manager

STATE OF Utah)

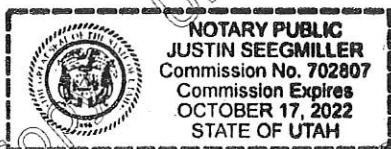
:ss.

COUNTY OF Washington)

On the 14 day of October, 2021, personally appeared before me, Kerry Holt, who being by me duly sworn, did say that he/she is the Manager of K & D Family, L.L.C., a Utah limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Kerry Holt acknowledged to me that said limited liability company executed the same.

[Signature]
 NOTARY PUBLIC

My Commission Expires: 10/17/22



Attachment to that certain Warranty Deed executed by K & D Family, L.L.C., a Utah limited liability company grantor(s), to Ciel Holdings, L.L.C., a Utah limited liability company, as to an undivided 50% interest and Colony Partners, L.L.C., a Utah limited liability company, as to an undivided 50% interest grantee(s).

Order No. 221449

Tax I.D. No. AV-2184, AV-2182, AV-2165, and ~~AV-2166~~

EXHIBIT "A"

Parcel 1:

The Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$); the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$); and the Southeast Quarter (SE $\frac{1}{4}$) of Section 13, Township 42 South, Range 12 West, Salt Lake Base and Meridian.

Parcel 2:

Beginning at a point 720.00 feet South of the Northwest Corner of Section 13, Township 42 South, Range 12 West, Salt Lake Base and Meridian, and running 600.00 feet South; thence 5280.00 feet East; thence 200.00 feet North; thence 1320.00 feet West; thence 200.00 feet North; thence 2640.00 feet West; thence 200.00 feet North; thence 1320.00 feet West to the point of beginning.

Parcel 3:

The Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) and the East One-Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 13, Township 42 South, Range 12 West, Salt Lake Base and Meridian.

Parcel 4:

The North One-Half (N $\frac{1}{2}$) of Section 24, Township 42 South, Range 12 West, Salt Lake Base and Meridian.

Parcel 5:

Beginning at the Northeast Corner of the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 24, Township 42 South, Range 12 West, Salt Lake Base and Meridian, and running thence South 300.30 feet; thence Southwesterly to a point 419.76 feet from the West Quarter Corner of said Section 24; thence North 419.76 feet; thence East 1320.00 feet to the point of beginning.

Initials 



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

Item 14.

Fee: \$500.00 + Acreage Fee
1 – 100 Acres: \$50.00/Acre
101 – 500 Acres: \$25.00/Acre
501 + Acres: \$10/Acre

Zone Change Application

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

Name: 2000 Main LLC		Phone: 702-701-1443	
Address: [REDACTED]		Email: Holmbrand@gmail.com	
City: Holm	State: ut	Zip: 84718	
Agent: (If Applicable) Travis Holm		Phone: 702-701-1443	
Address/Location of Property:		Parcel ID: AV-1313-D-1	
Existing Zone: Agriculture		Proposed Zone: SF-1/2	
Reason for the request Half acre lots for development			

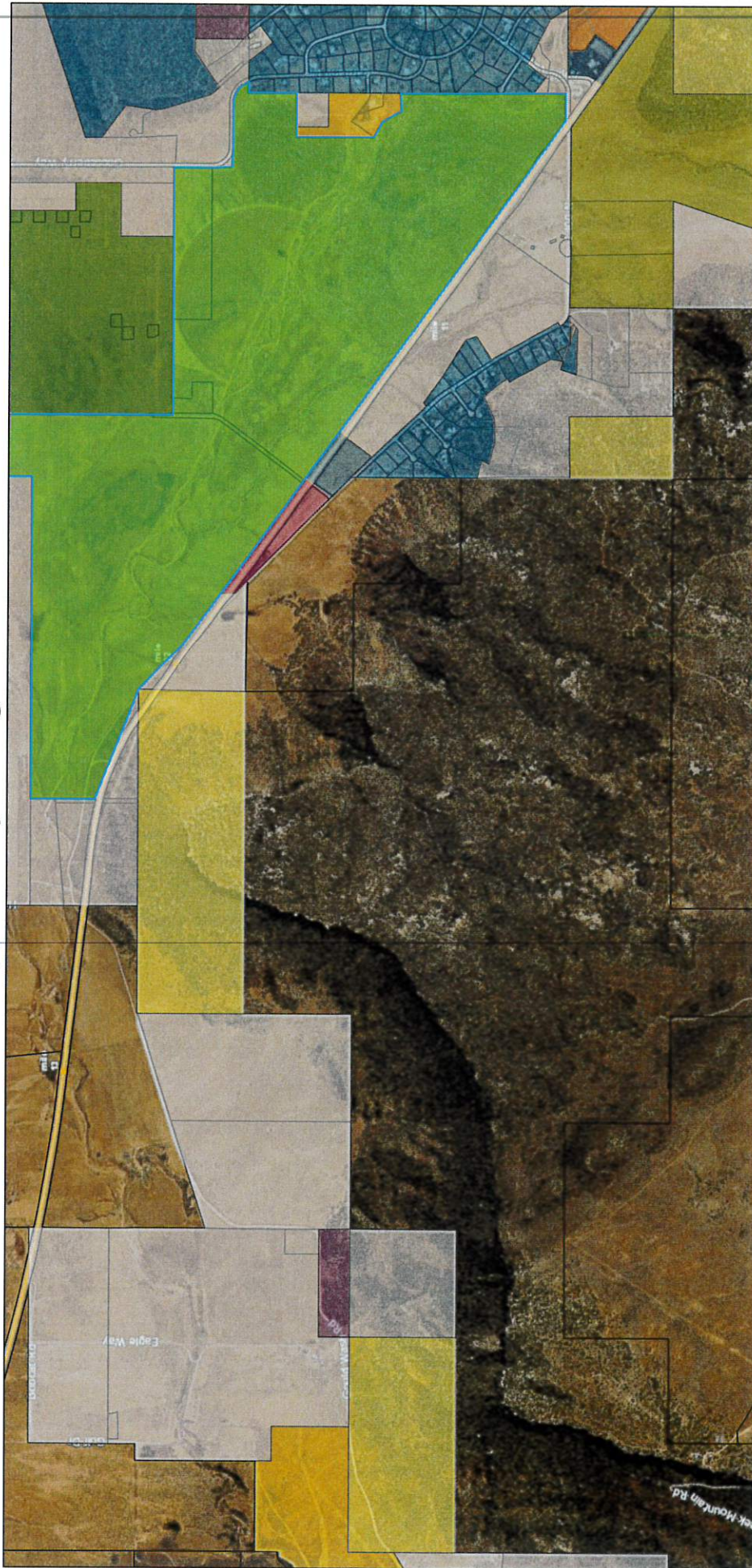
Submittal Requirements: The zone change application shall provide the following:

