PLANNING COMMISSION MEETING AND HEARING

1777 N Meadowlark Dr, Apple Valley
Wednesday, October 02, 2024 at 6:00 PM

AGENDA

Notice is given that a meeting of the Planning Commission of the Town of Apple Valley will be held on **Wednesday, October 02, 2024**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Chairman | Bradley Farrar
Commissioners | Lee Fralish | Richard Palmer | Garth Hood | Becky Wood

Please be advised that the meeting will be held electronically and broadcast via Zoom. Persons allowed to comment during the meeting may do so via Zoom. Login to the meeting by visiting:
https://us02web.zoom.us/j/82661513795
if the meeting requests a password use 1234
To call into meeting, dial (253) 215 8782 and use Meeting ID 8266151 3795

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONFLICT OF INTEREST DISCLOSURES

HEARING ON THE FOLLOWING

1. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1354-NP-2-A. Applicant: The Little Creek Living Trust Dated April 28, 2024.
2. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1350-A, AV-1344, AV-1351-A-1. Applicant: Sup I, II , III, LLC.
3. Zone Change Application from Planned Development to A-X Agricultural Zone for parcel: AV-JHLS-1. Applicant: Darcy Anne Pauken.
4. Zone Change Application from Rural Estates 20 Acres to A-X Agricultural Zone for parcel: AV-1376-F. Applicant: Barbara and Steven Hayden TRS.
5. Zone Change Application from Rural Estates 20 Acres to A-X Agricultural Zone for parcel: AV-1376-E. Applicant: Paul and Kathleen Hansen TRS.
6. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1343-A-1. Applicant: TLW Investments LLC.
7. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1372-C. Applicant: Richard and Brittany Fischer.
8. Controlled Growth Management Plan (Amendment), Ordinance O-2024-71.

DISCUSSION AND POSSIBLE ACTION ITEMS

9. Preliminary Plat Extension Request - Crimson Peaks subdivision.

   *Tabled from September 4, 2024.

10. Preliminary Plat Extension Request - West Temple subdivision.

    *Tabled from September 4, 2024.

11. Controlled Growth Management Plan (Amendment), Ordinance O-2024-71.
12. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1354-NP-2-A. Applicant: The Little Creek Living Trust Dated April 28, 2024.
13. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1350-A, AV-1344, AV-1351-A-1. Applicant: Sup I, II , III, LLC.
14. Zone Change Application from Planned Development to A-X Agricultural Zone for parcel: AV-JHLS-1. Applicant: Darcy Anne Pauken.
15. Zone Change Application from Rural Estates 20 Acres to A-X Agricultural Zone for parcel: AV-1376-F. Applicant: Barbara and Steven Hayden TRS.
16. Zone Change Application from Rural Estates 20 Acres to A-X Agricultural Zone for parcel: AV-1376-E. Applicant: Paul and Kathleen Hansen TRS.
17. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1343-A-1. Applicant: TLW Investments LLC.
18. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1372-C. Applicant: Richard and Brittany Fischer.

APPROVAL OF MINUTES

19. Minutes: August 27, 2024 - Special Planning Commission Meeting and Hearing.

ADJOURNMENT

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

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS AND MEETINGS
In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Town at 435-877-1190 at least three business days in advance.

Gmail (Jenna) Town Clerk <clerk@applevalleyut.gov>

Preliminary Plat Extension Request

scout holm <scoutholm7@gmail.com> Mon, Jul 29, 2024 at 11:11 AM
To: Travis Holm <holmbrand@gmail.com>, bfarrar@applevalleyut.gov, clerk@applevalleyut.gov, mayor@applevalleyut.gov

Mayor Farrar, Chairman Bradley Farrar, and Jenna Town Clerk,

I hope you are doing well,

On behalf of Crimson Peaks and West Temple subdivisions. This is a Written request for a preliminary plat extension as referenced in the Apple Valley municipal code.

Please give me direction on how to proceed with this request.

Thank you very much,

O-2022-27 "11.02.060 Preliminary Plat Process" AMENDMENT
11.02.060 Preliminary Plat Process

12. After preliminary plat approval from the Town Council, a complete application for final platapproval must be submitted within one year of the preliminary plat approval date. The Planning Commission may authorize a one-time extension not to exceed one year, provided that a written request for extension is received by the Town before the one year time period has expired. Any such extensionshall be subject to all requirements for improvements as found in this title at the time construction actually takes place. Any final plat approved by Town Council shall be considered to be void if not recorded within one year after receiving final approval, unless a one-year extension has been granted. All plats not otherwise extended shall be resubmitted as a preliminary plat to the Planning Commission and a new filing fee shall be paid.

11.02.060 Preliminary Plat Process

All applications for preliminary plat approval shall be subject to the following:

1. Town and/or applicant shall determine whether proposed subdivision is consistent with current zoning of the property.
2. If proposed subdivision is consistent with zoning designation, the applicant shall meet with planning staff to discuss the proposed project.
3. Applicant shall obtain a preliminary plat application form and complete the application and have a plat prepared by a licensed engineer or surveyor meeting all the requirements for a preliminary plat.
4. Applicant shall submit completed application, preliminary plat, subdivider's agreement pursuant to AVS 11.02.120, and required fee to planning department on or before deadline for submissions established by the Town.
5. Staff shall review application and plat for completeness and obtain comments from joint utility committee.
6. Zoning administrator shall place the item on an agenda for consideration at a public meeting before the planning commission.
7. Applicant or applicant's authorized representative shall appear at the scheduled meeting before the planning commission to discuss the preliminary plat, answer questions, and receive recommendation from planning commission.
8. Planning commission may recommend to the Town council approval, disapproval, or approval with conditions.
9. Upon receiving a recommendation from the planning commission, the preliminary plat application will be placed on a Town council agenda. Applicant or applicant's authorized representative must appear at the Town council meeting when application is on the agenda. In the event the applicant fails to appear at the Town council meeting, or if applicant fails to obtain approval from the Town council within six (6) months said preliminary plat shall be considered void.
10. Town Council may approve the plat, approve with conditions, recommend changes, send back to the Planning Commission, or deny the plat, subject to the following:
    a. The Town Council shall withhold approval of a preliminary or final plat if the plat contains a communications easement that may have the effect of prohibiting the ability of any person to provide multichannel video programming services, cable services, information services, telecommunications or telecommunications services within the subdivision. An easement including a communications easement that limits the ability of any landowner to access a local utility or franchised cable or telecommunications service provider without payment of a fee to cross the easement violates this section.
    b. The Town Council shall withhold approval of a preliminary or final plat if the property to be dedicated for streets, roads, rights of way or other parcels intended for the use and benefit of the general public is not provided free and clear of any easements, unless the Town Council finds that:
        (1) The subdivider did not create the easement, and could not reasonably be expected to obtain a release of the easement; and
        (2) Acceptance of the easement will not adversely affect the public.

11. Approval of the preliminary plat by the Town Council shall authorize the subdivider to pr with the preparation and review of construction drawings and the final plat.
12. After preliminary plat approval from the Town Council, a complete application for final plat approval must be submitted within one year of the preliminary plat approval date. The Planning Commission may authorize a one-time extension not to exceed one year, provided that a written request for extension is received by the Town before the one year time period has expired. Any such extension shall be subject to all requirements for improvements as found in this title at the time construction actually takes place. Any final plat approved by Town Council shall be considered to be void if not recorded within one year after receiving final approval, unless a one-year extension has been granted. All plats not otherwise extended shall be resubmitted as a preliminary plat to the Planning Commission and a new filing fee shall be paid.

HISTORY
Adopted by Ord. 2005-11-O on 10/1/2005
Amended by Ord. 2007-02-O on 3/15/2007
Repealed & Reenacted by Ord. 2018-14 on 10/17/2018
Adopted by Ord. 2019-09 on 6/12/2019
Amended by Ord. O-2022-27 on 7/20/2022

Gmail (Jenna) Town Clerk <clerk@applevalleyut.gov>

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To: Travis Holm <holmbrand@gmail.com>, bfarrar@applevalleyut.gov, clerk@applevalleyut.gov, mayor@applevalleyut.gov

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Amended by Ord. O-2022-27 on 7/20/2022

APPLE VALLEY
ORDINANCE O-2024-71

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

SECTION 1: **AMENDMENT** "10.42.1 Purpose Of Chapter" of the Apple Valley Land Use is hereby *amended* as follows:

AMENDMENT

10.42.1 Purpose Of Chapter

The purpose of this Chapter is to ensure responsible growth, ensure the town grows at a pace that does not outgrow its infrastructure, ensure the town has adequate staff/facilities to accommodate the growth and process permits/plans, ensure the town does not overgrow its aquifer/water supply, control the rate and distribution of residential development on a year-to-year basis in the interest of advancing the public welfare by ensuring that the Town is maintained as a healthy, spacious, clean, well balanced, carefully-controlled community primarily by preserving its small-town atmosphere and character and avoidance of uncontrolled and rapid growth and to accomplish that purpose by:

A. Maintaining the Town separate and distinct geographically from other communities;

B. Emphasizing the preservation of existing open spaces and agricultural land;

C. Maintaining a balance and mix of housing and building types and values and thus providing a range of prices and rents in order to accommodate a variety of housing needs;

D. Providing and maintaining parks and recreational areas; and

E. Maintaining and augmenting as needed public utilities and services without detriment to existing dwellings.

SECTION 2: **AMENDMENT** "10.42.6 Number Of Allotments For Construction Year" of the Apple Valley Land Use is hereby *amended* as follows:

AMENDMENT

10.42.6 Number Of Allotments For Construction Year

A. The total number of allotments for dwellings for each construction year shall be limited to twenty (20) dwellings. This total number of allotment can be reviewed yearly by Town Council and increased accordingly.

SECTION 3: **AMENDMENT** "10.42.10 Planning Commission Evaluation" of the Apple Valley Land Use is hereby *amended* as follows:

AMENDMENT

10.42.10 Planning Commission Evaluation

Proposed developments determined by the Planning Commission or the Town Council to conform to the development control plan shall be evaluated and given a recommendation by the Planning Commission.

A. All applicants for allotments or their representatives must appear before the Planning Commission at the meeting at which their application is being evaluated and rated.

B. Each proposed development shall be examined by the Planning Commission to determine its effect upon Town facilities and services. If the development is found to be inadequately served by public facilities or services, the application shall be rejected in writing and the reasons therefor.

C. A review of the applications by the Planning Commission shall consist of the following factors:

1. The capacity of the water system to provide for the requirements of the proposed development, without system extensions beyond those which the developer agrees to provide.

2. The capacity of the sewer system to handle the wastes of the proposed development without system extensions beyond those which the developer agrees to provide.

3. The capacity of the proposed drainage facilities to adequately dispose of the surface runoff of the proposed development without system extensions beyond those which the developer agrees to provide.

4. The ability of the fire and police departments to provide protection according to the response standards of the city without the necessity of establishing additional stations or equipment.

5. The capacity of major street linkages to provide for the traffic needs of the proposed

development without substantially altering existing traffic patterns or overloading the existing street system and the availability of other public facilities (such as parks and playgrounds) to meet the additional demands for vital public services, without system extensions beyond those which the developer agrees to provide.

6. The capacity of the current town staffing, facility, and engineering contractors.

D. The town staff shall review the application with regard to architectural continuity and appropriateness of the area and other existing construction. This review will include, but is not limited to, color usage, landscaping, building placement and all other considerations as are deemed necessary to assure an overall conformance with purposes of this chapter.

E. The Planning Commission shall examine each application for dwellings and give a recommendation to the Town Council, who will make the final decision regarding the applicant's award of allotments.

SECTION 4: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 5: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 6: **EFFECTIVE DATE** This Ordinance shall be in full force and effective immediately after the required approval.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL _____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor | Michael Farrar	_____	_____	_____	_____
Council Member | Kevin Sair	_____	_____	_____	_____
Council Member | Janet Prentice	_____	_____	_____	_____
Council Member | Annie Spendlove	_____	_____	_____	_____
Council Member | Scott Taylor	_____	_____	_____	_____

Attest

_____
Jenna Vizcardo, Town Clerk, Apple Valley

Presiding Officer

_____
Michael Farrar, Mayor, Apple Valley

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

See Fee Schedule Page 2

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: The Little Creek Living Trust Dated April 28, 2021		Phone: [redacted]
Address: [redacted]		Email: [redacted]
City: [redacted]	State: [redacted]	Zip: [redacted]
Agent: (If Applicable) Sophia Daley		Phone: [redacted]
Address/Location of Property: AV-1354-NP-2-A	Parcel ID: AV-1354-NP-2-A	
Existing Zone: OST	Proposed Zone: Agricultural AG-X	
For Planned Development Purposes: Acreage in Parcel 5 Acres	Acreage in Application 5 Acres	
Reason for the request: Current farming, and possibly future residence		

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

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

Applicant Signature	Date
Sophia Daley	8/16/24

Official Use Only	Amount Paid: $	Receipt No:
Date Received: RECEIVED AUG 21 2024	Date Application Deemed Complete:	
By:	By:	


AV-1354-B-3
AV-1354-D-7
AV-1354-NP-6-A
AV-1354-NP-8
AV-1354-NP-2-A
Coyote Rd
AV-1354-B
AV-1354-NP-9
~~AV-1354-NP-2~~
Existing: OST
Proposed:
Agricultural
~~AV-1354-NP-7~~
Existing: OST
Proposed:
Agricultural
AV-1354-NP-5-A


Search Account #, Parcel ID
AV-1354-B-3
(OST)
AV-1354-D-7
(OST)
AV-1354-NP-6-A
(A-5)
AV-1354-NP-8
(OST)
AV-1354-B
(OST)
Cliffrose Ranch Rd
AV-1354-NP-2-A
OSC
AV-1354-NP-5-A
(OST)
AV-1354-NP-10
(Agricultural)
AV-1354-NP-11
(OST)
AV-1354-NP-11-B
(Residential Estate 5)
100m
300ft
113.121709 37.062260 Degrees
Legend
Washington County Parcels
Apple Valley Zoning Viewer
Town Boundry
Zoning Districts
A-5 - Agricultural > 5 Acres
A-10 - Agricultural > 10 Acres
A-20 - Agricultural > 20 Acres
A-40 - Agricultural > 40 Acres
Single-Family Residential > .5 Acres
Single-Family Residential > 1 Acre
Single-Family Residential > 2.5 Acres
Single-Family Residential > 5.0 Acres
Single-Family Residential > 10.0 Acres
C-1 - Convenience Commercial
C-2 - Highway Commercial
C-3 - General Commercial
CTP - Cabins or Tiny Home Parks Zone
INST - Institutional
MH - Manufactured Housing Park
OSC - Open Space Conservation
OST - Open Space Transition
PD - Planned Development
RE-1 - Rural Estate 1
RE-2.5 - Rural Estate 2.5
RE-5 - Rural Estate 5
RE-10 - Rural Estate 10
RE-20 - Rural Estate 20
RE-X - Rural Estate Zone Any Size
RV-Park - Recreational Vehicle Park
Future Annexation Boundary

2

DOC # 20240025902
Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
08/16/2024 03:10:53 PM Fee $ 40.00
By THE LITTLE CREEK LIVING TRUST

WHEN RECORDED, MAIL DEED
AND TAX NOTICES TO:
The Little Creek Living Trust
628 S. 700 W.
Hurricane, UT 84737

Warranty Deed

Tax ID No. AV-1354-NP-2
Tax ID No. AV-1354-NP-7

Colton B. Winder, Tamara A. Winder, & Eliza Sophia J. Daley, Trustees of THE LITTLE CREEK LIVING TRUST DATED APRIL 28, 2021, Grantor, hereby Conveys and Warrants to Colton B. Winder, Tamara A. Winder, & Eliza Sophia J. Daley, Trustees of THE LITTLE CREEK LIVING TRUST DATED APRIL 28, 2021 or any amendments thereto, Grantee, the following described parcel of land in Washington County, State of Utah, to-wit:

(AV-1354-NP-2 and AV-1354-NP-7 combined description–single Tax ID No. to be assigned)
BEGINNING AT A POINT ON THE WEST SIXTEENTH LINE, SAID POINT LIES SOUTH 00°02'12" EAST 417.42 FEET ALONG SAID WEST SIXTEENTH LINE FROM THE CENTER-WEST SIXTEENTH CORNER (NW COR, NE1/4 SW1/4) OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°55'43" EAST 521.78 FEET; THENCE SOUTH 00°02'12" EAST 417.42 FEET; THENCE NORTH 89°55'43" WEST 521.78 FEET TO A POINT ON SAID WEST SIXTEENTH LINE; THENCE ALONG SAID WEST SIXTEENTH LINE NORTH 00°02'12" WEST 417.42 FEET TO THE POINT OF BEGINNING. CONTAINS 5.000 ACRES.

TOGETHER WITH all improvements and appurtenances there unto belonging.

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

IN WITNESS WHEREOF, said Grantor has caused their names to be hereunto affixed, this 16th day of August, A.D. 2024.