- ☒ 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's 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 or 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 second and fourth Wednesday of each month at 6:00 pm. Submission of a completed application does not guarantee your application will be placed on the next PC meeting agenda. It may be placed on the next available PC meeting agenda.

Official Use Only	
Date Received: 11/11/21	By: [Signature]
Date Application Deemed Complete: 11/11/21	By: [Signature]

Apple Valley Zoning Districts



11/11/2021, 12:43:32 PM

Zoning Districts

- A – Agricultural
- C-2 – Highway Commercial
- C-3 – General Commercial
- CABIN/TH – Cabin/Tourist Homes

- OSC – Open Space Conservation
- OST – Open Space Transition
- PD – Planned Development
- RE-1 – Residential Estate 1

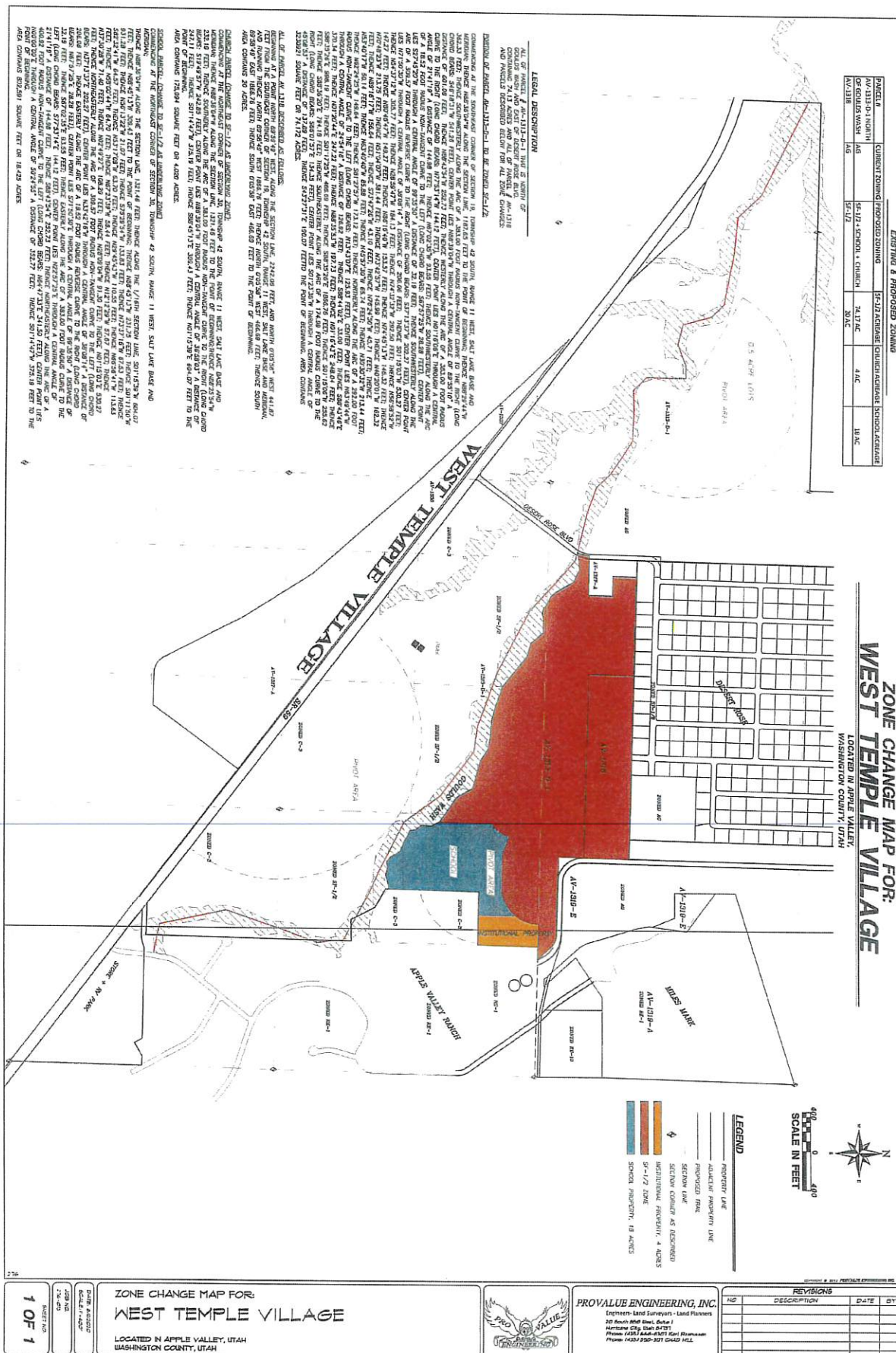
- RE-10 – Residential Estate 10
- RV-Park – Recreational Vehicle Park
- SF-1/2 – Single-Family Residential 1/2
- Washington County Parcels

0 0.17 0.35 0.55 0.7 mi

1.1 km

Town of Apple Valley
Sunrise Cloud SMART GIS®

Item 14.



**AFFIDAVIT
PROPERTY OWNER**

Item 14.

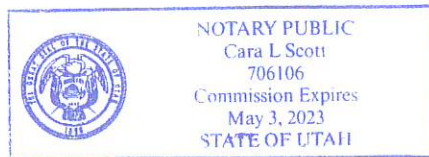
STATE OF UTAH)
)S
COUNTY OF WASHINGTON)

I (We) 2000 MAIN, 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.


Property Owner

Property Owner

Subscribed and sworn to me this 9th day of Nov, 2021.




Notary Public

Residing in: Hurricane, UT

My Commission Expires: May 3, 2023

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: _____



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

Item 15.

Fee: \$500.00 + Acreage Fee
1 – 100 Acres: \$50.00/Acre
101 – 500 Acres: \$25.00/Acre
501 + Acres: \$10/Acre

Zone Change Application

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

Name: <u>Standard Development LLC</u>		Phone: <u>702-701-1443</u>	
Address: <u>[REDACTED]</u>		Email: <u>Holmbrand@gmail.com</u>	
City: <u>Holm</u>	State: <u>ut</u>	Zip: <u>84718</u>	
Agent: (If Applicable) <u>Travis Holm</u>		Phone: <u>702-701-1443</u>	
Address/Location of Property:		Parcel ID: <u>AV-1318</u>	
Existing Zone: <u>Agriculture</u>		Proposed Zone: <u>SF-1/2</u>	
Reason for the request <u>Half acre Lots for 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's 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 or other document (see attached Affidavit) showing evidence the applicant has control of the property ATTACHED

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

Official Use Only	
Date Received: <u>11/11/21</u>	By: <u>pu</u>
Date Application Deemed Complete: <u>11/11/21</u>	By: <u>pu</u>

Apple Valley Zoning Districts



11/11/2021, 12:46:23 PM

Zoning Districts

■ A – Agricultural

■ OST – Open Space Transition

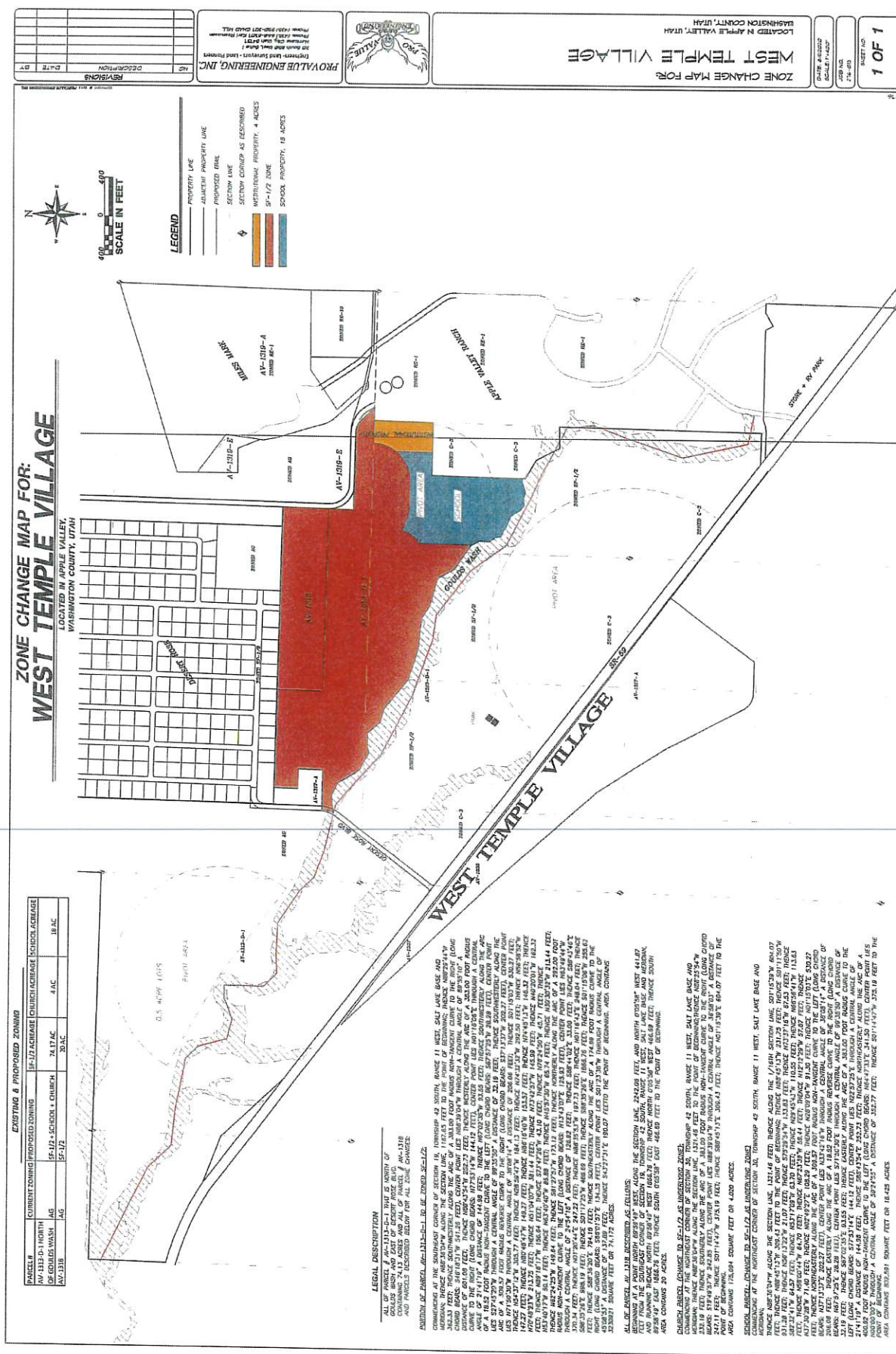
■ SF-1/2 – Single-Family Residential 1/2

■ Washington County Parcels

1:2,257
0 0.02 0.04 0.07 0.08 mi
0 0.03 0.07 0.13 km

Town of Apple Valley
Sunrise Cloud SMART GIS®

Item 15.



AFFIDAVIT
PROPERTY OWNER

Item 15.

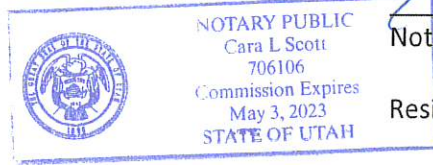
STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

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

[Signature]
Property Owner

Property Owner

Subscribed and sworn to me this 9th day of Nov, 2021.