C. B. Winder, as Trustee
Colton B. Winder, Trustee

Tamara A. Winder, as Trustee
Tamara A. Winder, Trustee

Eliza Sophia J. Daley, as Trustee
Eliza Sophia J. Daley, Trustee

Continued on Page 2

Tax ID No. AV-1354-NP-2
Tax ID No. AV-1354-NP-7

STATE OF ~~UTAH~~ ARIZONA)
) ss.
COUNTY OF ~~WASHINGTON~~ MOHAVE)

On the date first above written, personally appeared before me, Colton B. Winder, Tamara A. Winder, & Eliza Sophia J. Daley, who being by me duly sworn, did say, each for themselves, that they are the Trustees of THE LITTLE CREEK LIVING TRUST DATED APRIL 28, 2021, and that they executed the document in behalf of said Trust being duly authorized and empowered to do so by the trust agreement of THE LITTLE CREEK LIVING TRUST DATED APRIL 28, 2021, and they did duly acknowledge before me that such trust executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Cindy Jessop
Notary Public
My Commission Expires: 5/15/26

CINDY JESSOP
Notary Public - Arizona
Mohave Co. / #627660
Expires 05/15/2026

****** END OF DOCUMENT ******

Town of Apple Valley
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T: 435.877.1190 | F: 435.877.1192
www.applevalleyut.gov

See Fee Schedule Page 2

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: SUP I LLC, SUP II LLC, SUP III LLC	Phone:
Address: [redacted]	Email: [redacted]
City: [redacted] State: [redacted] Zip: [redacted]	
Agent: (If Applicable)	Phone:
Address/Location of Property: North of 59 on Main Street	Parcel ID: AV-1350-A, AV-1344, AV-1351-A-1
Existing Zone: OST/A-40	Proposed Zone: A-X
For Planned Development Purposes: Acreage in Parcel_____	Acreage in Application 1492
Reason for the request: Switch from OST to A-X	

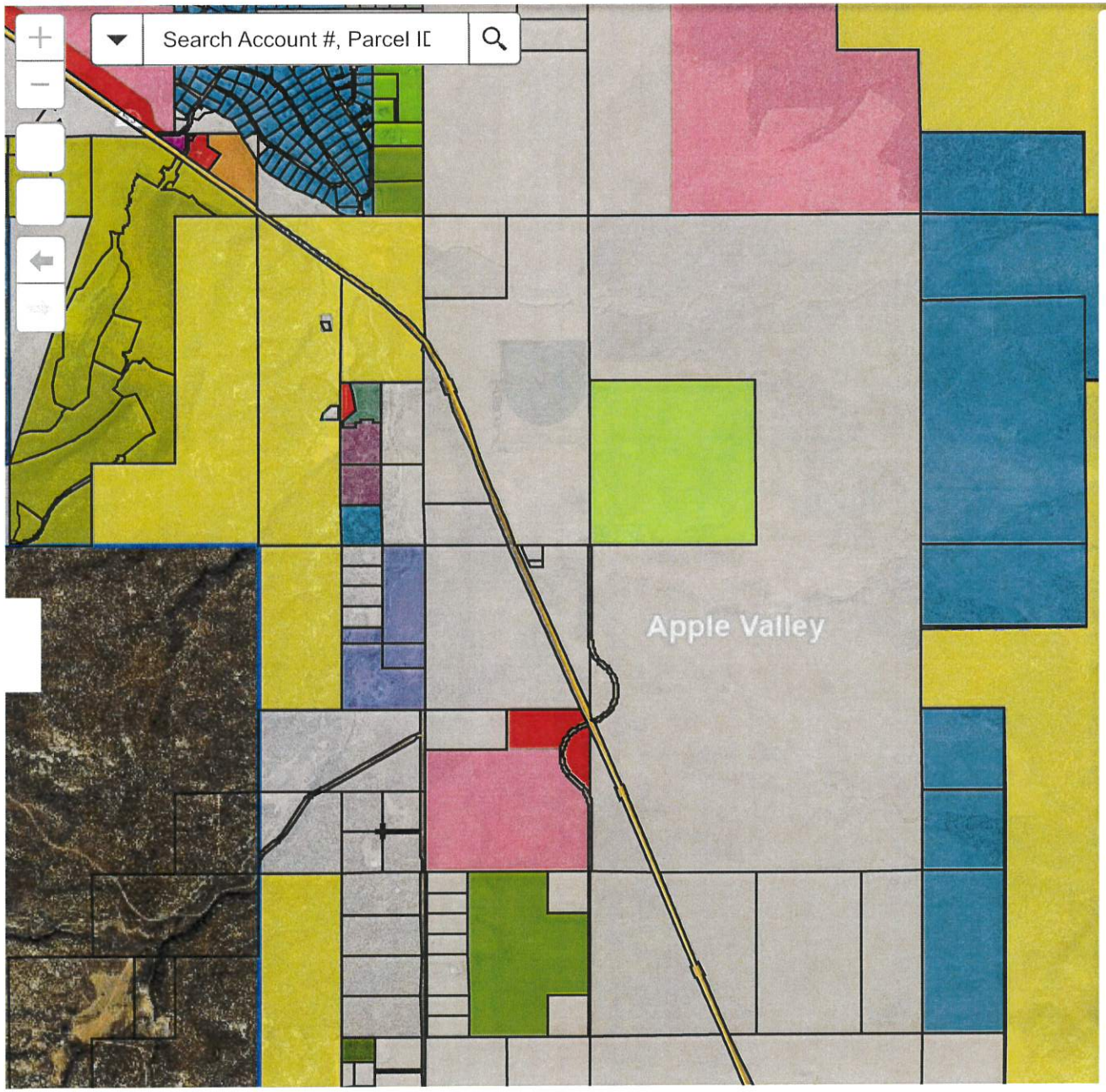
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- [x] C. All abutting properties showing present zoning classifications
- [x] D. An accurate legal description of the property to be rezoned
- [x] E. A letter from power, sewer and water providers, addressing the feasibility and their requirements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

Applicant Signature	Date 8-21-24

Official Use Only	Amount Paid: $	Receipt No:
Date Received: 8/21/24	Date Application Deemed Complete:	
By:	By:	

Apple Valley Zoning Districts Viewer



Legend

Washington County Parcels

Apple Valley Zoning Viewer

Town Boundry

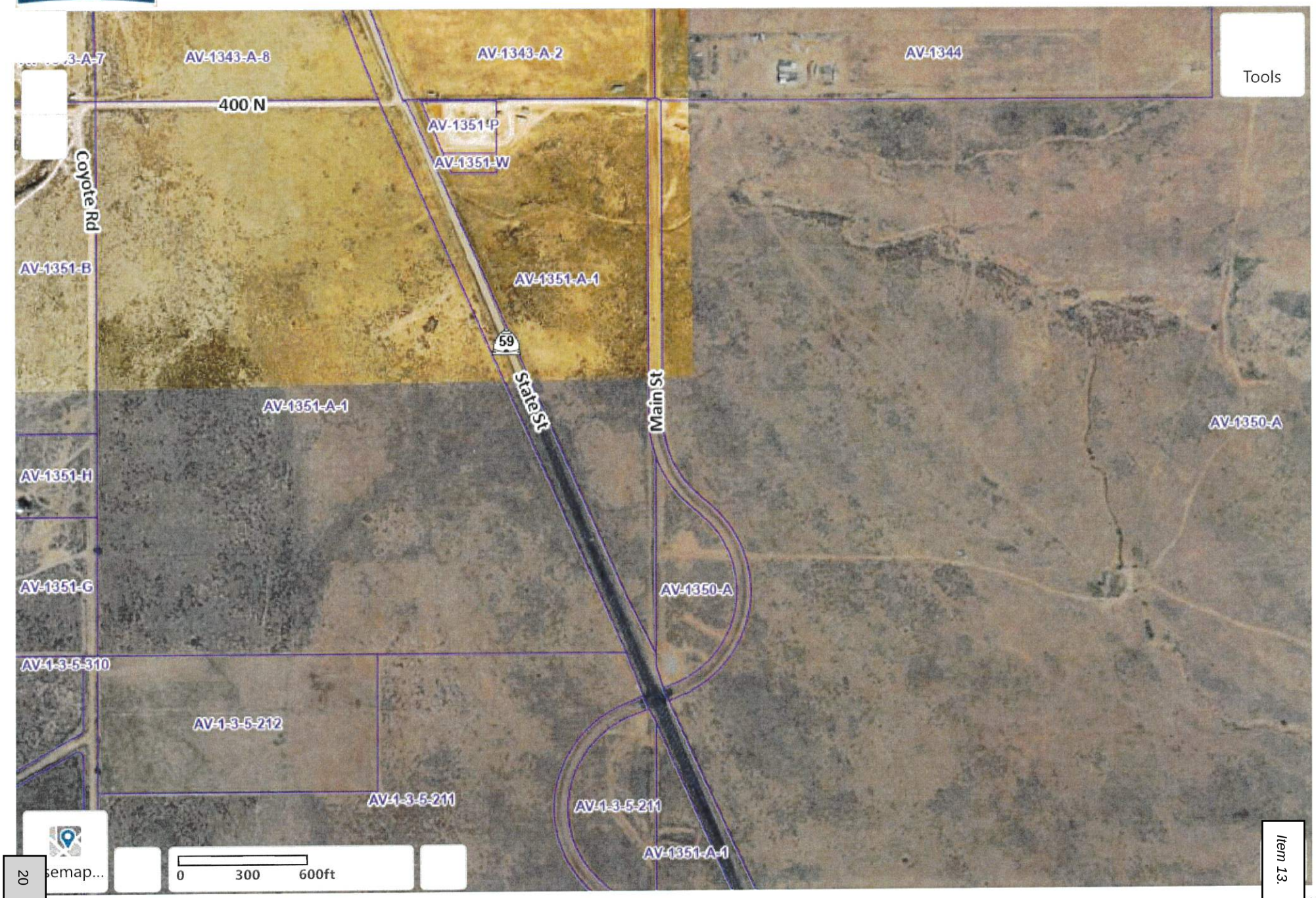
Zoning Districts

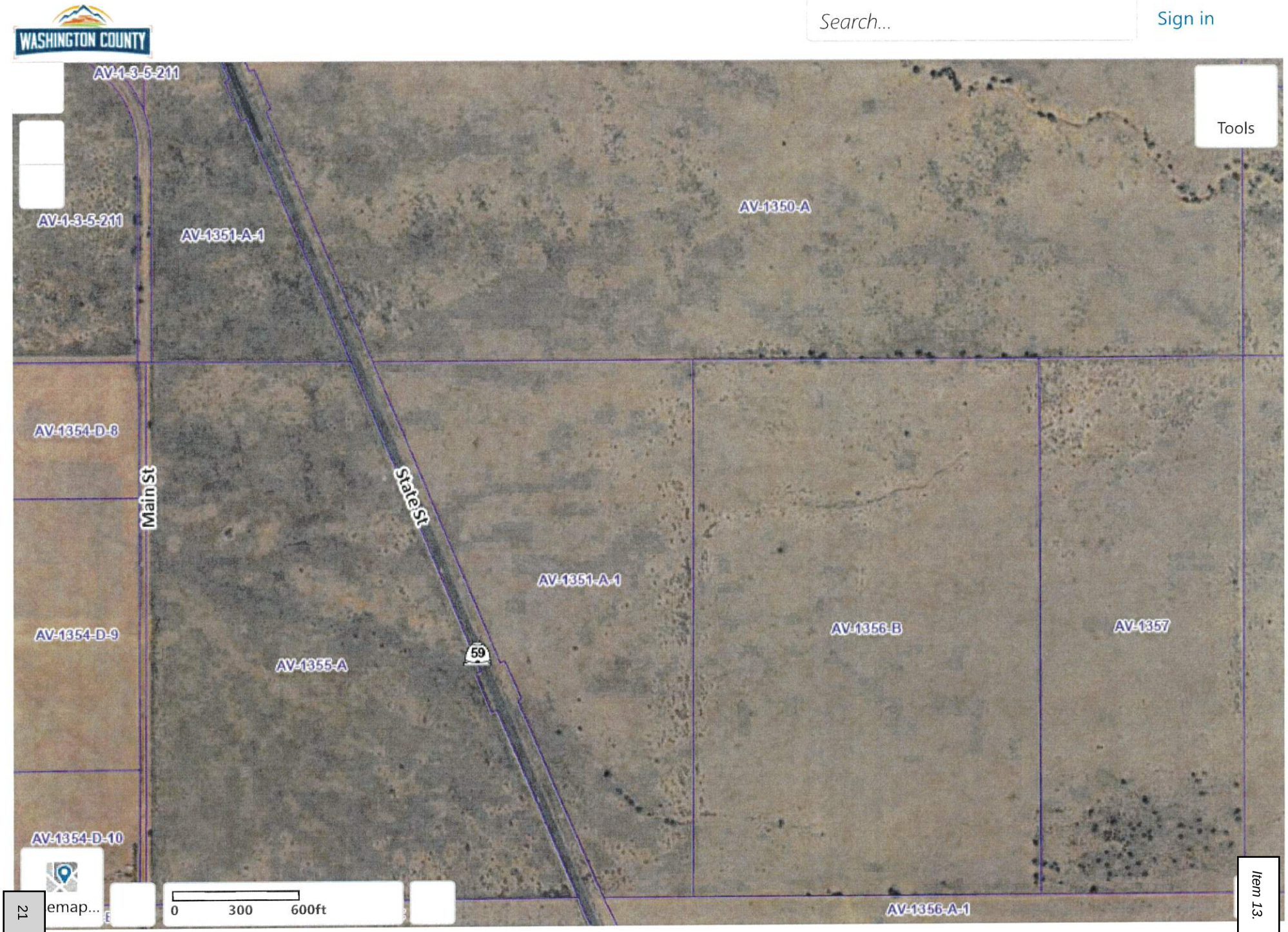
- A-5 - Agricultural > 5 Acres
- A-10 - Agricultural > 10 Acres
- A-20 - Agricultural > 20 Acres
- A-40 - Agricultural > 40 Acres
- Single-Family Residential > .5 Acres
- Single-Family Residential > 1 Acre
- Single-Family Residential > 2.5 Acres
- Single-Family Residential > 5.0 Acres
- Single-Family Residential > 10.0 Acres
- C-1 - Convenience Commercial
- C-2 - Highway Commercial
- C-3 - General Commercial
- CTP - Cabins or Tiny Home Parks Zone
- INST - Institutional
- MH - Manufactured Housing Park
- OSC - Open Space Conservation
- OST - Open Space Transition
- PD - Planned Development
- RE-1 - Rural Estate 1
- RE-2.5 - Rural Estate 2.5
- RE-5 - Rural Estate 5
- RE-10 - Rural Estate 10

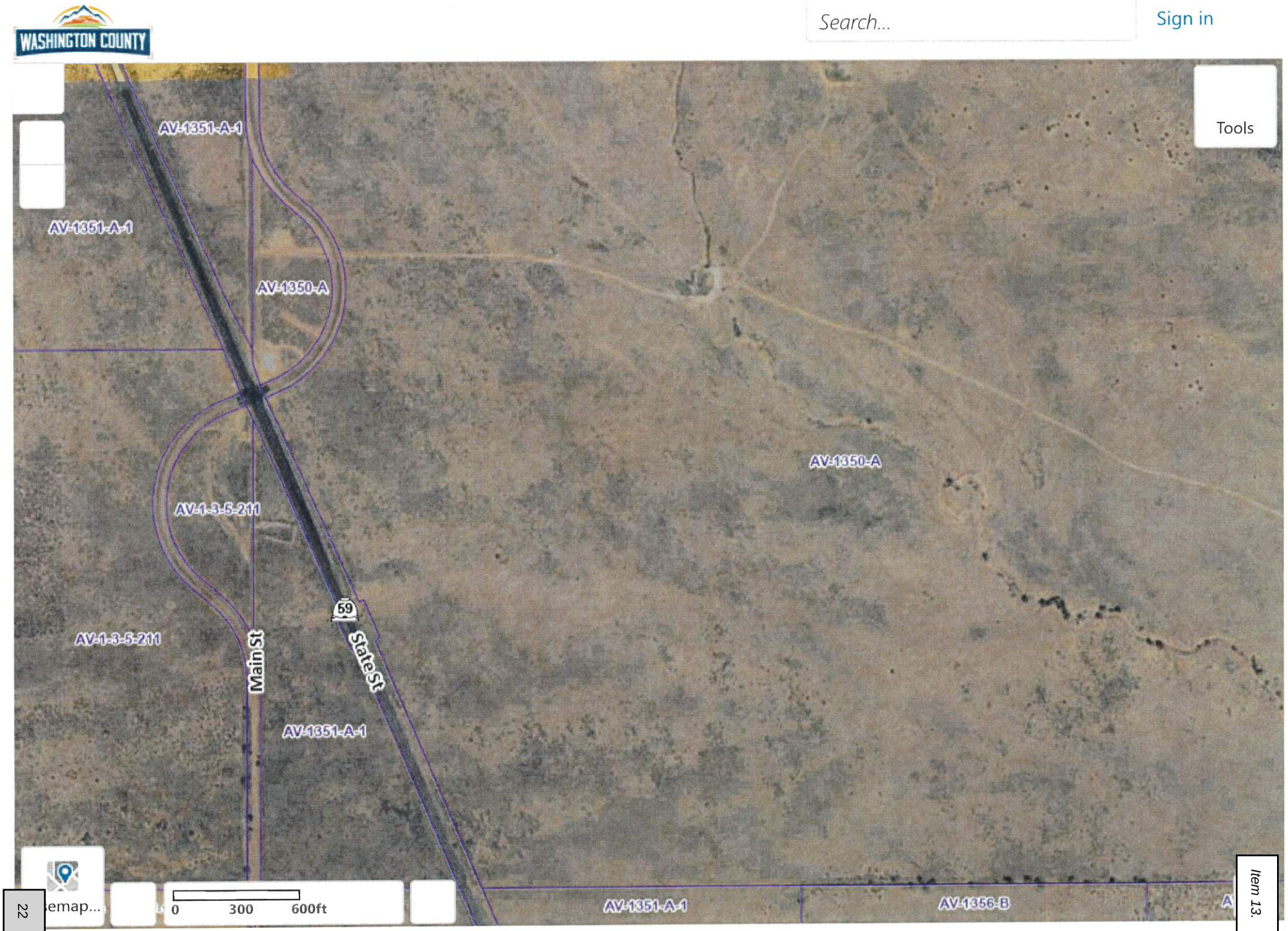
0.6km
0.4mi
-113.097827 37.078958 Degrees

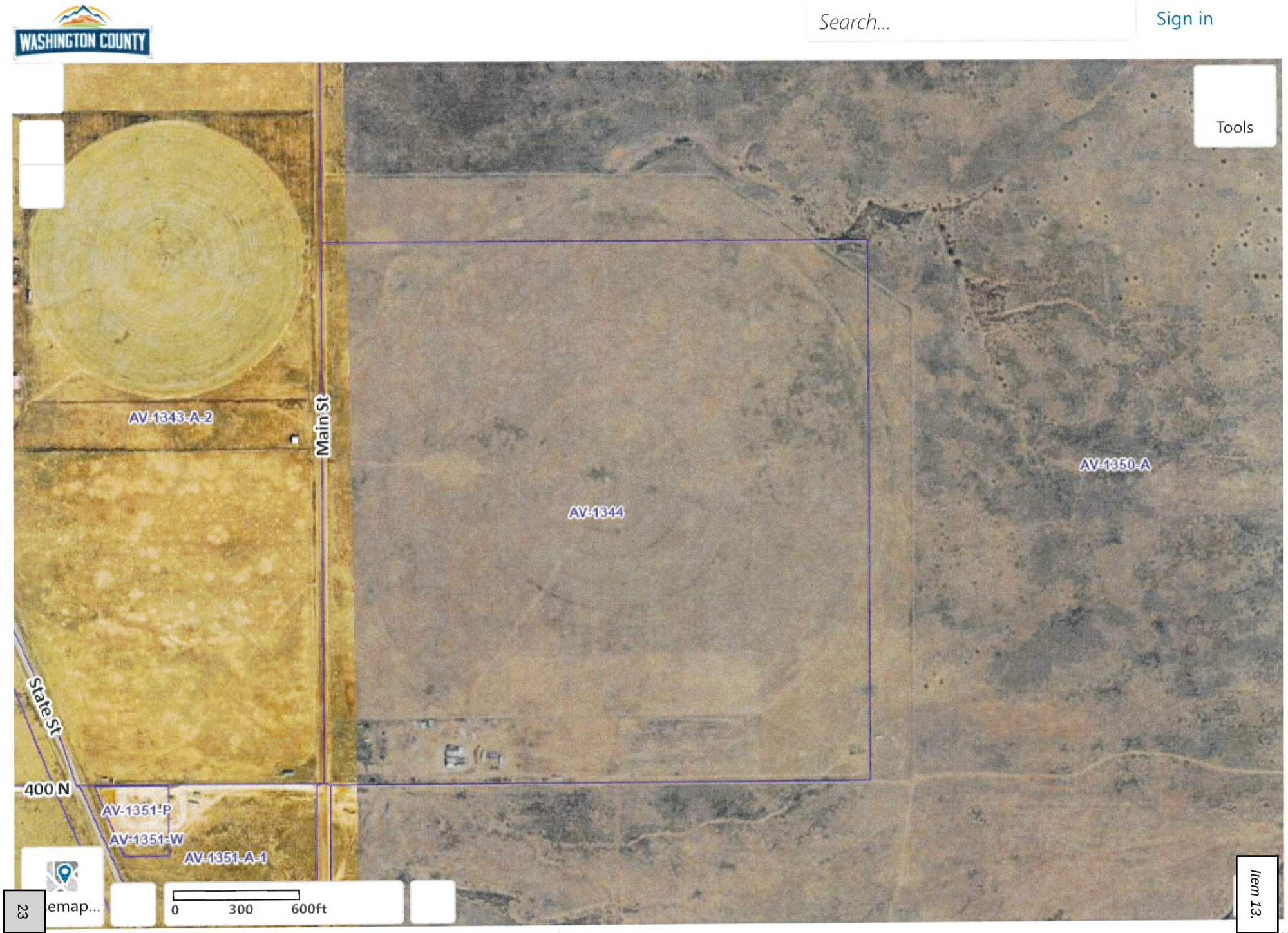
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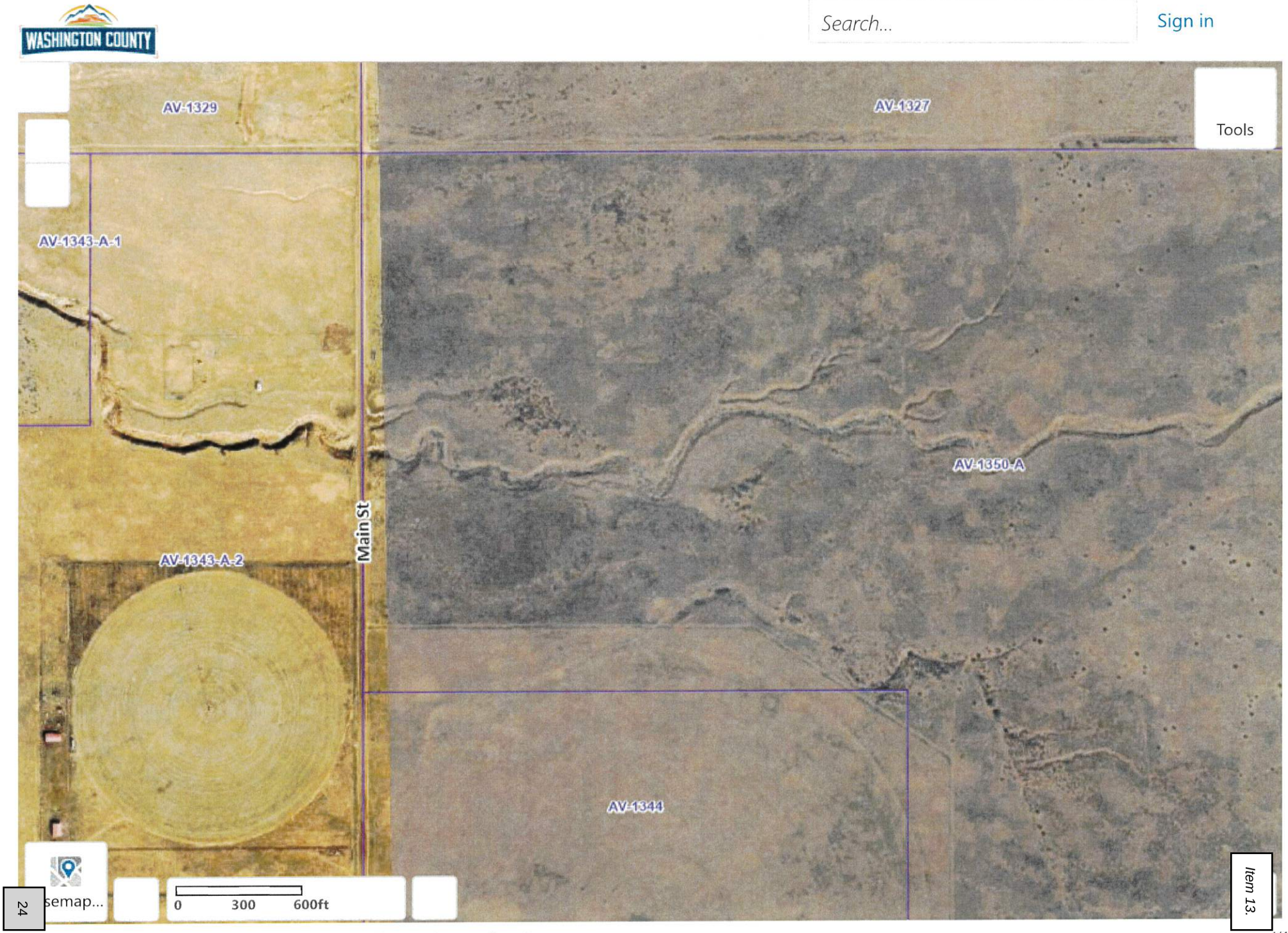
Item 13.


WASHINGTON COUNTY
Search...
Sign in
Tools
AV-1343-A-8
AV-1343-A-2
AV-1344
400 N
AV-1351-P
AV-1351-W
Coyote Rd
AV-1351-B
AV-1351-A-1
59
State St
Main St
AV-1350-A
AV-1351-H
AV-1351-G
AV-1-3-5-310
AV-1-3-5-212
AV-1-3-5-211
0
300
600ft


WASHINGTON COUNTY
Search...
Sign in
Tools
AV-1-3-5-211
AV-1-3-5-211
AV-1351-A-1
AV-1350-A
AV-1354-D-8
Main St
State St
AV-1351-A-1
AV-1356-B
AV-1357
AV-1354-D-9
AV-1355-A
59
AV-1354-D-10
emap...
0 300 600ft
AV-1356-A-1


WASHINGTON COUNTY
Search...
Sign in
Tools
AV-1351-A-1
AV-1351-A-1
AV-1350-A
AV-1350-A
AV-1-3-5-211
AV-1-3-5-211
59
Main St
State St
AV-1351-A-1
AV-1351-A-1
AV-1356-B
Semap...
0 300 600ft


WASHINGTON COUNTY
Search...
Sign in
Tools
AV-1343-A-2
Main St
AV-1344
AV-1350-A
State St
400 N
AV-1351-P
AV-1351-W
AV-1351-A-1
emap...
0
300
600ft


WASHINGTON COUNTY
Search...
Sign in
Tools
AV-1329
AV-1327
AV-1343-A-1
AV-1350-A
Main St
AV-1343-A-2
AV-1344
semap...
0
300
600ft

DOC # 20170019445
Quit Claim Deed Page 1 of 14
Russell Shirts Washington County Recorder
05/12/2017 11:06:38 AM Fee $ 47.00
By SLOAN & SLOAN

After recording return to:
Stephen R. Sloan, Esq.
Sloan & Sloan, P.C.
215 South State Street, Suite 101
Salt Lake City, UT 84111

Mail tax notices to:
SUP I, LLC
15066 Junction Circle
Draper, UT 84020

Parcel Nos. AV-1344 and AV-1350

Quitclaim Deed

SHIRL R. GRAFF, as Trustee of THE SHIRL R. AND BETH GRAFF TRUST dated May 14, 1993, as to an undivided 2/13 interest, CORINNE GRAFF KRENN, who took title as CORINNE KRENN, as to an undivided 1/13 interest, ROBERT S. GRAFF, as to an undivided 1/13 interest, RANDALL M. GRAFF, as to an undivided 1/13 interest, LESLIE ANN GRAFF, who took title as LESLIE ANN RUTLEDGE, as to an undivided 1/13 interest, SHIRLEE ALLEN, as to an undivided 1/13 interest, FRANCINE RUDD, as to an undivided 1/13 interest, BARRY J. GRAFF, as to an undivided 1/13 interest, AMY B. BALDWIN, as to an undivided 1/13 interest, SHAWN H. GRAFF, as to an undivided 1/13 interest, DARIN R. GRAFF, as to an undivided 1/13 interest, and JASON C. GRAFF, as to an undivided 1/13 interest, collectively hereinafter GRANTORS, hereby convey and warrant to the extent provided below, but not otherwise, for the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, to SUP I, LLC, a Utah limited liability company, GRANTEE, the following described real property located in Washington County, State of Utah:

THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN

AND

THAT PORTION OF SECTION 4, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, LYING EASTERLY OF STATE HIGHWAY 59 (U-59)

IN WITNESS WHEREOF, GRANTORS have executed this Quitclaim Deed this 4th day of May, 2017.

Shirl R. Graff, Trustee of "The Shirl R. and Beth Graff Trust" dated May 14, 1993

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 9TH day of MARCH, 2017, by SHIRL R. GRAFF, Trustee of "The Shirl R. and Beth Graff Trust" dated May 14, 1993.

NOTARY PUBLIC
BRIAN BRIDGE
668285
COMMISSION EXPIRES
JULY 2, 2017
STATE OF UTAH

NOTARY PUBLIC

Corinne Graff Krenn

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 20 day of march, 2017, by CORINNE GRAFF KRENN.

NOTARY PUBLIC

NOTARY PUBLIC
EMMA CAMERON
693294
COMMISSION EXPIRES
FEBRUARY 01, 2021
STATE OF UTAH

Unofficial Copy

Robert S. Graff

STATE OF CALIFORNIA)
: ss.
COUNTY OF ALAMEDA)

The foregoing instrument was acknowledged before me this 11 day of March, 2017, by ROBERT S. GRAFF.

See attached Certification

NOTARY PUBLIC

Unofficial Copy

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Alameda }

On March 11, 2017 before me, Doug Ricardo (Notary Public)
(Here insert name and title of the officer)

personally appeared Robert S. Graff,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Doug Ricardo
Notary Public Signature (Notary Public Seal)

DOUG RICARDO
Commission No. 2023013
NOTARY PUBLIC-CALIFORNIA
ALAMEDA COUNTY
My Comm. Expires MAY 3, 2017

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quit Claim Deed
(Title or description of attached document)

Parcel's AV-1344 & AV-1350
(Title or description of attached document continued)

Number of Pages ____ Document Date 3/11/2017

CAPACITY CLAIMED BY THE SIGNER

- ☑ Individual (s)
- ☐ Corporate Officer
  ____
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other ____

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, ~~is~~ /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Randall M. Graff

STATE OF UTAH)
: ss.
COUNTY OF TOOELE)

The foregoing instrument was acknowledged before me this 2nd day of March, 2017, by RANDALL M. GRAFF.

NOTARY PUBLIC

Stacey Braithwaite
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 06/19/2019
Commission # 683031

Leslie Ann Graff

STATE OF ARIZONA)
: ss.
COUNTY OF PIMA)

CHRISTOPHER BEDOKA
Notary Public – Arizona
Pima County
My Comm. Expires Feb 24, 2021

The foregoing instrument was acknowledged before me this 10TH day of MARCH, 2017, by LESLIE ANN GRAFF.

NOTARY PUBLIC

Unofficial Copy

Shirlee Allen

STATE OF ARIZONA)
: ss.
COUNTY OF PIMA)

CHRISTOPHER BEDOKA
Notary Public – Arizona
Pima County
My Comm. Expires Feb 24, 2021

The foregoing instrument was acknowledged before me this 10TH day of MARCH, 2017, by SHIRLEE ALLEN.

NOTARY PUBLIC

Unofficial Copy

Francine Rudd

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 3 day of March, 2017, by FRANCINE RUDD.

NOTARY PUBLIC

ERIK GORDON BRACKEN
Notary Public
State of Utah
Comm. No. 687151
My Comm. Expires Feb 3, 2020

Barry J. Graff

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 4 day of May, 2017, by BARRY J. GRAFF.

DEZIRAE ZITTING
Notary Public - State of Utah
Comm. No. 692678
My Commission Expires on
Dec 15, 2020

NOTARY PUBLIC

Unofficial Copy

Amy B. Baldwin

Amy B. Baldwin

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 6th day of May, 2017, by AMY B. BALDWIN.

NOTARY PUBLIC
JOHN O'FARRELL
690661
COMMISSION EXPIRES
SEPTEMBER 8, 2020
STATE OF UTAH

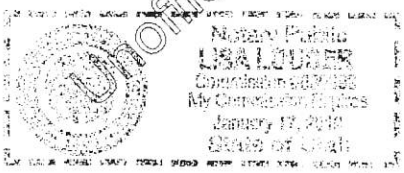
NOTARY PUBLIC

Shawn H. Graff

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 31st day of March, 2017, by SHAWN H. GRAFF.

NOTARY PUBLIC



Unofficial Copy

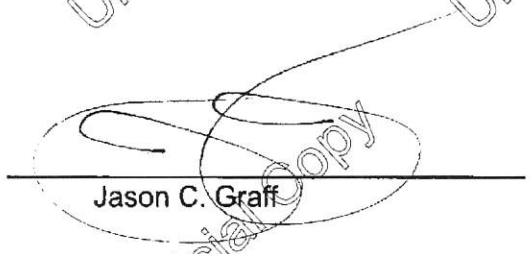
Darin R. Graff

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 17 day of March, 2017, by DARIN R. GRAFF.

NOTARY PUBLIC

NOTARY PUBLIC
DARIAN BLACKNER
681485
My Commission Expires
March 1, 2019
STATE OF UTAH



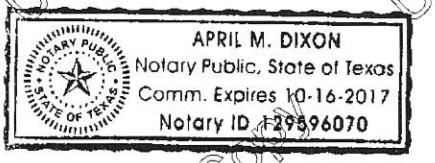
Jason C. Graff

STATE OF TEXAS)
: ss.
COUNTY OF BEXAR)

The foregoing instrument was acknowledged before me this 5 day of April, 2017, by JASON C. GRAFF.



NOTARY PUBLIC



4836-7254-7648, v. 2

Unofficial Copy

DOC # 20170019447
Quit Claim Deed Page 1 of 14
Russell Shirts Washington County Recorder
05/12/2017 11:06:38 AM Fee $ 47.00
By SLOAN & SLOAN

After recording return to:
Stephen R. Sloan, Esq.
Sloan & Sloan, P.C.
215 South State Street, Suite 101
Salt Lake City, UT 84111

Mail tax notices to:
SUP III, LLC
15066 Junction Circle
Draper, UT 84020

Parcel Nos. AV-1350, AV-1-3-5-111 and 1355-A

Quitclaim Deed

SHIRL R. GRAFF, as Trustee of THE SHIRL R. AND BETH GRAFF TRUST dated May 14, 1993, as to an undivided 2/13 interest, CORINNE GRAFF KRENN, who took title as CORINNE KRENN, as to an undivided 1/13 interest, ROBERT S. GRAFF, as to an undivided 1/13 interest, RANDALL M. GRAFF, as to an undivided 1/13 interest, LESLIE ANN GRAFF, who took title as LESLIE ANN RUTLEDGE, as to an undivided 1/13 interest, SHIRLEE ALLEN, as to an undivided 1/13 interest, FRANCINE RUDD, as to an undivided 1/13 interest, BARRY J. GRAFF, as to an undivided 1/13 interest, AMY B. BALDWIN, as to an undivided 1/13 interest, SHAWN H. GRAFF, as to an undivided 1/13 interest, DARIN R. GRAFF, as to an undivided 1/13 interest, and JASON C. GRAFF, as to an undivided 1/13 interest, collectively hereinafter GRANTORS, hereby convey and warrant to the extent provided below, but not otherwise, for the sum of TEN DOLLARS ($10.00), and other good and valuable consideration, to SUP III, LLC, a Utah limited liability company, GRANTEE, the following described real property located in Washington County, State of Utah:

THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN

AND

THAT PORTION OF SECTION 4, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, LYING WESTERLY OF STATE HIGHWAY 59 (U-59)

AND

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, LYING EASTERLY OF STATE HIGHWAY 59 (U-59).

IN WITNESS WHEREOF, GRANTORS have executed this Quitclaim Deed this 4th day of May, 2017.

Shirl R. Graff, Trustee of "The Shirl R. and Beth Graff Trust" dated May 14, 1993

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 9TH day of MARCH, 2017, by SHIRL R. GRAFF, Trustee of "The Shirl R. and Beth Graff Trust" dated May 14, 1993.

NOTARY PUBLIC
BRIAN BRIDGE
666285
COMMISSION EXPIRES
JULY 2, 2017
STATE OF UTAH

NOTARY PUBLIC

Corinne Graff Krenn

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 20 day of March, 2017, by CORINNE GRAFF KRENN.

NOTARY PUBLIC

NOTARY PUBLIC
EMMA CAMERON
693294
COMMISSION EXPIRES
FEBRUARY 01, 2021
STATE OF UTAH

Unofficial Copy

Robert S. Graff

STATE OF CALIFORNIA)
: ss.
COUNTY OF ALAMEDA)

The foregoing instrument was acknowledged before me this 11 day of March, 2017, by ROBERT S. GRAFF.