[Signature]
Notary Public

Residing in: Hurricane, UT

My Commission Expires: May 3, 2023

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: _____

PRELIMINARY PLAT APPLICATION

Town of Apple Valley
1777 North Meadowlark Dr.
Apple Valley, Utah 84737
(435)877-1190
Fax (435)877-1192

Fee: \$1,500, Lot Split \$250

For Office Use Only:
File No. AV-1319-A
Receipt No. ✓#1081

Name: 2000 main Telephone: 702-701-1443

Address: [REDACTED] Holm UT 84718 Fax No. _____

Email: holmbrand@gmail.com

Agent (If Applicable): Travis Holm Telephone: 702-701-1443

Address/Location of Subject Property: _____

Tax ID of Subject Property: AV-1319-A Zone District: RE-1.0 1ac or greater

Proposed Use: (Describe, use extra sheet if necessary) RE-1.0

1 acre to greater than 1 acre lots For development

Submittal Requirements: The preliminary plat application shall provide the following:

- ✓ 1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:
 - ✓ a. The proposed name of the subdivision.
 - ✓ b. The location of the subdivision, including the address and section, township and range.
 - ✓ c. The names and addresses of the owner or subdivider, if other than the owner.
 - ✓ d. Date of preparation, and north point.
 - ✓ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.
- ✓ 2. Existing Conditions: The preliminary plat shall show:
 - ✓ a. The location of the nearest monument.
 - ✓ b. The boundary of the proposed subdivision and the acreage included.
 - ✓ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
 - ✓ d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
 - ✓ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
 - ✓ f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

- ☒ g. Existing _____ ditches, canals, natural drainage channels and open waterways and any proposed realignments.
- ☒ h. Contours at vertical intervals not greater than five (5) feet.
- ☒ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- ☒ j. Information on whether property is located in desert tortoise take area

(Preliminary Plat Application – Page 2)

- ☒ 3. Proposed Plan: The subdivision plans shall show:
- ☒ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.
 - ☒ b. The layout, numbers and typical dimensions of lots.
 - ☒ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
 - ☒ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
 - ☒ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
 - ☒ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
 - ☒ g. Approximate radius of all center line curves on highways or streets.
 - ☒ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly-dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
 - ☒ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
 - ☒ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
 - ☒ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
 - ☒ l. Will this subdivision be phased? If yes show possible phasing lines.
 - ☒ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

- ☒ 4. Required copies of plans:
- ☒ a. Three copies of all full scale drawings
 - ☒ b. One copy of each drawing on a 11 x 17 inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).

5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

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 second Thursday and fourth 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 10 full business days before the Planning Commission meeting at which you plan for your application to be heard.

(Office Use Only)

Date Received: 11/16/21 Application Complete: YES ☒ NO ☐
 Date application deemed to be complete: 11/16/21 Completion determination made by: gpc

PRELIMINARY PLAT APPLICATION page 3 (General Information)

PURPOSE

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to insure that all proposed divisions of land conform to the Town General Plan and to adopted development standards of the Land Use Ordinance.

WHEN REQUIRED

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when two un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

- Determine current zoning for property.
- If zoning fits desired subdivision, meet with Planning staff to discuss the proposed project.
- Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
- Submit completed application, preliminary plat, and required fee to Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting. (see submittal dates sheet)
- Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from Planning Commission.
- Appear at the next scheduled Town Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear Town Council comments, answer questions, and receive Town Council decision. Town Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.

If the preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to the Town standards. Construction drawings must be approved by the Planning and Zoning department, Town Engineer, Rocky Mountain Power, Southwest Public Health Department and Big Plains Water and Sewer Special Service District. Approval means changes are made and all required signatures are obtained.

Once the preliminary plat is approved by the Town Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one year time limit is reached. The Planning Commission will review and make recommendation to the Town Council on the final plat when submitted. The Town Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

The Planning Commission makes a recommendation to the Town Council, so there is no appeal. The Town Council's action on a preliminary plat is final unless appealed to the appropriate court.

**AFFIDAVIT
PROPERTY OWNER**

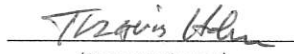
STATE OF UTAH)
 :SS

COUNTY OF)

I (we) 2003 main, 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 knowledge. I (we) also acknowledge that I have received written instructions regarding the process for which I am applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

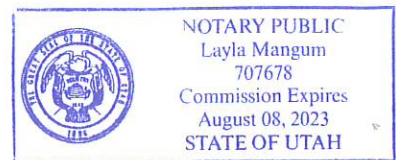


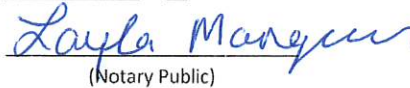
(Property Owner)



(Property Owner)

Subscribed and sworn to me this 16th day of Nov. 2021





(Notary Public)

Residing in: UTAH

My Commission Expires: 8/8/2023

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: _____

PRELIMINARY PLAT APPLICATION

Town of Apple Valley
1777 North Meadowlark Dr.
Apple Valley, Utah 84737
(435)877-1190
Fax (435)877-1192

Fee: \$1,500, Lot Split \$250

For Office Use Only:

File No. Redstone

Receipt No. J#1080

Name: 2000 man

Telephone: 202-701-1443

Address: [REDACTED] Holm, UT Fax No. 8478

Email: scautholm7@gmail.com

Agent (If Applicable): Scout Holm Telephone: 435-690-0519

Address/Location of Subject Property: _____

Tax ID of Subject Property: AV-1345, 1327, 1326, 1346, 1348-A Zone District: SF-1.0/SF 1/2

Proposed Use: (Describe, use extra sheet if necessary) SF 1.0 / SF 1/2

Submittal Requirements: The preliminary plat application shall provide the following:

1. Description: In a title block located in the lower right-hand corner of the sheet the following is required:

- ☒ a. The proposed name of the subdivision.
- ☒ b. The location of the subdivision, including the address and section, township and range.
- ☒ c. The names and addresses of the owner or subdivider, if other than the owner.
- ☒ d. Date of preparation, and north point.
- ☒ e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Chapter 39, City Subdivision regulations.