See attached Certification

NOTARY PUBLIC

Unofficial Copy

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Alameda }

On March 11, 2017 before me, Doug Ricardo (Notary Public) (Here insert name and title of the officer),

personally appeared Robert S. Graff,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Doug Ricardo
Notary Public Signature (Notary Public Seal)

DOUG RICARDO
Commission No. 2023013
NOTARY PUBLIC-CALIFORNIA
ALAMEDA COUNTY
My Comm. Expires MAY 3, 2017

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quit Claim Deed
(Title or description of attached document)

Parcel #s AV-1350, AV-1-3-5-11
(Title or description of attached document continued) 1355-A

Number of Pages ____ Document Date 3/11/2017

CAPACITY CLAIMED BY THE SIGNER

☒ Individual (s)
☐ Corporate Officer
(Title)
☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

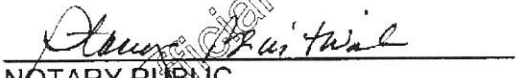
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~ – is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
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- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



Randall M. Graff

STATE OF UTAH)
: ss.
COUNTY OF TOOELE)

The foregoing instrument was acknowledged before me this 2nd day of March, 2017, by RANDALL M. GRAFF.



NOTARY PUBLIC



Leslie Ann Graff

Leslie Ann Graff

STATE OF ARIZONA)
: ss.
COUNTY OF PIMA)

CHRISTOPHER BEDOKA
Notary Public – Arizona
Pima County
My Comm. Expires Feb 24, 2021

The foregoing instrument was acknowledged before me this 10TH day of MARCH, 2017, by LESLIE ANN GRAFF.

NOTARY PUBLIC

Unofficial Copy

Shirlee Allen

STATE OF ARIZONA)
: ss.
COUNTY OF PIMA)

CHRISTOPHER BEDOKA
Notary Public – Arizona
Pima County
My Comm. Expires Feb 24, 2021

CHRISTOPHER BEDOKA
Notary Public – Arizona
Pima County
My Comm. Expires Feb 24, 2021

The foregoing instrument was acknowledged before me this 10TH day of MARCH, 2017, by SHIRLEE ALLEN.

NOTARY PUBLIC

Unofficial Copy

Francine Rudd

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 3 day of March, 2017, by FRANCINE RUDD.

NOTARY PUBLIC

ERIK GORDON BRACKEN
Notary Public
State of Utah
Comm. No. 687151
My Comm. Expires Feb 3, 2020

Unofficial Copy

Barry J. Graff

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 04 day of May, 2017, by BARRY J. GRAFF.

DEZIRAE ZITTING
Notary Public - State of Utah
Comm. No. 692678
My Commission Expires on
Dec 15, 2020

NOTARY PUBLIC

Amy B. Baldwin

Amy B. Baldwin

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 6th day of May, 2017, by AMY B. BALDWIN.

NOTARY PUBLIC

NOTARY PUBLIC
JOHN O'FARRELL
690661
COMMISSION EXPIRES
SEPTEMBER 8, 2020
STATE OF UTAH

Unofficial Copy

Shawn H. Graff

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 3rd day of March, 2017, by SHAWN H. GRAFF.

Notary Public
LISA LOUDER
Commission #688049
My Commission Expires
January 17, 2019
State of Utah

NOTARY PUBLIC

Unofficial Copy

Darin R. Graff

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 17 day of March, 2017, by DARIN R. GRAFF.

NOTARY PUBLIC

NOTARY PUBLIC
DARIAN BLACKNER
681485
My Commission Expires
March 11, 2019
STATE OF UTAH

Unofficial Copy

Jason C. Graff

STATE OF TEXAS)
: ss.
COUNTY OF BEXAR)

The foregoing instrument was acknowledged before me this 5 day of April, 2017, by JASON C. GRAFF.

NOTARY PUBLIC

APRIL M. DIXON
Notary Public, State of Texas
Comm. Expires 10-16-2017
Notary ID 129596070

4843-5923-3856, v. 3

Unofficial Copy

DOC # 20200059670
FAA Withdrawal Page 1 of 2
Russell Shirts Washington County Recorder
10/26/2020 08:24:12 AM Fee $ 0.00
By WASHINGTON COUNTY ASSESSOR

Withdrawal of Application

Washington County Assessor
Utah State Tax Commission

Farmland Assessment Act
UCA 59-2-501 to 515
Form TC-601

It is requested that the application for taxation under the Farmland Assessment Act of 1969 be withdrawn.

Owner Information

Name(s) Filed Under SUP I LLC		
Mailing Address 15066 JUNCTION CIR	**Telephone Number**	
City DRAPER	**State** UT	**Zip** 84020

Property Information

Property Identification numbers and complete legal description (additional pages if necessary)

Account Number: 0155229

Parcel Number: AV-1350-A

(USE 3.57 AC OF THE FOLLOWING LEGAL DESC.); S: 4 T: 43S R: 11W S: 33 T: 42S R: 11W THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN AND THAT PORTION OF SECTION 4, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, LYING EASTERLY OF STATE HIGHWAY 59 (U-59)

LESS: NORTH ROAD; BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF STATE ROUTE 59, SAID POINT BEING SOUTH 01°00'33" WEST 229.90 FEET ALONG THE SECTION LINE AND EAST 56.40 FEET FROM THE CORNER COMMON TO SECTIONS 4 & 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING; BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF STATE ROUTE 59, SAID POINT BEING SOUTH 01°00'33" WEST 229.90 FEET ALONG THE SECTION LINE AND EAST 56.40 FEET FROM THE CORNER COMMON TO SECTIONS 4 & 5. TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING; THENCE NORTH 21°37'31' WEST 66.00 FEET ALONG SAID NORTHWESTERLY LINE OF STATE ROUTE 59; THENCE NORTH 68°22'29" EAST 59.83 FEET; THENCE NORTH 970.54 FEET ALONG AN ARC OF A 477.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 21°37'31" WEST, LONG CHORD BEARS NORTH 10°05'08' EAST 811.58 FEET WITH A CENTRAL ANGLE OF 116°34'42' THENCE NORTH 45°12'13" WEST 82.02 FEET; THENCE NORTHWEST 464.87 FEET ALONG AN ARC OF A 543.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 41'°47'47' EAST, LONG CHORD BEARS NORTH 23°40'40" WEST 450.81 FEET WITH A CENTRAL ANGLE OF 49°03'08'); THENCE NORTH 00°50'54" EAST 1,521.69 FEET TO THE SECTION LINE; THENCE SOUTH 89°01'25" EAST 33.D0 FEET ALONG THE SECTION LINE TO THE SECTION CORNER COMMON TO SECTIONS 4 & 5 TOWNSHIP 43 SOUTH, RANGE 11 WEST, AND SECTION 32 & 33, TOWNSHIP 42 SOUTH, RANGE 11 WEST SALT LAKE BASE & MERIDIAN; THENCE SOUTH 89°00'56' EAST 33.00 FEET ALONG THE SECTION LINE; THENCE SOUTH 00°50'54'WEST 1,521.54 FEET; THENCE SOUTHEAST 4.37 FEET ALONG AN ARC OF A 477.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 89°09'06' EAST, LONG CHORD BEARS SOUTH 23°40'39" EAST 396.01 FEET WITH A CENTRAL ANGLE OF 49°03'08"); THENCE SOUTH 48°12'13" EAST 82.02 FEET; THENCE SOUTH 1,104.8 3 FEET ALONG AN ARC OF A 543..00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 41°47'47" WEST, LONG CHORD BEARS SOUTH 10°05'08" WEST 923.87 FEET WITH A CENTRAL ANGLE OF 116°34'42'); THENCE SOUTH 68°22'29" WEST 59.83 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A 15' PUBLIC UTILITY, SLOPE AND DRAINAGE EASEMENT RUNNING PARALLEL WITH SAID DESCRIPTION AS SHOWN.

Explanation

Division (split) of original parcel, APPLE VALLEY TOWN ROADWAY

Unofficial Copy

Certification (Sign below)

Owner Signature (SUP I LLC) X	**Date**

County Assessor's Signature X Tom Durrant	**Date** 10-22-2020
Notary Signature Elizabeth Mackay	**Date Acknowledged Before Me** 10-22-2020

Notary Stamp

ELIZABETH MACKAY
Notary Public
State Of Utah
My Commission Expires 02-13-2022
COMMISSION NO. 698562

Unofficial Copy

DOC # 20170031481
FAA Application Page 1 of 2
Russell Shirts Washington County Recorder
08/02/2017 12:20:00 PM Fee $ 13.00
By WASHINGTON COUNTY ASSESSOR

Application for Assessment and Taxation of Agricultural Land

Washington County Assessor

Farmland Assessment Act
UCA 59-2-501 to 515
Form TC-582

Owner
SUP III LLC
15066 JUNCTION CIR
DRAPER, UT 84020

Date of Application
06/28/2017

Total Acres
246.24

Property identification numbers and complete legal description (additional pages if necessary)
Account Number: 0155237
Parcel Number: AV-1351-A-1
S: 5 T: 43S R: 11W S: 4 T: 43S R: 11W S: 9 T: 43S R: 11W THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN

THAT PORTION OF SECTION 4, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, LYING WESTERLY OF STATE HIGHWAY 59 (U-59)

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, LYING EASTERLY OF STATE HIGHWAY 59 (U-59).

Certification

Read the following and sign below.
I certify: (1) THE FACTS SET FORTH IN THIS APPLICATION ARE TRUE. (2) The agricultural land covered by this application constitutes no less than five contiguous acres exclusive of homesite and other non-agricultural acreage (see Utah Code 58-2-503 for waiver). (3) The land is currently devoted to agricultural use and has been so devoted for two successive years immediately preceding the tax year for which valuation under this act is requested. (4) The land produces in excess of 50 percent of the average agricultural production per acre for the given type of land and the given county or area. (5) I am fully aware of the five-year rollback tax provision which becomes effective upon a change in use or other withdrawal of all or part of the eligible land. I understand that the rollback tax is a lien on the property until paid and that the application constitutes consent to audit and review. I understand that I must notify the county assessor of a change in land use to any non-qualifying use, and that a penalty of the greater of $10 or 2 percent of the computed rollback tax due for the last year will be imposed on failure to notify the assessor within 120 days after change in use.

Unofficial Copy

Corporate Name	
SUP III, LLC	

Owner Signature (SUP III LLC)	Date
X	7-17-17

Notary Signature

Date Subscribed and Sworn Before Me

Notary Stamp

Notary Public
LISA LOUDER
Commission #680099
My Commission Expires
January 17, 2019
State of Utah

County Assessor Signature (Subject to review)	Date
Jon Durrant	8-2-17

Unofficial Copy

DOC # 20170019446
Quit Claim Deed Page 1 of 14
Russell Shirts Washington County Recorder
05/12/2017 11:06:38 AM Fee $ 47.00
By SLOAN & SLOAN

After recording return to:
Stephen R. Sloan, Esq.
Sloan & Sloan, P.C.
215 South State Street, Suite 101
Salt Lake City, UT 84111

Mail tax notices to:
SUP II, LLC
15066 Junction Circle
Draper, UT 84020

Parcel No. AV-1344

Quitclaim Deed

SHIRL R. GRAFF, as Trustee of THE SHIRL R. AND BETH GRAFF TRUST dated May 14, 1993, as to an undivided 2/13 interest, CORINNE GRAFF KRENN, who took title as CORINNE KRENN, as to an undivided 1/13 interest, ROBERT S. GRAFF, as to an undivided 1/13 interest, RANDALL M. GRAFF, as to an undivided 1/13 interest, LESLIE ANN GRAFF, who took title as LESLIE ANN RUTLEDGE, as to an undivided 1/13 interest, SHIRLEE ALLEN, as to an undivided 1/13 interest, FRANCINE RUDD, as to an undivided 1/13 interest, BARRY J. GRAFF, as to an undivided 1/13 interest, AMY B. BALDWIN, as to an undivided 1/13 interest, SHAWN H. GRAFF, as to an undivided 1/13 interest, DARIN R. GRAFF, as to an undivided 1/13 interest, and JASON C. GRAFF, as to an undivided 1/13 interest, collectively hereinafter GRANTORS, hereby convey and warrant to the extent provided below, but not otherwise, for the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, to SUP II, LLC, a Utah limited liability company, GRANTEE, the following described real property located in Washington County, State of Utah:

THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN

IN WITNESS WHEREOF, GRANTORS have executed this Quitclaim Deed this 4th day of May, 2017.

Shirl R. Graff, Trustee of "The Shirl R. and Beth Graff Trust" dated May 14, 1993

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 9TH day of MARCH, 2017, by SHIRL R. GRAFF, Trustee of "The Shirl R. and Beth Graff Trust" dated May 14, 1993.

NOTARY PUBLIC
BRIAN BRIDGE
668285
COMMISSION EXPIRES
JULY 2, 2017
STATE OF UTAH

NOTARY PUBLIC

Corinne Graff Krenn

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 20 day of March, 2017, by CORINNE GRAFF KRENN.

NOTARY PUBLIC

NOTARY PUBLIC
EMMA CAMERON
693294
COMMISSION EXPIRES
FEBRUARY 01, 2021
STATE OF UTAH

Unofficial Copy

Robert S. Graff

STATE OF CALIFORNIA)
: ss.
COUNTY OF ALAMEDA)

The foregoing instrument was acknowledged before me this 11 day of March, 2017, by ROBERT S. GRAFF.

See attached Certification

NOTARY PUBLIC

Unofficial Copy

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Alameda }

On March 11, 2017 before me, Doug Ricardo (Notary Public)
(Here insert name and title of the officer)

personally appeared Robert S. Graff,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Doug Ricardo
Notary Public Signature (Notary Public Seal)

NCC1 DOUG RICARDO Commission No. 2023013 NOTARY PUBLIC-CALIFORNIA ALAMEDA COUNTY My Comm. Expires MAY 3, 2017 NCC1

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Quitclaim Deed
(Title or description of attached document)

Parcel AV-1344
(Title or description of attached document continued)

Number of Pages ____ Document Date 3/11/2017

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)
- ☐ Corporate Officer
  ____ (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other ____

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, ~~is/are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Randall M. Graff

STATE OF UTAH)
: ss.
COUNTY OF TOOELE)

The foregoing instrument was acknowledged before me this 2nd day of March, 2017, by RANDALL M. GRAFF.

NOTARY PUBLIC

Stacey Braithwaite
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 06/19/2019
Commission # 683031

Unofficial Copy

Leslie Ann Graff

Leslie Ann Graff

CHRISTOPHER BEDOKA
Notary Public – Arizona
Pima County
My Comm. Expires Feb 24, 2021

STATE OF ARIZONA)
: ss.
COUNTY OF PIMA)

The foregoing instrument was acknowledged before me this 10TH day of MARCH, 2017, by LESLIE ANN GRAFF.

NOTARY PUBLIC

Unofficial Copy

Shirlee Allen

STATE OF ARIZONA)
: ss.
COUNTY OF PIMA)

CHRISTOPHER BEDOKA
Notary Public – Arizona
Pima County
My Comm. Expires Feb 24, 2021

The foregoing instrument was acknowledged before me this 10TH day of MARCH, 2017, by SHIRLEE ALLEN.

NOTARY PUBLIC

Unofficial Copy

Francine Rudd

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 3 day of March, 2017, by FRANCINE RUDD.

NOTARY PUBLIC

ERIK GORDON BRACKEN
Notary Public
State of Utah
Comm. No. 687151
My Comm. Expires Feb 3, 2020

Unofficial Copy

Barry J. Graff

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 4 day of May, 2017, by BARRY J. GRAFF.

DEZIRAE ZITTING
Notary Public - State of Utah
Comm. No. 692678
My Commission Expires on
Dec 15, 2020

NOTARY PUBLIC

Amy B. Baldwin

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 6th day of May, 2017, by AMY B. BALDWIN.

NOTARY PUBLIC

NOTARY PUBLIC
JOHN O'FARRELL
690661
COMMISSION EXPIRES
SEPTEMBER 8, 2020
STATE OF UTAH

Shawn H. Graff

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 5th day of May, 2017, by SHAWN H. GRAFF.



NOTARY PUBLIC

Unofficial Copy

Darin R. Graff

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 17 day of March, 2017, by DARIN R. GRAFF.

NOTARY PUBLIC

NOTARY PUBLIC
DARIAN BLACKNER
681485
My Commission Expires
March 11, 2019
STATE OF UTAH

Unofficial Copy

Jason C. Graff

STATE OF TEXAS)
: ss.
COUNTY OF BEXAR)

The foregoing instrument was acknowledged before me this 5 day of April, 2017, by JASON C. GRAFF.

NOTARY PUBLIC

4847-1561-3760, v. 2

APRIL M. DIXON
Notary Public, State of Texas
Comm. Expires 10-16-2017
Notary ID 129596070

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

See Fee Schedule Page 2

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Darcy Anne Pauken	Phone: [redacted]
Address: [redacted]	Email: [redacted]
City: [redacted] State: [redacted] Zip: [redacted]	
Agent: (If Applicable) N/A	Phone: N/A
Address/Location of Property: 37°02'27.7"N 113°03'53.5"W	Parcel ID: AV-JHLS-1
Existing Zone: PD	Proposed Zone: A-5 AG-X
For Planned Development Purposes: Acreage in Parcel 5.25	Acreage in Application 5.25
Reason for the request: Amend the current PD to obtain Agricultural > 5 Acres zoning	

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

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

Applicant Signature [signature]	Date 8/22/2024

Official Use Only	Amount Paid: $	Receipt No:
Date Received: 8/22/24	Date Application Deemed Complete:	
By: [signature]	By:	

Apple Valley Zoning Districts



6/5/2024, 3:07:32 PM

Washington County Parcels
Future Annexation Boundary

Zoning Districts
A-5 - Agricultural > 5 Acres
A-10 - Agricultural > 10 Acres
C-1 – Convenience Commercial
C-3 – General Commercial
OSC – Open Space Conservation
OST – Open Space Transition
PD – Planned Development
RE-1 – Rural Estate 1
RE-5 – Rural Estate 5
Town Boundry

1:4,514
0 0.04 0.08 0.16 mi
0 0.05 0.1 0.2 km

Town of Apple Valley
Sunrise Cloud SMART GIS®

JOHN HOLM LOT SPLIT

RECORD OF SURVEY

WITHIN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SLB&M

JANUARY 2021

LEGEND

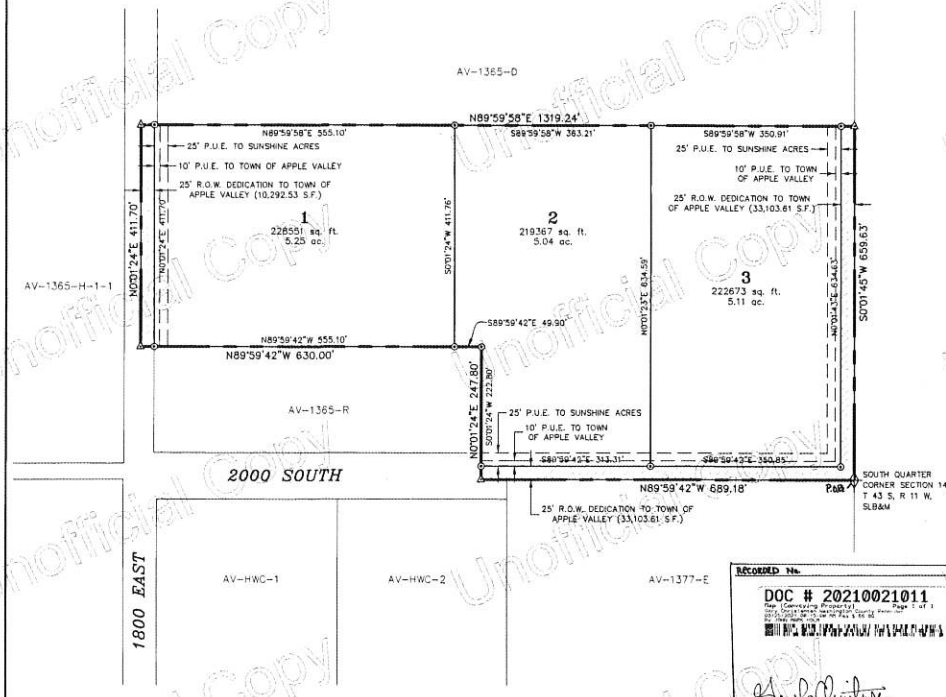
- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET 1/2" IRON PIN
- CALCULATED POINT, NOT SET
- SET SUBDIVION MARKER
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- RIGHT-OF-WAY DEDICATION

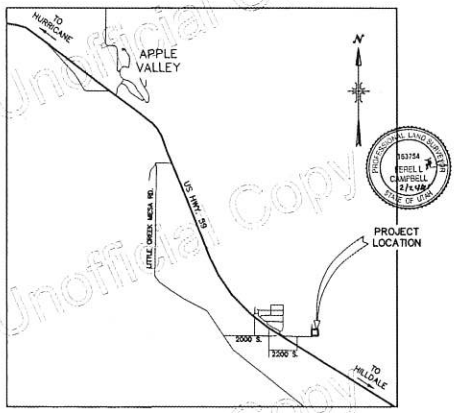
NOTES:

1. SEWER SEPTIC SYSTEM REQUIRED.
2. BOARD OF HEALTH APPROVAL REQUIRED PRIOR TO BEGINNING BUILDING CONSTRUCTION.
3. CURRENT PARCEL NUMBER IS AV-1365-O.

0 50 100 200

(24"x36")
SCALE: 1" = 100'
(11"x17")
SCALE: 1" = 200'





VICINITY MAP

SURVEYOR'S CERTIFICATE

I, FEREL L. CAMPBELL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 4492 (153754). I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED,1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

PROFESSIONAL LAND SURVEYOR 153754 FEREL L CAMPBELL 21 AUG 14 STATE OF UTAH

FEREL L. CAMPBELL, P.L.S. — DATE: Feb 24, 2021

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SLB&M, APPLE VALLEY, UTAH.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14; THENCE N.89°59'42"W., 689.18 FT. ALONG SECTION LINE; THENCE N.0°01'24"E. 247.80 FEET; THENCE N.89°59'42"W. 630.00 FEET; THENCE N.0°01'24"E. 411.70 FEET; THENCE N.89°59'58"E. 1319.24 FEET; THENCE S.0°01'45"W. 659.63 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 16.39 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS JOHN HOLM LOT SPLIT DAY OF Feb 24 A.D. 2021

BY: John Holm
JOHN HOLM

CONSENT OF MORTGAGEE TO RECORD

THE UNDERSIGNED Precept Holding LLC AS BENEFICIARY, HEREBY CONSENTS TO THE RECORDATION OF THE ABOVE ENTITLED SUBDIVISION AND HEREBY CONSENTS TO THE DEDICATION AND CONVEYING OF ALL EASEMENTS AND ROADWAYS AS SHOWN HEREON.

Precept Holding LLC — February 25 2021
NAME — DATE:
TITLE: Member

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE 24th DAY OF February A.D. 2021 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER 707513 — SIGNED (A NOTARY COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES July 31, 2023 — Mitchell Harris PRINT NAME OF NOTARY

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THE 25 DAY OF February 2021 Jerry Evec PERSONALLY APPEARED BEFORE ME WHO DULY SWORN DO SAY THAT HE/SHE IS THE Manager OF Precept Holdings LLC AND THAT HE/SHE EXECUTED THE FOREGOING OWNERS DEDICATION ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND THE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES THERDN.

COMMISSION EXPIRES Jan 27, 2024

NOTARY PUBLIC - WASHINGTON COUNTY Michele Navarette

TOWN ATTORNEY APPROVAL

APPROVED AS TO FORM, THIS THE 15th DAY OF MARCH A.D. 2021

ATTORNEY
TOWN OF APPLE VALLEY

MAYOR APPROVAL

THE MAYOR OF THE TOWN OF APPLE VALLEY, UTAH HAS REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND HEREBY ACCEPT SAID FINAL PLAT ON THIS DAY OF 16TH MARCH A.D. 2021

ATTEST: CITY RECORDER
TOWN OF APPLE VALLEY

MAYOR
TOWN OF APPLE VALLEY

WASHINGTON COUNTY TREASURER

APPROVED AS TO RELEASE OF ALL TAXES THIS 24th DAY OF March A.D. 2021

WASHINGTON COUNTY TREASURER

BIG PLAINS WATER SPECIAL SERVICE DISTRICT

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THE OFFICE THIS DAY OF 16th March A.D. 2021

MANAGER
BIG PLAINS WATER SPECIAL SERVICE DISTRICT

RECEIVED MAR 18 2021 BY:

RECORDED No.
DOC # 20210021011
Page 1 of 1
WASHINGTON COUNTY RECORDER

NARRATIVE

THIS PLAT REPRESENTS TAX PARCEL AV-51365Q OWNED BY JOHN HOLM. THE PURPOSE IS TO SURVEY THIS PIECE OF PROPERTY INTO 3 SEPARATE PARCELS AND ESTABLISH EASEMENTS FOR INGRESS, EGRESS, AND UTILITIES.

Rock Canyon RESOURCES, LLC
ROCK CANYON RESOURCES, LLC
55 SO. 300 WEST, SUITE 3
HURRICANE, UTAH 84737
435.467.3391
435.635.4124

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

K:\3-20-102-00 Holmes 3-Lot Plat\CAD\Final\Final Plat\3-LOT FINAL PLAT.dwg 1/28/2021 1:14 PM

Unofficial Copy

SUBDIVISION APPROVAL PROCESS

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

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

Property Owner

Property Owner

Subscribed and sworn to me this 22 day of August, 2024.

MADISON PESCADO
Notary Public - State of Nevada
Appointment No. 23-0218-01
My Appointment Expires 12-08-2027

Madison Pescado
Notary Public

Residing in: Las Vegas, NV

My Commission Expires: 12/08/2027

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: _____

DOC # 20210021011
Map (Conveying Property) Page 1 of 2
Gary Christensen Washington County Recorder
03/25/2021 08:15:08 AM Fee $ 56.00
By JOHN MARK HOLM

MAP

NAME: JOHN HOLM LOT SPLIT

LOTS: 3 MAP: 4580

PARCEL: AV-1365-Q

JOHN HOLM

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SLB&M, APPLE VALLEY, UTAH.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14; THENCE N.89°59'42"W. 689.18 FT. ALONG SECTION LINE; THENCE N.0°01'24"E. 247.80 FEET; THENCE N.89°59'42"W. 630.00 FEET; THENCE N.0°01'24"E. 411.70 FEET; THENCE N.89°59'58"E. 1319.24 FEET; THENCE S.0°01'45"W. 659.63 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 16.39 ACRES.

Unofficial Copy

North
Monson Dean
956 W 360 S Hurricane UT 84737

East
M & K Southern Utah Holdings LLC
258 W Telegraph Rd
Washington UT 84780

South
Bistline Ladell J SR
PO Box 99
Colorado City AZ 86021

Across Street to the West
G& H Inv Properties
2002 S 1100 W
Woods Cross UT 84087

Across Street North West
Jessop Matt & Pam G
1854 S 1800 E
Apple Valley UT 84737

DOC ID 20230011180

Corrected Warranty Page 1 of 2
Gary Christensen Washington County Recorder
04/21/2023 11:18:48 AM Fee $40.00 By GT TITLE SERVICES

MAIL TAX NOTICES TO GRANTEE AT:
8175 ARVILLE STREET #317
LAS VEGAS NV 89139

GT TITLE
File No. W53098

Property Reference Information:
Tax Parcel No(s).: **AV-JHLS-1**
Property Address(es) (if any):
(UNASSINGED ADDRESS), APPLE VALLEY, UT 84737

CORRECTIVE WARRANTY DEED

JARED PAUL MCGREGOR AND AUTUMN RAYLINE DIANE MCGREGOR ("Grantor(s)"),

in exchange for good and valuable consideration, hereby convey(s) and warrant(s) to

DARCY ANNE PAUKEN, as Trustee of THE TRADE WINDS NAVIGATION TRUST U/A/D OCTOBER 19, 2018 ("Grantee"),

in fee simple the following described real property located in **WASHINGTON** County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

LOT 1, JOHN HOLM LOT SPLIT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER.

With all the covenants and warranties of title from Grantor(s) in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year **2023** and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

BEING RECORDED TO CORRECT ENTRY 20230008655

Unofficial Copy

20230011180 04/21/2023 11:18:48 AM
Page 2 of 2 Washington County

Information for reference purposes:
GT Title File No.: W53098
Tax Parcel No(s).: AV-JHLS-1
Property Address(es) (if any):
(UNASSINGED ADDRESS), APPLE VALLEY, UT 84737

-Signature Page to Warranty Deed-

Witness the hand of Grantor(s) this 28 day of **MARCH, 2023.**

JARED PAUL MCGREGOR **AUTUMN RAYLINE DIANE MCGREGOR**

STATE OF UTAH)
) ss.
COUNTY OF Washington)

On this 28 day of **March, 2023**, personally appeared before me **JARED PAUL MCGREGOR and AUTUMN RAYLINE DIANE MCGREGOR**, the named Grantor(s) of the within instrument, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument. Witness my hand and official seal.

NOTARY PUBLIC

JESSE ENCE
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 714994
COMM. EXP. 11-29-2024

Unofficial Copy

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

See Fee Schedule Page 2

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: HAYDEN H STEVE & BARBARA TRS		Phone: [redacted]
Address: [redacted]		Email: [redacted]
City: [redacted]	State: [redacted]	Zip: [redacted]
Agent: (If Applicable)		Phone:
Address/Location of Property: 2483S 1200 E	Parcel ID: AV-1376F	
Existing Zone: RE-20		Proposed Zone: AGRIGULTURE A-X
For Planned Development Purposes: Acreage in Parcel 20 ACRES		Acreage in Application 20.0
Reason for the request: N1/2 NW1/4 SE1/4 Sec 22 zone chg to agriculture		

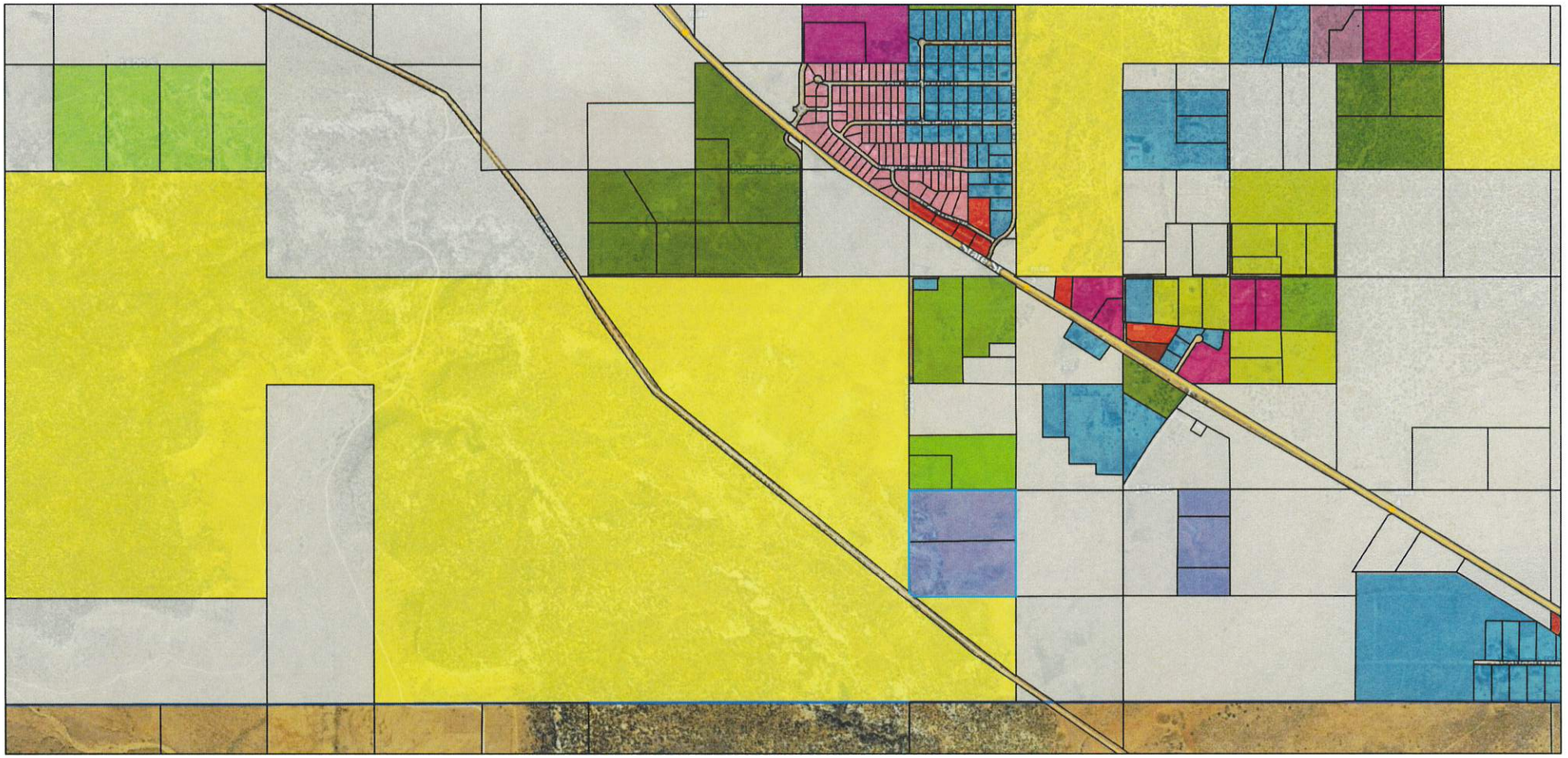
Submittal Requirements: The zone change application shall provide the following:

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

Applicant Signature	Date
[signature]	8-27-24

Official Use Only	Amount Paid: $	Receipt No:
Date Received: 8/27/24	Date Application Deemed Complete:	
By: [signature]	By:	

Apple Valley Zoning Districts



9/9/2024, 5:54:29 PM

Washington County Parcels

Future Annexation Boundary

Zoning Districts

- A-5 - Agricultural > 5 Acres
- A-10 - Agricultural > 10 Acres
- A-20 - Agricultural > 20 Acres
- A-40 - Agricultural > 40 Acres
- Single-Family Residential > .5 Acres
- C-1 – Convenience Commercial
- C-2 – Highway Commercial
- C-3 – General Commercial
- INST - Institutional
- OSC – Open Space Conservation
- OST – Open Space Transition
- PD – Planned Development
- RE-1 – Rural Estate 1
- RE-5 – Rural Estate 5
- RE-10 – Rural Estate 10
- RE-20 – Rural Estate 20
- Town Boundry

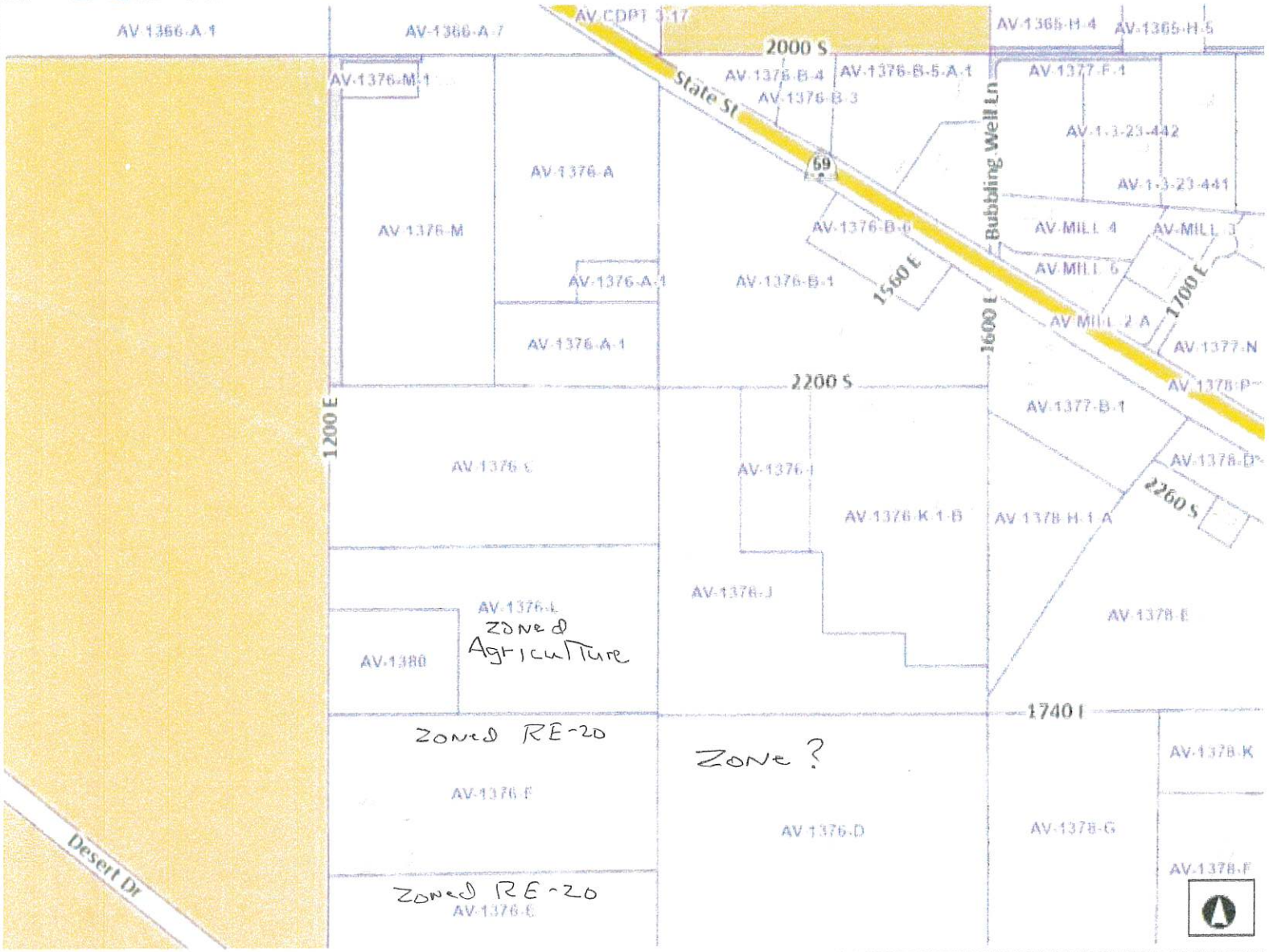
1:18,056

0 0.15 0.3 0.6 mi

0 0.25 0.5 1 km

Town of Apple Valley
Sunrise Cloud SMART GIS®

Hayden Property AV-1376L
AV1376F



Legend

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

Notes

1,504.7 0 752.33 1,504.7 Feet

S_1984_Web_Mercator_Auxiliary_Sphere

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

Gary Christensen Washington County Recorder
09/27/2023 02:35:46 PM Fee $40.00 By LEGAL
TITLE INSURANCE AGENCY, LLC