2. Existing Conditions: The preliminary plat shall show:

- ☒ a. The location of the nearest monument.
- ☒ b. The boundary of the proposed subdivision and the acreage included.
- ☒ c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
- ☒ d. The location, width and names/numbers of all existing streets within two hundred (200) feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.
- ☒ e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.
- ☒ f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

- ☒ g. Existing _____ ditches, canals, natural drainage channels and open waterways and any proposed realignments.
- ☒ h. Contours at vertical intervals not greater than five (5) feet.
- ☒ i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.
- ☒ j. Information on whether property is located in desert tortoise take area

(Preliminary Plat Application – Page 2)

____ 3. Proposed Plan: The subdivision plans shall show:

- ☒ a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.
- ☒ b. The layout, numbers and typical dimensions of lots.
- ☒ c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- ☒ d. Easements for water, sewers, drainage, utilities, lines and other purposes.
- ☒ e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)
- ☒ f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.
- ☒ g. Approximate radius of all center line curves on highways or streets.
- ☒ h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly-dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)
- ☒ i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.
- ☒ j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.
- ☒ k. A letter from both the local sanitary sewer provider and culinary water provider indicating availability of service.
- ☒ l. Will this subdivision be phased? If yes show possible phasing lines.
- ☒ m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

☒ 4. Required copies of plans:

- ☒ a. Three copies of all full scale drawings
- ☒ b. One copy of each drawing on a 11 x 17 inch sheets. (8 ½ x 11 is acceptable if the project is small and the plans are readable at that size).

5. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property

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 second Thursday and fourth 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 10 full business days before the Planning Commission meeting at which you plan for your application to be heard.

(Office Use Only)

Date Received: 11/17/21

Application Complete: YES

☒ NO ☐
Date application deemed to be complete: 11/17/21 Completion determination made by: [Signature]

PRELIMINARY PLAT APPLICATION page 3 (General Information)

PURPOSE

The preliminary plat application is the first step in land development process in those instances where land is divided for eventual sale. The process is established to insure that all proposed divisions of land conform to the Town General Plan and to adopted development standards of the Land Use Ordinance.

WHEN REQUIRED

The preliminary plat is required any time land is to be divided, re-subdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots or other division of land for the purpose, whether immediate or future, for offer, sale, lease or development either on installment plan or upon any and all other plans, terms and conditions. It is not required on agricultural divisions where the agricultural parcel is divided to be combined with another agricultural parcel, nor is it required when two un-subdivided properties are merged, or where the boundary between two un-subdivided properties are adjusted.

The preliminary plat must be approved before a final plat can be processed and recorded.

Subdivision approval process:

- Determine current zoning for property.
- If zoning fits desired subdivision, meet with Planning staff to discussed the proposed project.
- Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
- Submit completed application, preliminary plat, and required fee to Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting. (see submittal dates sheet)
- Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from Planning Commission.
- Appear at the next scheduled Town Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear Town Council comments, answer questions, and receive Town Council decision. Town Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.

If the preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to the Town standards. Construction drawings must be approved by the Planning and Zoning department, Town Engineer, Rocky Mountain Power, Southwest Public Health Department and Big Plains Water and Sewer Special Service District. Approval means changes are made and all required signatures are obtained.

Once the preliminary plat is approved by the Town Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one year time limit is reached. The Planning Commission will review and make recommendation to the Town Council on the final plat when submitted. The Town Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

AFFIDAVIT
PROPERTY OWNER

Item 17.

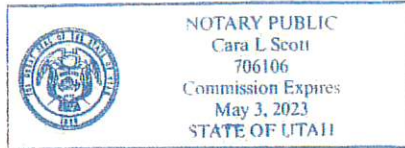
STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) 2000 MAIN, being duly sworn, depose and say that I (We) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (We) also acknowledge that I (We) have received written instructions regarding the process for which I (We) am (are) applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

[Signature]
Property Owner

Property Owner

Subscribed and sworn to me this 9th day of Nov, 2021.



[Signature]
Notary Public

Residing in: Hurricane, UT

My Commission Expires: May 3, 2023

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

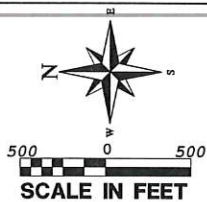
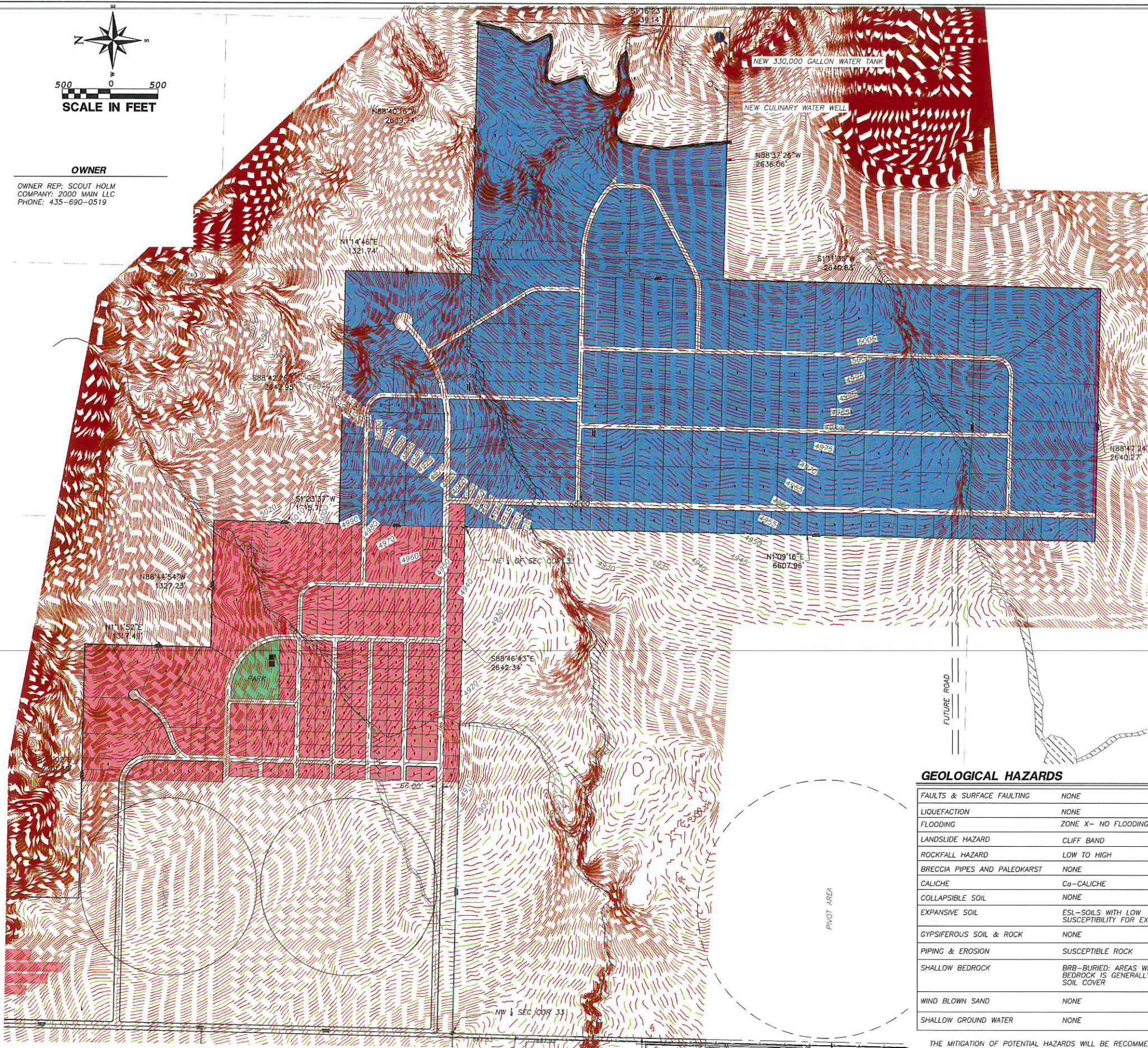
Property Owner