WHEN RECORDED
MAIL TAX NOTICE TO:
Grantee:
2483 South 1200 East
Apple Valley UT 84737

WARRANTY DEED

Rising Sun Trust, dated 26th day of February, 2022, by Richard Timpson, Trustee, Barbara Jessop, Trustee, Richard Edson Jessop, Trustee. Grantor(s),

of Hurricane, Utah
hereby CONVEYS and WARRANTS to

H. Steve Hayden And Barbara Hayden, And To Their Successors, As Trustees Of The H. Steve And Barbara Hayden Revocable Trust, U/T/A Dated September 24, 2014. Grantee(s),

of Hurricane, Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Washington County, State of Utah, to-wit:

See Attached Exhibit "A"

* Note: Grantors acquired title as Rising Sun Trust, dated 26th day of February, 2022, by Richard Timpson, Trustee (Grantor), Barbara Jessop, Trustee (Grantee), Richard Edson Jessop, Trustee (Grantee); however, the title of (Grantor)/(Grantee) was a reference to their positions in the trust.

WITNESS the hand of said grantor(s), this 22 day of September, 2023.

Rising Sun Trust, dated 26th day of February, 2022, by Richard Timpson, Trustee, Barbara Jessop, Trustee, Richard Edson Jessop, Trustee

By: Richard Timpson, Trustee

STATE OF Utah)
)ss
COUNTY OF Washington)

On the 22nd day of September, 2023, personally appeared before me Richard Timpson, who, being duly sworn did say that he is the Trustee of the Rising Sun Trust, dated 26th day of February, 2022, and that said instrument was signed on behalf of said Trust, by authority granted under the Trust Agreement, and said Richard Timpson acknowledged to me that he as such Trustee executed the same.

Notary Public

GINA A PARK
Notary Public - State of Utah
Comm. No. 728425
My Commission Expires on
Dec 19, 2024

Rising Sun Trust, dated 26th day of February, 2022, by Richard Timpson, Trustee, Barbara Jessop, Trustee, Richard Edson Jessop, Trustee

By: Barbara Jessop, Trustee

STATE OF Utah)
)ss
COUNTY OF Washington)

On the 22nd day of September, 2023, personally appeared before me Barbara Jessop, who, being duly sworn did say that she is the Trustee of the Rising Sun Trust, dated 26th day of February, 2022, and that said instrument was signed on behalf of said Trust, by authority granted under the Trust Agreement, and said Barbara Jessop acknowledged to me that she as such Trustee executed the same.

GINA A PARK
Notary Public - State of Utah
Comm. No. 728425
My Commission Expires on
Dec 19, 2026

Notary Public

Rising Sun Trust, dated 26th day of February, 2022, by Richard Timpson, Trustee, Barbara Jessop, Trustee, Richard Edson Jessop, Trustee

By: Richard Edson Jessop, Trustee

STATE OF Utah)
)ss
COUNTY OF Washington)

On the 22nd day of September, 2023, personally appeared before me Richard Edson Jessop, who, being duly sworn did say that he is the Trustee of the Rising Sun Trust, dated 26th day of February, 2022, and that said instrument was signed on behalf of said Trust, by authority granted under the Trust Agreement, and said Richard Edson Jessop acknowledged to me that he as such Trustee executed the same.

GINA A PARK
Notary Public - State of Utah
Comm. No. 728425
My Commission Expires on
Dec 19, 2026

Notary Public

Unofficial Copy

Exhibit "A"

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH ONEHALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

TOGETHER WITH ALL WATER RIGHTS APPURTENANT THERETO

TOGETHER WITH AND SUBJECT TO A FIFTY (50) FOOT PERIMETER RIGHT-OF-WAY AND EASEMENT AS GRANTED AND FULLY DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 11, 1977 AS ENTRY NO. 185195 IN BOOK 222 AT PAGE 491, WASHINGTON COUNTY RECORDER'S OFFICE.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2023 taxes and thereafter.

TAX SERIAL NO.: **AV-1376-L** (a portion thereof)

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

See Fee Schedule Page 2

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Paul B. and Kathleen C. Hansen Revocable Trust	Phone: [redacted]
Address: [redacted]	Email: [redacted]
City: [redacted] State: [redacted] Zip: [redacted]	
Agent: (If Applicable)	Phone:
Address/Location of Property: 2591 Desert Drive	Parcel ID: AV 1376 E
Existing Zone: ~~OST~~ RE-20	Proposed Zone: AG-X
For Planned Development Purposes: Acreage in Parcel_____	Acreage in Application 20
Reason for the request: Already have home, Agricultural.	

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

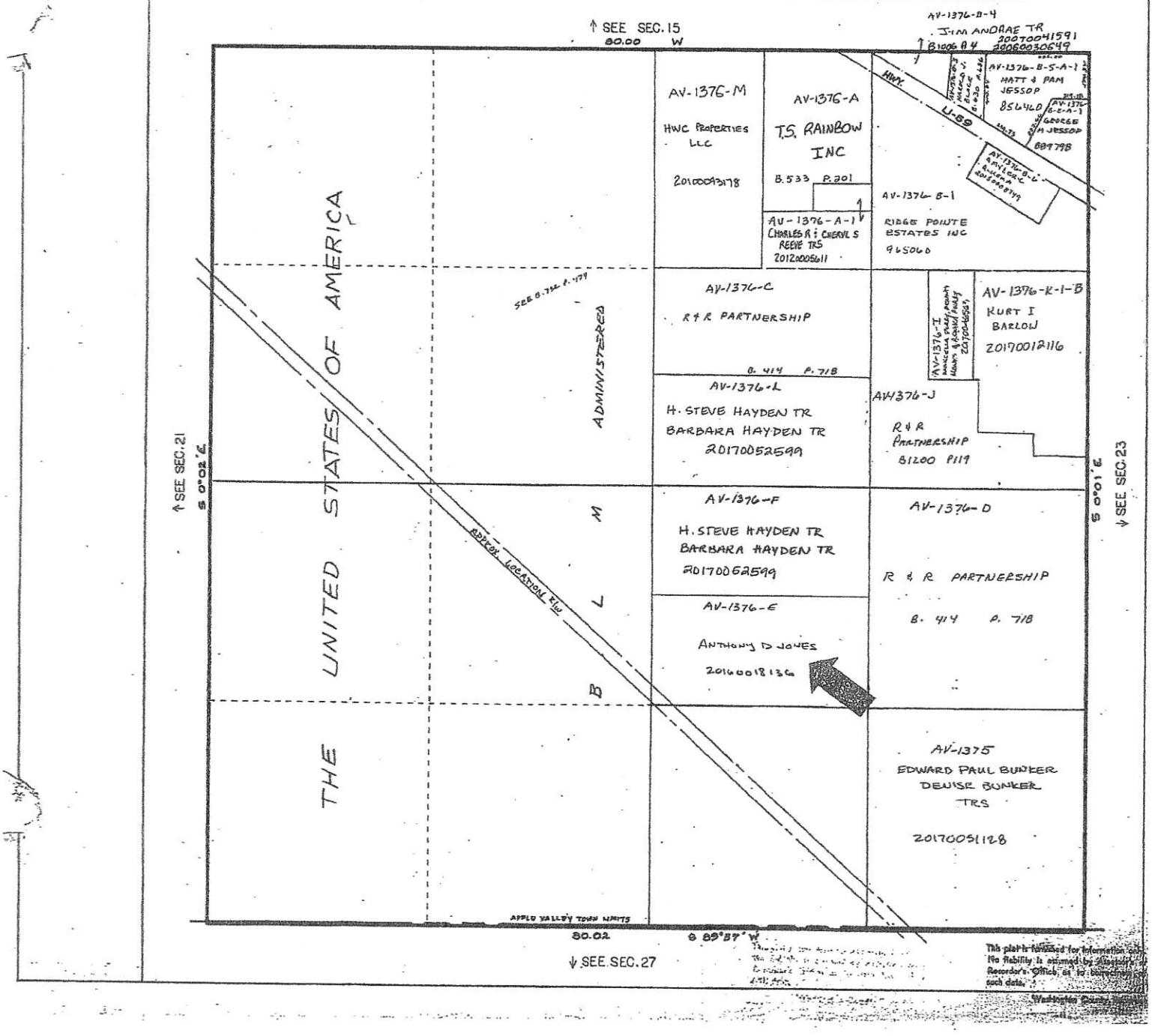
- ☐ A. The name and address of owners in addition to above owner.
- ☐ B. An accurate property map showing the existing and proposed zoning classifications
- ☐ C. All abutting properties showing present zoning classifications
- ☐ D. An accurate legal description of the property to be rezoned
- ☐ E. A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

Applicant Signature	Date
Paul B Hansen	8-27-2024

Official Use Only	Amount Paid: $	Receipt No:
Date Received: 8/27/24	Date Application Deemed Complete:	
By: JW	By:	

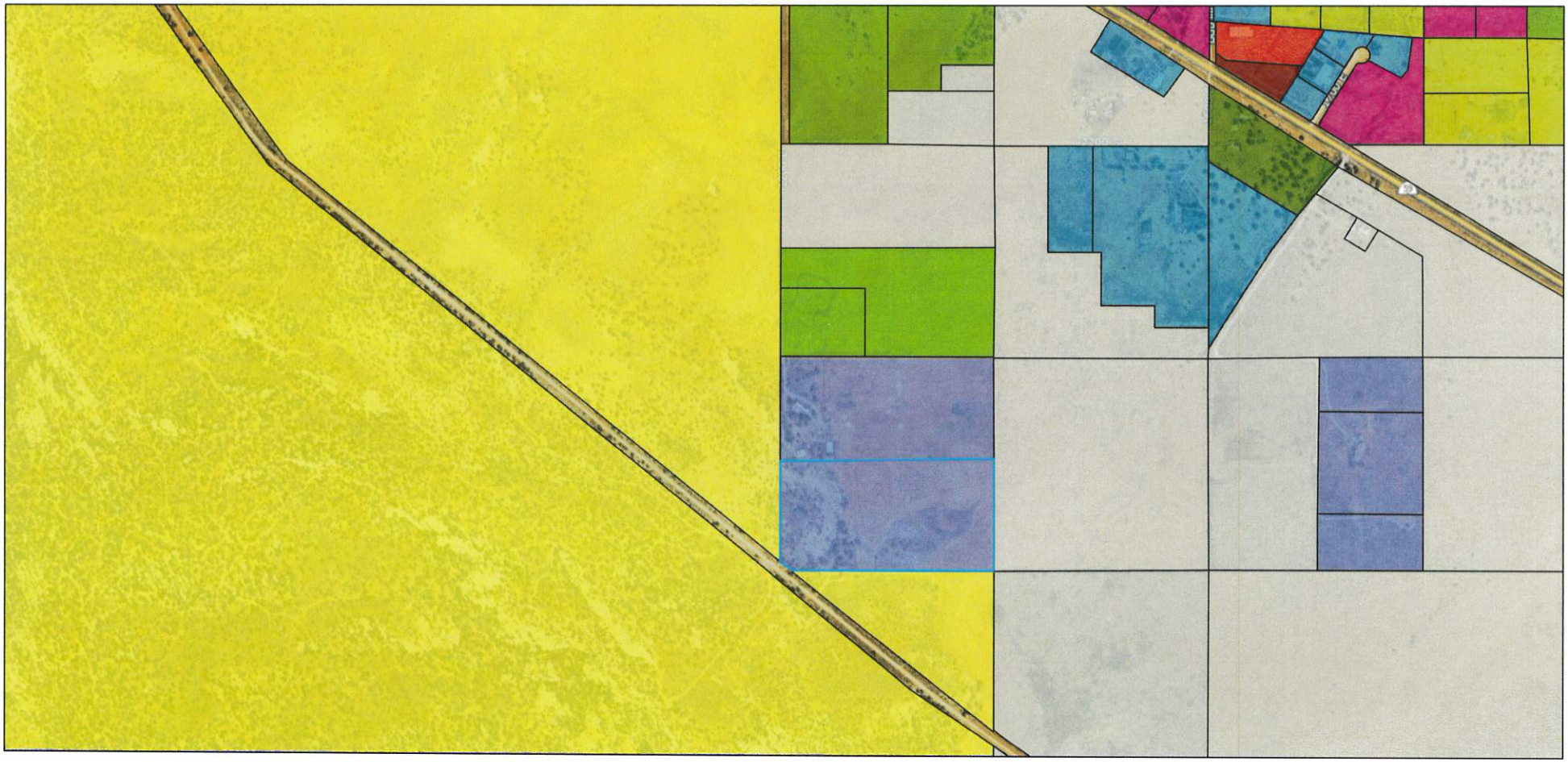
BOOK 2 PAGE 43-22

SECTION 22
T43 S --- R 11 W
SALT LAKE BASE & MERIDIAN
SCALE: ONE INCH=400 FEET
WASHINGTON COUNTY, UTAH



This map is for information purposes only and is in no way to be incorporated as being part of this Commitment and/or Title Insurance Policy.

Apple Valley Zoning Districts



9/10/2024, 10:08:21 AM

Washington County Parcels
Future Annexation Boundary

Zoning Districts
A-5 - Agricultural > 5 Acres
A-10 - Agricultural > 10 Acres
A-20 - Agricultural > 20 Acres
C-1 – Convenience Commercial
C-3 – General Commercial
OSC – Open Space Conservation
OST – Open Space Transition
PD – Planned Development
RE-1 – Rural Estate 1
RE-5 – Rural Estate 5
RE-20 – Rural Estate 20
Town Boundry

1:9,028

0 0.07 0.15 0.3 mi
0 0.13 0.25 0.5 km

Town of Apple Valley
Sunrise Cloud SMART GIS®

Washington County Recorder
87 N. 200 E. Suite 101
St. George, UT 84770
(435)634-5709

Re: 20240021886
0374556
AV-1376-E
07/11/2024 03:32:14 PM

Frequently in the examination of Deeds, errors are detected that may seriously impair the validity of the transaction and purpose of the document. When possible, as a courtesy, the discrepancies are noted and called to the attention of interested parties. An examination of THIS DOCUMENT (copy provided) disclosed the following:

Incorrect or incomplete legal description, as noted on the copy

INCORRECT TOWNSHIP

TOWNSHIP IN LEGAL GIVEN READS AS "TOWNSHIP 34 SOUTH" WHEN THE TOWNSHIP SHOULD BE "TOWNSHIP 43 SOUTH"
THE TOWNSHIP WAS INCORRECT ON DOCUMENTS 202400149721 AND 20240021886.

Prompt attention should be given this notice, and if of sufficient importance your Title Company or Attorney should be contacted to record the correct document

The person who prepares and/or submits a document for recording is responsible for the content of the document (not the Washington County Recorder's Office). If there is a problem or error in the document, the document will need to be re-recorded, with a new signature and new notarization, or a new document may be recorded to fix the problem. RECORDING FEES WILL APPLY to record these documents.

DOC ID 20240021886

Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
07/11/2024 03:32:14 PM Fee $40.00 By JEFFS AND JEFFS, P.C.

WHEN RECORDED RETURN TO: and mail tax notice to:
Paul B. Hansen and Kathleen C. Hansen, Trustees
7867 South 2200 West
Spanish Fork, UT 84660

see preceding doc 20240014971 (attached)

Correction Warranty Deed

Paul B. Hansen and Kathleen C. Hansen, Trustees of the Paul B. and Kathleen C. Hansen Family Trust dated January 1, 2008, Grantors, hereby CONVEYS and WARRANTS to Paul B. Hansen and Kathleen C. Hansen, Trustees, or any successor trustees, of the Paul B. and Kathleen C. Hansen Revocable Trust dated May 14, 2024, Grantees, for the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the following described tract of land in Washington County, State of Utah:

> The South Half of the Northwest Quarter of the Southeast Quarter (S1/2 NW1/2 SE1/4) of Section 22, Township 34 South, Range 11 West, Salt Lake Base and Meridian.

Tax Parcel Number AV-1376-E

Correction to Deed recorded May 14, 2024 as Entry No, 20240014971 corrected to add Water Rights Addendum to Land Deeds attached hereto and made a part hereof.

WITNESS the hand of said *Grantors*, this 11th day of July, 2024.