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

Notary Public

Residing in: _____

My Commission Expires: _____



OWNER
OWNER REP: SCOUT HOLM
COMPANY: 2000 MAIN LLC
PHONE: 435-690-0519

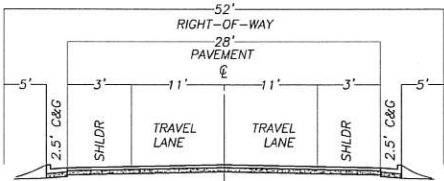
PRELIMINARY PLAT FOR: REDSTONE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH

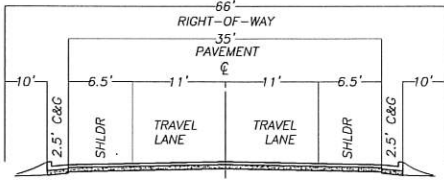
PRELIMINARY PLAT FIGURES
LOTS = 344
TOTAL ACRES= 794.7

LEGEND

- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - PROPOSED TRAIL
 - SECTION LINE
 - SECTION CORNER AS DESCRIBED
 - EXISTING WASH
- CURRENT ZONE**
- SF-1/2
 - SF-1.0



TYPICAL 52' CROSS SECTION
N.T.S.



TYPICAL 66' CROSS SECTION
N.T.S.

LEGAL DESCRIPTION

ALL OF PARCELS # AV-1345, AV-1327, AV-1326,
AV-1346, & AV-1348-A

PLAN FOR COMMUNICATIONS INFRASTRUCTURE

- COORDINATE WITH CABLE AND PHONE COMPANIES FOR THE DESIGN AND INSTALLATION OF COMMUNICATIONS WIRE AND EQUIPMENTS IN THE PUBLIC UTILITY EASEMENT ON EACH SIDE OF ROAD AFTER RIGHT OF WAY.

WATER PLAN

- THE PLAN IS TO INSTALL A 12" WATER MAIN FROM A NEW WATER TANK AND WELL THAT WILL BE LOCATED ON THE EAST SIDE OF REDSTONE (EAST OF MAIN STREET).
- THE NEW WATER TANK WILL BE 330,000 GALLONS.
- A SECOND NEW WELL WILL BE 180+ GALLONS PER MINUTE.
- THE NEW 12" WATER MAIN WILL SUPPLY 100 TO 200 FEET OF HYDRAULIC HEAD AT REDSTONE WHICH WILL BE 44 TO 86 P.S.I. IN PRESSURE.
- AN 8" WATER MAIN WILL BE INSTALLED IN THIS SUBDIVISION.

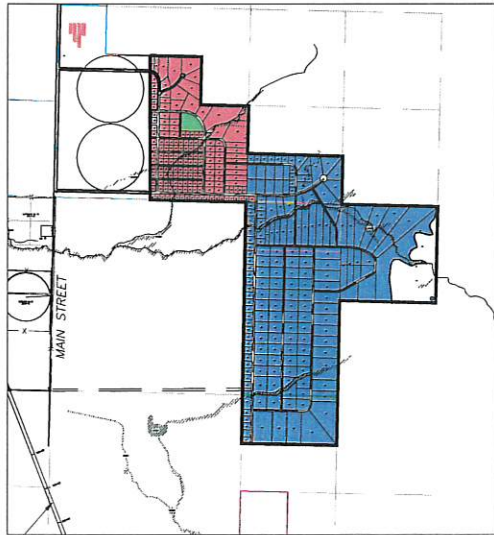
SEWER PLAN

- THE PLAN IS TO INSTALL 6" PRESSURE SEWER MAIN FROM THE SUBDIVISION TO THE PIVOT AREAS. THE LOTS WILL HAVE THEIR OWN SEPTIC TANK AND EFFLUENT PUMPS TO CREATE A S.T.E.P. AND S.T.E.G. SYSTEM.
- THE TREATMENT AREA WILL USE THE TREATED WASTEWATER TO WATER A NEW TOWN PARK.

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	NONE
FLOODING	ZONE X- NO FLOODING
LANDSLIDE HAZARD	CLIFF BAND
ROCKFALL HAZARD	LOW TO HIGH
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	Ca-CALICHE
COLLAPSIBLE SOIL	NONE
EXPANSIVE SOIL	ESL-SOILS WITH LOW SUSCEPTIBILITY FOR EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	SUSCEPTIBLE ROCK
SHALLOW BEDROCK	BRB-BURIED: AREAS WHERE DEPTH TO BEDROCK IS GENERALLY >5 FEET BENEATH SOIL COVER
WIND BLOWN SAND	NONE
SHALLOW GROUND WATER	NONE

THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.



STATE STREET (HIGHWAY 59)

NO	REVISIONS	DATE	BY
	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 950 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 590-3077 CHAD HILL



PRELIMINARY PLAT FOR:
RED STONE
T42S R11W SECTIONS 28, 27, AND 34
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 11/17/2021
SCALE: 1"=500'

JOB NO:
276-013

SHEET NO:
1 OF 3

OWNER
OWNER REP: SCOUT HOLM
COMPANY: 2000 MAIN LLC
PHONE: 435-690-0519

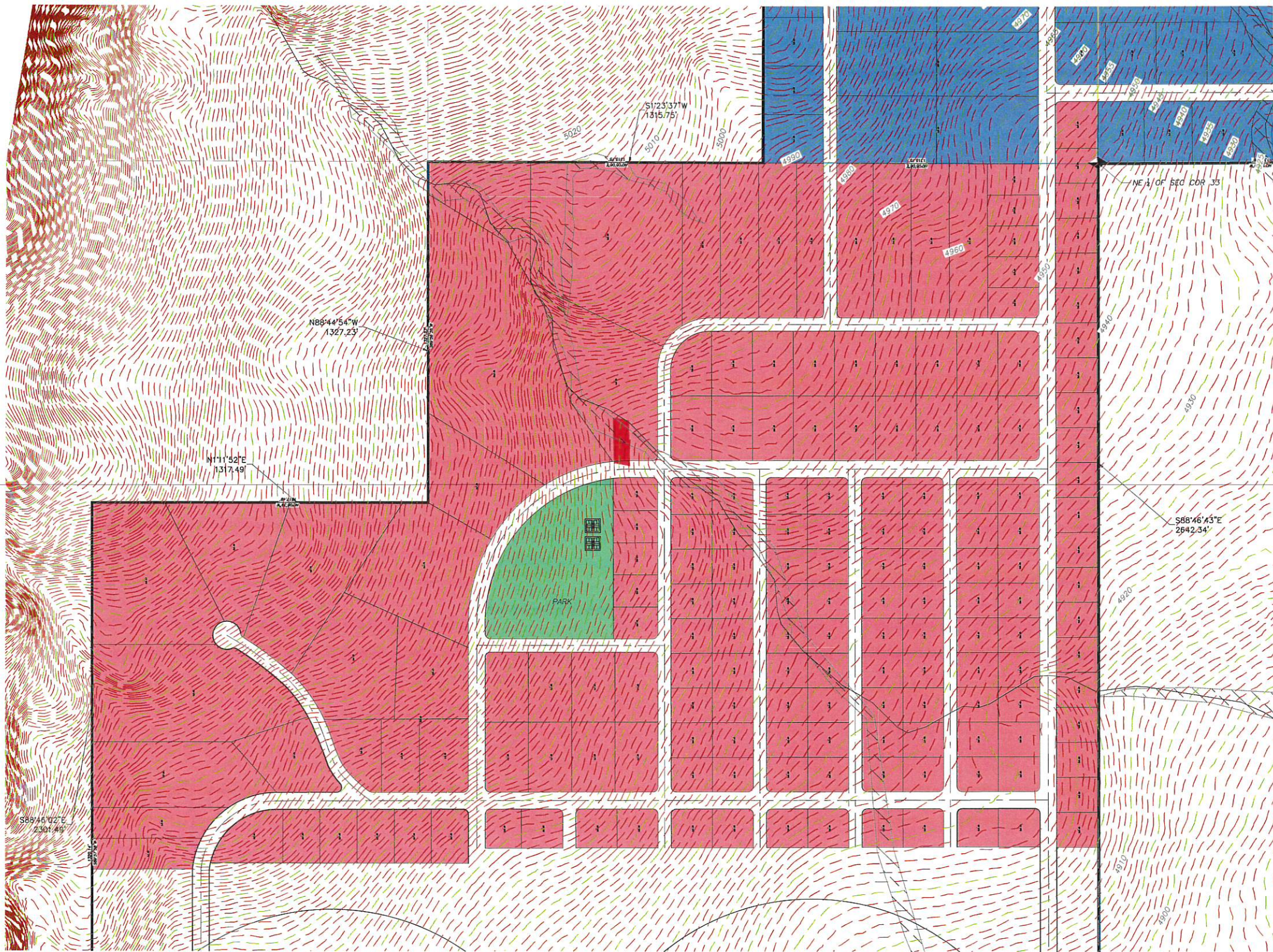
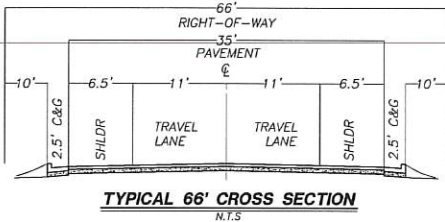
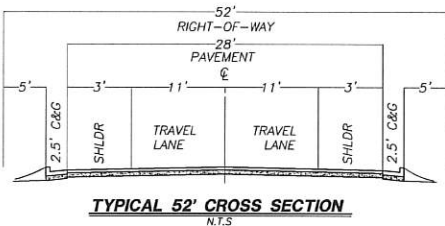
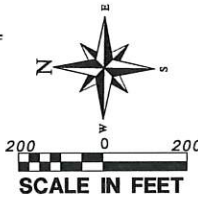
PRELIMINARY PLAT FOR: REDSTONE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH

PRELIMINARY PLAT FIGURES
LOTS = 344
TOTAL ACRES = 794.7

LEGEND

- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - PROPOSED TRAIL
 - SECTION LINE
 - SECTION CORNER AS DESCRIBED
 - EXISTING WASH
- CURRENT ZONE
SF-1/2
SF-1.0



REVISIONS		NO.	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8307 Karl Rasmussen
Phone: (435) 988-3371 GAIL HILL



PRELIMINARY PLAT FOR:

REDSTONE

1425 RHW SECTIONS 28, 29, AND 34
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 11/17/2021

SCALE: 1"=100'

JOB NO.