Paul B. Hansen
Paul B. Hansen, Trustee of the Paul B. and Kathleen C. Hansen Family Trust dated January 1, 2008

Kathleen C Hansen
Kathleen C. Hansen, Trustee of the Paul B. and Kathleen C. Hansen Family Trust dated January 1, 2008

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

On the 11th day of July, 2024, personally appeared before me Paul B. Hansen and Kathleen C. Hansen, Trustees of the Paul B. and Kathleen C. Hansen Family Trust dated January 1, 2008, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

ALANNA WARNICK
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 727641
COMM. EXP. 10-28-2026

Notary Public

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

See Fee Schedule Page 2

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: TLW Investments LLC.	Phone: [redacted]
Address: [redacted]	Email: [redacted]
City: [redacted] State: [redacted] Zip: [redacted]	
Agent: (If Applicable) Travis or Libby Wells	Phone: [redacted]
Address/Location of Property:	Parcel ID: AV-1343-A-1
Existing Zone: OST	Proposed Zone: AG-X
For Planned Development Purposes: Acreage in Parcel 40	Acreage in Application 40
Reason for the request: turn to AG-X	

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

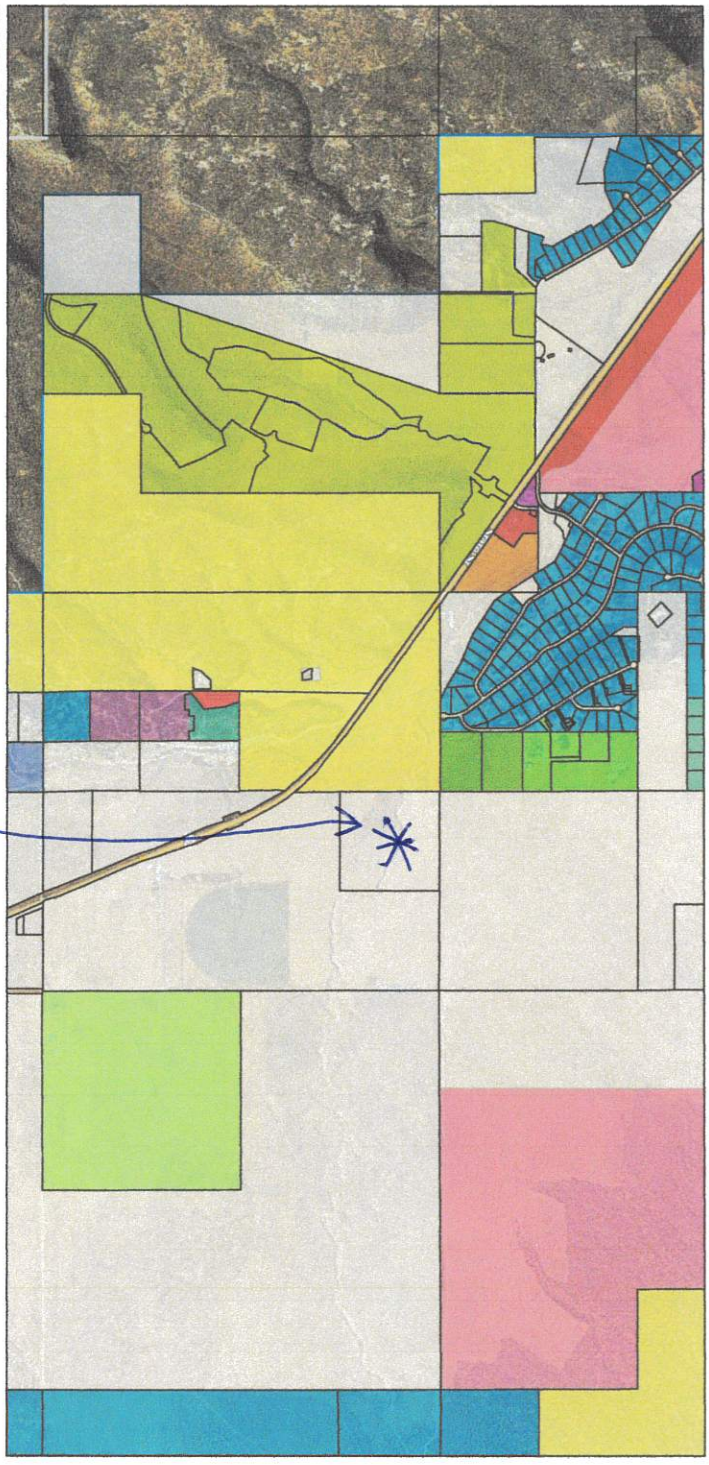
- ☑ A. The name and address of owners in addition to above owner: Travis & Libby Wells
- ☑ B. An accurate property map showing the existing and proposed zoning classifications
- ☑ C. All abutting properties showing present zoning classifications
- ☑ D. An accurate legal description of the property to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

Applicant Signature: Libby Wells	Date: 8/28/24

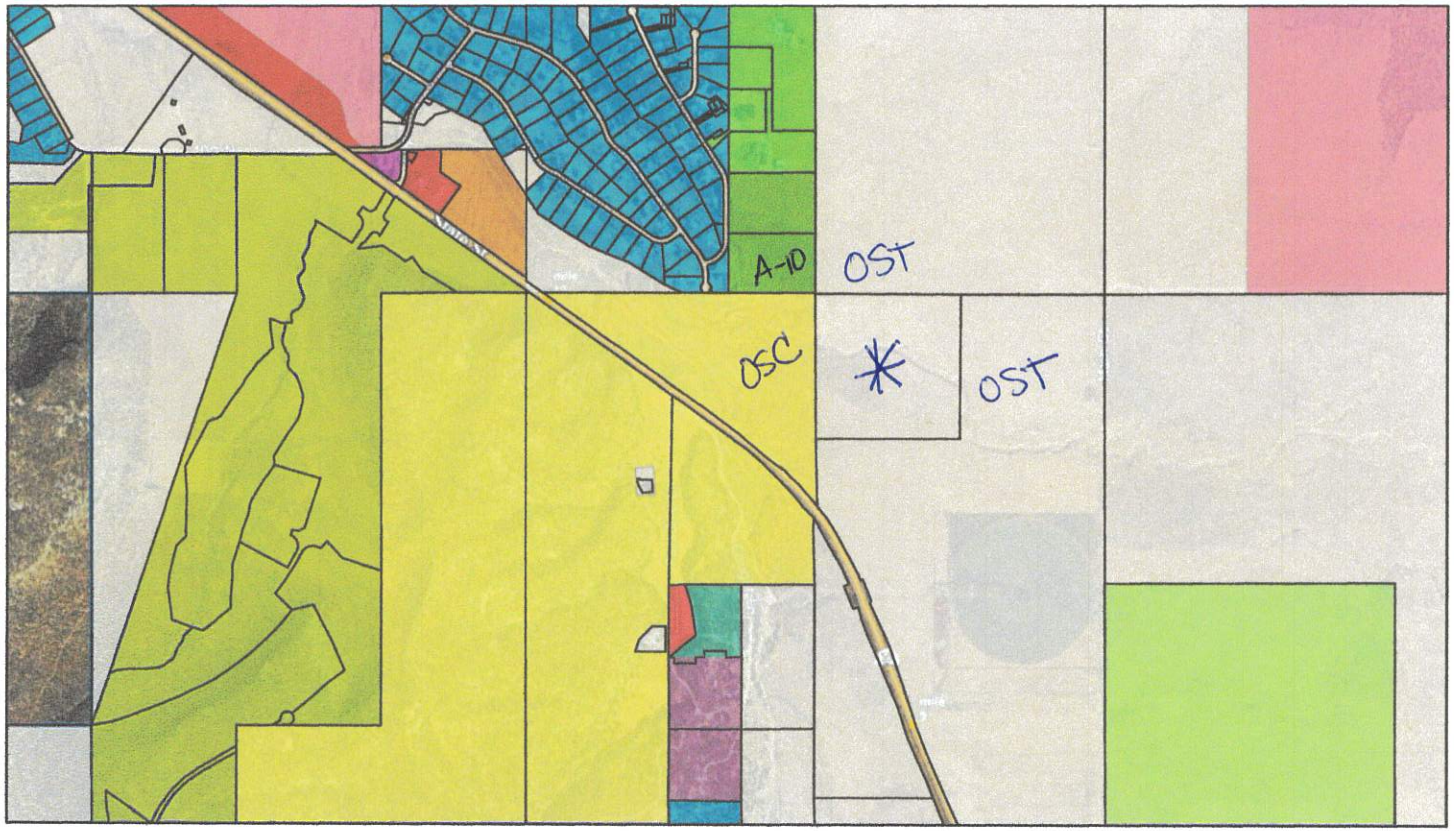
Official Use Only	Amount Paid: $ / Receipt No:
Date Received: 8/28/24	Date Application Deemed Complete:
By: JW	By:

B.

Apple Valley Zoning Districts



Apple Valley Zoning Districts



8/28/2024, 5:06:51 PM

1:18,056

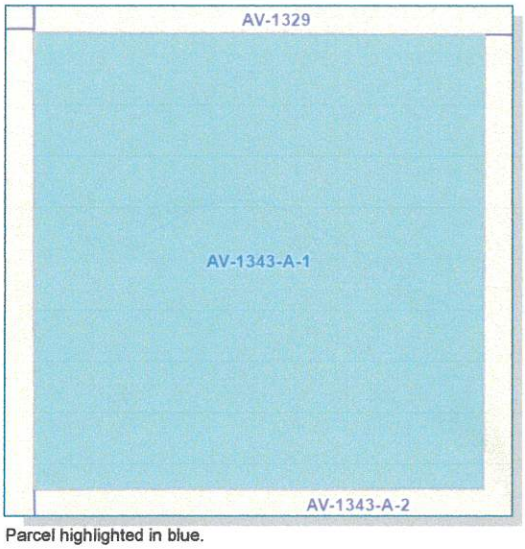
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0 0.17 0.35 0.7 km

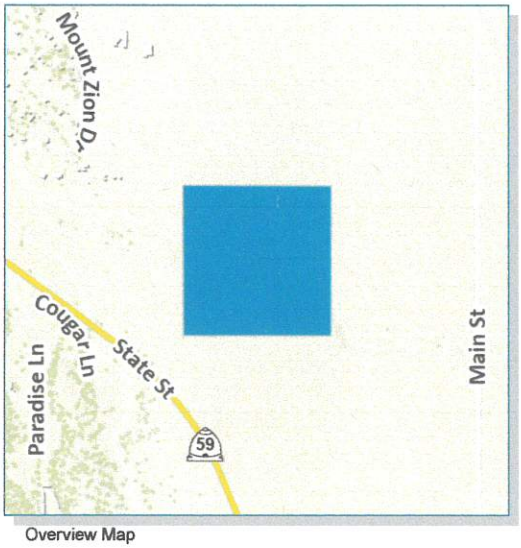
Washington County Parcels
Future Annexation Boundary
Zoning Districts
A-10 - Agricultural > 10 Acres
A-20 - Agricultural > 20 Acres
A-40 - Agricultural > 40 Acres
Single-Family Residential > .5 Acres
C-2 – Highway Commercial
C-3 – General Commercial
INST - Institutional
OSC – Open Space Conservation
OST – Open Space Transition
PD – Planned Development
RE-1 – Rural Estate 1
RE-2.5 – Rural Estate 2.5
RE-10 – Rural Estate 10
RV-Park – Recreational Vehicle Park
Town Boundry

Town of Apple Valley
Sunrise Cloud SMART GIS®

Property Report for Parcel AV-1343-A-1



Parcel highlighted in blue.



Overview Map

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

Report Generated 8/28/2024 by Washington County GIS

Washington County, Utah
County Administration Building
111 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov

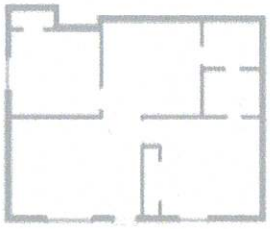
D.

Property Report for Parcel AV-1343-A-1

Data Updated: 8/25/2024



Click here for images



Click here for sketches

Account Summary

Account Number: 0155138
Parcel ID: AV-1343-A-1
Owner Name: Tlw Inv Llc

Subdivision: N/A
Situs Address: N/A
Apple Valley, UT 84737

Building Characteristics

Building Number: N/A
Property Type: N/A
Year Built: N/A
Square Feet: N/A
Units: N/A
Exterior: N/A
Roof Cover: N/A
HVAC Desc: N/A

Bedrooms: N/A
Bathrooms: N/A
Garage Square Feet: N/A
Basement Sq. Ft.: N/A
Basement Sq. Ft. Finished: N/A
Swimming Pool: N/A
Fireplaces: N/A
Finished Attic: N/A

Northwest Quarter of the North east Quarter of Section 32 Township 42 South, Range 11 West, Salt Lake Base and Meridian

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

Report Generated 8/28/2024 by Washington County GIS

Washington County, Utah
County Administration Building
111 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov

Property Report for Parcel AV-1343-A-1

Property Information

Acres: 40.00
Zoning: Open Space Transition
Is Property in a Special Flood Hazard Area? No
Is Property in a 0.2% Annual Chance Flood Area? No
Is Property in a Floodway? No

Tax Information

Tax District: Apple Valley Town
Residential Classification: N/A
Book & Page: N/A
Reference Document: 20220053287

** Determination of flood zone information is based upon 2009 FEMA Digital Flood Insurance Rate Map Database but does not substitute for a Flood Verificaton letter. For more information, please visit the FEMA Flood Map Service Center website https://msc.fema.gov/portal/home or contact your municipal Engineering department.*
City zoning information is based on the best available information and should be independently verified by contacting each municipality directly.

Voting Districts

Washington County Precinct: APV01
U.S. Senate District: 27
U.S. Congressional District: 2
Utah House District: 72
Washington County School Board District: 5

** Visit Vote.Utah.gov or https://geoprodvm.washco.utah. for more voting information.*

Community/Public Services

Law Enforcement: Washington Co. Sheriff
Fire Protection: Colorado City Fire Dept
** In an emergency, ALWAYS dial **9-1-1!***

Schools:
Three Falls Elementary
Hurricane Intermediate
Hurricane Middle
Hurricane High

** For more information, including bus routes, visit the Washington Co. School District at https://www.washk12.org/ or Iron Co. School District at https://irondistrict.org/*

Utilities

Culinary Water: N/A
Sewer: On-site wastewater/septic (On-site/septic)
Electricity: Rocky Mountain Power
Natural Gas: N/A
Internet Service Providers (Cable): TDS

Solid Waste Collection Day: Thursday
** For more information on solid waste and recycling services, visit the Washington County Solid Waste website at http://www.wcsw.org/*

** For more information on Internet services available in your area, see Decision Data.org, https://decisiondata.org/internet-providers-by-zip-code-plus-tv/*

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

Report Generated 8/28/2024 by Washington County GIS

Washington County, Utah
County Administration Building
111 E. Tabernacle Street
St. George, UT 84770-3443
www.washco.utah.gov

DOC ID 20210051381

Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
08/02/2021 03:38:39 PM Fee $40.00 By GT TITLE SERVICES

MAIL TAX NOTICES TO GRANTEE AT:
1363 NORTH ROME WAY, APPLE VALLEY, UTAH 84737

GT TITLE
File No. W44447

Property Reference Information:
Tax Parcel No(s).: AV-1343-A-1
Property Address(es) (if any):
ADDRESS UNASSIGNED, APPLE VALLEY, UT 84737

WARRANTY DEED

CEDAR VISTA LLC, a UTAH limited liability company ("Grantor"),

in exchange for good and valuable consideration, hereby conveys and warrants to

TLW INVESTMENTS LLC, AN IDAHO limited liability company ("Grantee"),

in fee simple the following described real property located in WASHINGTON County, Utah, together with all the appurtenances, rights, and privileges belonging thereto, to wit (the "Property"):

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

With all the covenants and warranties of title from Grantor in favor of Grantee as are generally included with a conveyance of real property by warranty deed under Utah law, except for, however, the Property is subject to: (a) leases, rights of way, easements, reservations, plat maps, covenants, conditions, and restrictions appearing of record and enforceable in law; (b) zoning and other regulatory laws and ordinances affecting the Property; and (c) real property taxes and assessments for the year 2021 and thereafter.

[Remainder of page intentionally left blank. Signatures appear on the following page.]

RECEIVED Aug 3, 2021 Water Rights SALT LAKE

20210051381 08/02/2021 03:38:39 PM
Page 2 of 3 Washington County

Information for reference purposes:
GT Title File No.: W44447
Tax Parcel No(s).: AV-1343-A-1
Property Address(es) (if any):
ADDRESS UNASSIGNED, APPLE VALLEY, UT 84737

-Signature Page to Warranty Deed-

The undersigned person who signs this deed hereby represents and certifies that the conveyance of the Property hereby has been duly approved by Grantor and that he/she has executed and delivered this deed in his/her authorized capacity on behalf of Grantor.

Witness the hand of Grantor this 2nd day of AUGUST, 2021.

CEDAR VISTA LLC

By: _____
JOHN BAGLEY
Its: MANAGER

STATE OF ~~Idaho~~ Idaho)
) ss.
COUNTY OF Madison)

On this 2nd day of August, 2021, personally appeared before me JOHN BAGLEY, who stated that he/she is the MANAGER of CEDAR VISTA LLC, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

_____
NOTARY PUBLIC

JULIA G. LEWIS
NOTARY PUBLIC
Comm. No. 64122
STATE OF IDAHO

RECEIVED Aug 3, 2021 Water Rights SALT LAKE

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

See Fee Schedule Page 2

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Richard & Brittany Fischer		Phone: [redacted]
Address: [redacted]		Email: [redacted]
City: [redacted]	State: [redacted]	Zip: [redacted]
Agent: (If Applicable)		Phone:
Address/Location of Property: 1241 South Desert	Parcel ID: AV-1372-C	
Existing Zone: OST		Proposed Zone: AGG 5
For Planned Development Purposes: Acreage in Parcel _____		Acreage in Application 22.5
Reason for the request: We have agg animals and also have children who want to build next to us.		

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

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

Applicant Signature: Richard Fischer	Date: 8-29-2024

Official Use Only	Amount Paid: $	Receipt No:
Date Received: 8/29/24	Date Application Deemed Complete:	
By:	By:	

Account 0793646

Location

Account Number 0793646

Parcel Number AV-1372-C

Tax District 45 - Apple Valley Town

Acres 22.25

Situs 1241 S DESERT DR , APPLE VALLEY

Legal S: 17 T: 43S R: 11W BEG AT PT W ALG SEC/L, 1196.26 FT FM NE COR SEC 17 T43S R11W; TH S 1236.85 FT; TH N57*20 W 178.28 FT; TH N53*25 W 1013.00 FT; TH N37"00 W 672.18 FT; TH N89*59'52 E 1368.04 FT TO POB.