216-013

SHEET NO.

2 OF 3

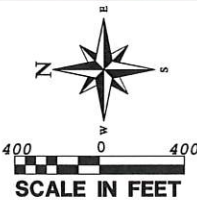
OWNER

OWNER REP: SCOUT HOLM
COMPANY: 2000 MAIN LLC
PHONE: 435-690-0519

PRELIMINARY PLAT FOR:
REDSTONE

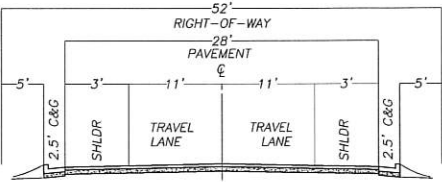
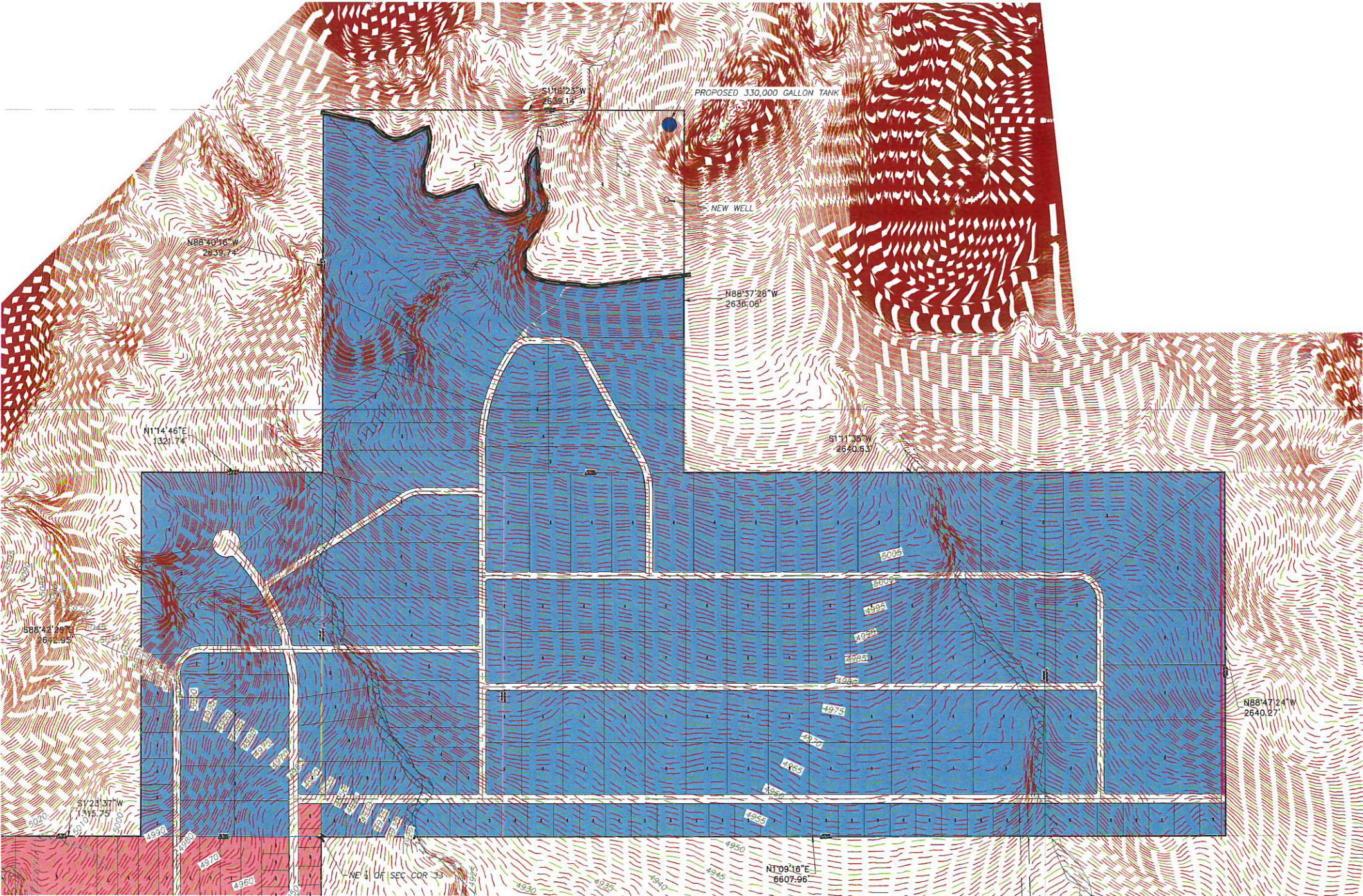
LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH

PRELIMINARY PLAT FIGURES
LOTS = 344
TOTAL ACRES = 794.7

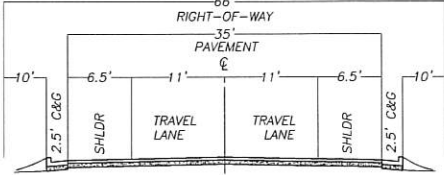


LEGEND

- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - PROPOSED TRAIL
 - SECTION LINE
 - SECTION CORNER AS DESCRIBED
 - EXISTING WASH
- CURRENT ZONE
- SF-1/2
 - SF-1.0



TYPICAL 52' CROSS SECTION
N.T.S.



TYPICAL 66' CROSS SECTION
N.T.S.

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
200 South 850 West, Suite 1
Hurricane, Utah 84503
Phone: (435) 552-3127 FAX: (435) 552-3127



PRELIMINARY PLAT FOR:
REDSTONE
T42S R11W SECTIONS 28, 29, AND 34
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 11/17/2011
SCALE: 1"=400'

JOB NO.
276-013

SHEET NO.
3 OF 3