Parent Accounts 0155542

Parent Parcels AV-1372-A

Child Accounts

Child Parcels

Sibling Accounts

Sibling Parcels

Owner

Name FISCHER RICHARD S & BRITTANY

1241 S DESERT DR
APPLE VALLEY, UT 84737

Value

Market (2024) $804,200

Taxable $292,625

Tax Area: 45 **Tax Rate**: 0.006853

Type	Actual	Assessed	Acres
Primary Improved	$523,700	$288,035	1.000
Farm Land FAA	$280,500	$4,590	21.250

Transfers

Entry Number	Recording Date	
00156531	08/13/1973 12:00:00 AM	B: 140 P: 415
00434469	05/26/1993 11:51:00 AM	B: 730 P: 247
00840861	09/16/2003 04:48:00 PM	B: 1582 P: 1493
00995114	01/03/2006 04:42:00 PM	B: 1830 P: 2409
00998035	01/19/2006 09:21:00 AM	B: 1835 P: 844
00998036	01/19/2006 09:21:00 AM	B: 1835 P: 845
20060008468	03/16/2006 01:14:18 PM	
20070056354	11/27/2007 02:45:36 PM	
20070056355	11/27/2007 02:45:36 PM	
20090045239	11/30/2009 02:44:31 PM	
20100011450	04/08/2010 04:35:19 PM	
20100011451	04/08/2010 04:35:19 PM	
20100011452	04/08/2010 04:35:19 PM	
20110025166	08/18/2011 08:31:21 AM	
20110031703	10/18/2011 02:16:28 PM	
20110031704	10/18/2011 02:16:28 PM	
20130046730	12/20/2013 02:54:08 PM	
20130046792	12/23/2013 09:50:18 AM	
20190000956	01/09/2019 11:15:43 AM	
20220051468	11/30/2022 08:24:08 AM	
20220051469	11/30/2022 08:24:08 AM	
20240013804	05/03/2024 01:48:40 PM	
20240014516	05/10/2024 10:13:32 AM	
20240017414	06/04/2024 10:20:34 AM	
20240017416	06/04/2024 10:20:34 AM	

Tax

Tax Year	Taxes
*2024	$2,005.36
2023	$2,018.55

Images

- GIS

Title





Legend

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

Notes

1,504.7 0 752.33 1,504.7 Feet

S_1984_Web_Mercator_Auxiliary_Sphere

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

Apple Valley Zoning Districts



9/9/2024, 12:50:32 PM

Washington County Parcels

Future Annexation Boundary

Zoning Districts

A-20 - Agricultural > 20 Acres

A-40 - Agricultural > 40 Acres

OSC – Open Space Conservation

OST – Open Space Transition

RE-5 – Rural Estate 5

Town Boundry

1:9,028

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

Town of Apple Valley
Sunrise Cloud SMART GIS®

WHEN RECORDED MAIL TO
AND MAIL TAX NOTICE TO:
Richard Smith Fischer
1241 South Desert Drive
Apple Valley, UT 84737

WARRANTY DEED

File No.: 073379
APN: AV-1372-C

Richard Smith Fischer,

Grantor(s), of , County, State of , hereby convey(s) and warrant(s) to

Richard Smith Fischer and Brittany Fischer, husband and wife as joint tenants,

Grantee(s), of Apple Valley, Washington County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Washington County, Utah, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.

Witness the hand(s) of said Grantor(s) this 30 day of May, 2024.

Richard Smith Fischer

STATE OF UTAH)
:ss
COUNTY OF Washington)

The foregoing instrument was acknowledged before me the 30 day of May, 2024 by Richard Smith Fischer.

Notary Public

CORRIE SUE GLOVER
Notary Public, State of Utah
Commission # 726431
My Commission Expires
September 29, 2026

Unofficial Copy

EXHIBIT "A"

COMMENCING AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE & MERIDIAN; THENCE N89°57'28"W ALONG THE NORTH SECTION LINE 1776.74 FEET TO THE POINT OF BEGINNING;

THENCE S00°02'41"W 830.13 FEET; THENCE N54°08'04"W 800.05 FEET; THENCE N38°23'34"W 350.99 FEET TO THE QUARTER SECTION LINE; THENCE N00°04'49"E ALONG SAID LINE, 86.93 FEET TO THE CENTER SECTION CORNER; THENCE S89°57'28"E ALONG THE QUARTER SECTION LINE, 866.87 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF AN EXISTING ROADWAY.

Situated in Washington County

APN: AV-1372-C

TAX_ID	FIELD5	FIELD6	FIELD	FIELD8	FIELD	FIELD10
AV-1371-NP	MIDNIGHT PROPERITES L C	180 W 975 N # 23-12		HURRICANE	UT	84737-1735
AV-1354-NP-11-B	BLACK TREVOR & DORIS D	1094 S COYOTE RD		APPLE VALLEY	UT	84737
AV-1372-C	FISCHER RICHARD S & BRITTANY	1241 S DESERT DR		APPLE VALLEY	UT	84737
AV-1354-A-1	BANG PROPERTIES LLC, ROXSTAR PROPERTIES LLC	1745 E 3850 S # 1		SAINT GEORGE	UT	84790
AV-1372-B	MIDNIGHT PROPERTIES LC	180 W 975 N		HURRICANE	UT	84737-1735
AV-1372-A	SCOW BOB J & CINDY H	1705 W 400 S		HURRICANE	UT	84737-2454
AV-1354-B	BANG PROPERTIES LLC, ROXSTAR PROPERTIES LLC	1745 E 3850 S # 1		SAINT GEORGE	UT	84790

SPECIAL PLANNING COMMISSION MEETING AND HEARING

1777 N Meadowlark Dr, Apple Valley
Tuesday, August 27, 2024 at 6:00 PM

MINUTES

CALL TO ORDER- Chairman Farrar called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.
ROLL CALL
PRESENT
Chairman Bradley Farrar
Commissioner Lee Fralish
Commissioner Richard Palmer
Commissioner Garth Hood
Commissioner Becky Wood

CONFLICT OF INTEREST DISCLOSURES

Commissioner Lee declared a conflict of interest regarding agenda items 3, 4, 7, and 8.**HEARING ON THE FOLLOWING**

1. Zone Change Application on parcels: AV-1353-JC2, AV-1383-JC2, AV-1352, AV-1341, AV-1340, AV-1347 (Jepson Canyon Resort Development Co., Inc) from Planned Development (PD) to Rural Estates 1 Acres Zone (RE-1.0) and the reason for the request is "Change to RE-1."

   Chairman Farrar opened the hearing for Zone Change Application on parcels: AV-1353-JC2, AV-1383-JC2, AV-1352, AV-1341, AV-1340, AV-1347 (Jepson Canyon Resort Development Co., Inc) from Planned Development (PD) to Rural Estates 1 Acres Zone (RE-1.0) and the reason for the request is "Change to RE-1."

   No public comments.

   Chairman Farrar closed the hearing for Zone Change Application on parcels: AV-1353-JC2, AV-1383-JC2, AV-1352, AV-1341, AV-1340, AV-1347 (Jepson Canyon Resort Development Co., Inc) from Planned Development (PD) to Rural Estates 1 Acres Zone (RE-1.0) and the reason for the request is "Change to RE-1."

2. Zone Change Application on parcels: AV-1382-JC2, AV-1381, AV-1337-A-1-A-1-A, AV-1381-JC1, AV-1384-JC3, AV-1338-A-1-JC3, AV-1385-JC3, AV-1338-A-2 (Little Creek Land Company, LLC) from Planned Development (PD) to Rural Estates 1 Acre Zone (RE-1.0) and Highway Commercial Zone (C-2) and the reason for the request is "Change to RE-1 and C-2."

   Chairman Farrar opened the hearing for Zone Change Application on parcels: AV-1382-JC2, AV-1381, AV-1337-A-1-A-1-A, AV-1381-JC1, AV-1384-JC3, AV-1338-A-1-JC3, AV-1385-JC3, AV-1338-A-2 (Little Creek Land Company, LLC) from Planned Development (PD) to Rural Estates 1 Acre Zone (RE-1.0) and Highway Commercial Zone (C-2) and the reason for the request is "Change to RE-1 and C-2."

   No public comments.

DRAFT PENDING APPROVAL

Chairman Farrar closed the hearing for Zone Change Application on parcels: AV-1382-JC2, AV-1381, AV-1337-A-1-A-1-A, AV-1381-JC1, AV-1384-JC3, AV-1338-A-1-JC3, AV-1385-JC3, AV-1338-A-2 (Little Creek Land Company, LLC) from Planned Development (PD) to Rural Estates 1 Acre Zone (RE-1.0) and Highway Commercial Zone (C-2) and the reason for the request is "Change to RE-1 and C-2."

3. Zone Change Application on parcels: AV-1317-B, AV-1317-D, AV-1325, AV-1-2-19-313,AV-1-2-19-312, AV-1-2-19-315, AV-1-2-19-316, AV-1-2-19-317, AV-1-2-19-420, AV-1324-A, AV-1323-A, AV-1322-A (Crimson Peaks Subdivision) from Single-Family Residential > 20,000 Sq Ft Zone (SF-.5) to Rural Estates 1 Acre Zone (RE-1.0) and the reason for the request is "Changing SF-.5 to RE-1."

   Chairman Farrar opened the public hearing for Zone Change Application on parcels: AV-1317-B, AV-1317-D, AV-1325, AV-1-2-19-313,AV-1-2-19-312, AV-1-2-19-315, AV-1-2-19-316, AV-1-2-19-317, AV-1-2-19-420, AV-1324-A, AV-1323-A, AV-1322-A (Crimson Peaks Subdivision) from Single-Family Residential > 20,000 Sq Ft Zone (SF-.5) to Rural Estates 1 Acre Zone (RE-1.0) and the reason for the request is "Changing SF-.5 to RE-1."

   Brandon from Crimson Peaks addressed the commission, stating that despite meeting prior requirements—such as addressing fire hazards and upgrading the sewer system—new obstacles arose. He criticized recent downzoning and building permit restrictions, claiming no other city in Utah has imposed similar restrictions. He stated that the short timeline for adjustments was unreasonable and asked for a 60-day extension to resolve the issues. He mentioned the possibility of legal action if the situation couldn't be worked out.

   Scout from Crimson Peaks addressed the council, expressing agreement with Brandon's previous statements. Scout referenced the meeting minutes from October 4, 2023, when the preliminary plat for their development was approved by the planning commission and later by the town council. Scout argued that the approval process had been followed properly and any changes since then were unfair to their project. Scout emphasized that they had not tried to bypass the system and felt developers were being unfairly labeled based on past issues. They requested that their comments apply to all relevant agenda items to avoid repeating themselves throughout the meeting.

   Chairman Farrar closed the public hearing for Zone Change Application on parcels: AV-1317-B, AV-1317-D, AV-1325, AV-1-2-19-313,AV-1-2-19-312, AV-1-2-19-315, AV-1-2-19-316, AV-1-2-19-317, AV-1-2-19-420, AV-1324-A, AV-1323-A, AV-1322-A (Crimson Peaks Subdivision) from Single-Family Residential > 20,000 Sq Ft Zone (SF-.5) to Rural Estates 1 Acre Zone (RE-1.0) and the reason for the request is "Changing SF-.5 to RE-1."

4. Zone Change Application on parcels: AV-1313-D-1-A, AV-1313-D-2 (West Temple Subdivision) from Single-Family Residential > 20,000 Sq Ft Zone (SF-.5) and Single-Family Residential > 40,000 Sq Ft (SF-1.0) to Rural Estates 1 Acre Zone (RE-1.0) and the reason for the request is "Changing SF-.5 and SF-1.0 to RE-1, C-2 and A-40 will remain the same."

   Chairman Farrar opened the public hearing for Zone Change Application on parcels: AV-1313-D-1-A, AV-1313-D-2 (West Temple Subdivision) from Single-Family Residential > 20,000 Sq Ft Zone (SF-.5) and Single-Family Residential > 40,000 Sq Ft (SF-1.0) to Rural Estates 1 Acre Zone (RE-1.0) and the reason for the request is "Changing SF-.5 and SF-1.0 to RE-1, C-2 and A-40 will remain the same."

DRAFT PENDING APPROVAL

Brandon from Crimson Peaks addressed the commission, stating that despite meeting prior requirements—such as addressing fire hazards and upgrading the sewer system—new obstacles arose. He criticized recent downzoning and building permit restrictions, claiming no other city in Utah has imposed similar restrictions. He stated that the short timeline for adjustments was unreasonable and asked for a 60-day extension to resolve the issues. He mentioned the possibility of legal action if the situation couldn't be worked out.

Scout from Crimson Peaks addressed the council, expressing agreement with Brandon's previous statements. Scout referenced the meeting minutes from October 4, 2023, when the preliminary plat for their development was approved by the planning commission and later by the town council. Scout argued that the approval process had been followed properly and any changes since then were unfair to their project. Scout emphasized that they had not tried to bypass the system and felt developers were being unfairly labeled based on past issues. They requested that their comments apply to all relevant agenda items to avoid repeating themselves throughout the meeting.

Chairman Farrar closed the public hearing for Zone Change Application on parcels: AV-1313-D-1-A, AV-1313-D-2 (West Temple Subdivision) from Single-Family Residential > 20,000 Sq Ft Zone (SF-.5) and Single-Family Residential > 40,000 Sq Ft (SF-1.0) to Rural Estates 1 Acre Zone (RE-1.0) and the reason for the request is "Changing SF-.5 and SF-1.0 to RE-1, C-2 and A-40 will remain the same."

DISCUSSION AND POSSIBLE ACTION ITEMS

5. Zone Change Application on parcels: AV-1353-JC2, AV-1383-JC2, AV-1352, AV-1341, AV-1340, AV-1347 (Jepson Canyon Resort Development Co., Inc) from Planned Development (PD) to Rural Estates 1 Acres Zone (RE-1.0) and the reason for the request is "Change to RE-1."

   Chairman Farrar transitioned the meeting to the discussion of agenda item five, which involved a zone change application for several parcels associated with Jepson Canyon Resort Development Co., Inc. The proposed change was from planned development to rural estates (one-acre lots), affecting 44 acres. Farrar noted that while item six was related, it was separated due to the commercial zoning aspect. Chairman Farrar then opened the floor for questions, comments, or concerns.

   MOTION: Commissioner Wood motioned to approve Zone Change Application on parcels: AV-1353-JC2, AV-1383-JC2, AV-1352, AV-1341, AV-1340, AV-1347 (Jepson Canyon Resort Development Co., Inc) from Planned Development (PD) to Rural Estates 1 Acres Zone (RE-1.0) and the reason for the request is "Change to RE-1."
   SECOND: The motion was seconded by Commissioner Fralish.
   VOTE: Chairman Farrar called for a vote:

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

   The vote was unanimous and the motion carried.

DRAFT PENDING APPROVAL

6. Zone Change Application on parcels: AV-1382-JC2, AV-1381, AV-1337-A-1-A-1-A, AV-1381-JC1, AV-1384-JC3, AV-1338-A-1-JC3, AV-1385-JC3, AV-1338-A-2 (Little Creek Land Company, LLC) from Planned Development (PD) to Rural Estates 1 Acre Zone (RE-1.0) and the reason for the request is "Change to RE-1 and C-2."

Chairman Farrar introduced agenda item six, which involved a zone change application for multiple parcels owned by Little Creek Land Company, LLC. The request was to change the zoning from planned development to rural estates (one-acre lots) and commercial (C-2). The total area affected was 268 acres, with 21 acres designated as C-2 along the highway. Farrar then opened the floor for any comments or questions, but there were none.

MOTION: Commissioner Hood motioned hat we recommend approval for Zone Change Application on parcels: AV-1382-JC2, AV-1381, AV-1337-A-1-A-1-A, AV-1381-JC1, AV-1384-JC3, AV-1338-A-1-JC3, AV-1385-JC3, AV-1338-A-2 (Little Creek Land Company, LLC) from Planned Development (PD) to Rural Estates 1 Acre Zone (RE-1.0) and the reason for the request is "Change to RE-1 and C-2."

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

6. Zone Change Application on parcels: AV-1317-B, AV-1317-D, AV-1325, AV-1-2-19-313,AV-1-2-19-312, AV-1-2-19-315, AV-1-2-19-316, AV-1-2-19-317, AV-1-2-19-420, AV-1324-A, AV-1323-A, AV-1322-A (Crimson Peaks Subdivision) from Single-Family Residential > 20,000 Sq Ft Zone (SF-.5) to Rural Estates 1 Acre Zone (RE-1.0) and the reason for the request is "Changing SF-.5 to RE-1."

Chairman Farrar introduced agenda item seven, which involved a zone change application for several parcels in the Crimson Peak subdivision. The request was to change the zoning from single-family residential (half-acre lots) to rural estates (one-acre lots) over a total area of approximately 160 to 170 acres. Farrar then opened the floor for any comments or questions, but none were raised.

MOTION: Commissioner Wood motioned to recommend approval for Zone Change Application on parcels: AV-1317-B, AV-1317-D, AV-1325, AV-1-2-19-313,AV-1-2-19-312, AV-1-2-19-315, AV-1-2-19-316, AV-1-2-19-317, AV-1-2-19-420, AV-1324-A, AV-1323-A, AV-1322-A (Crimson Peaks Subdivision) from Single-Family Residential > 20,000 Sq Ft Zone (SF-.5) to Rural Estates 1 Acre Zone (RE-1.0) and the reason for the request is "Changing SF-.5 to RE-1."

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Wood - Aye
Commissioner Hood - Aye

DRAFT PENDING APPROVAL

Chairman Farrar - Aye
Commissioner Palmer - Aye
Commissioner Fralish- Abstain

The vote was four aye and one abstain and the motion carried.

8. Zone Change Application on parcels: AV-1313-D-1-A, AV-1313-D-2 (West Temple Subdivision) from Single-Family Residential > 20,000 Sq Ft Zone (SF-.5) and Single-Family Residential > 40,000 Sq Ft (SF-1.0) to Rural Estates 1 Acre Zone (RE-1.0) and the reason for the request is "Changing SF-.5 and SF-1.0 to RE-1, C-2 and A-40 will remain the same."

   Chairman Farrar introduced agenda item eight, concerning a zone change application for parcels in the West Temple subdivision. The request was to change the zoning from single-family residential (half-acre and one-acre lots) to rural estates (one-acre lots), affecting a total of 531 acres. Farrar noted that the commercial and agricultural zones would remain unchanged. He then opened the floor for comments, but none were raised.

MOTION: Chairman Farrar motioned we recommend approval on Zone Change Application on parcels: AV-1313-D-1-A, AV-1313-D-2 (West Temple Subdivision) from Single-Family Residential > 20,000 Sq Ft Zone (SF-.5) and Single-Family Residential > 40,000 Sq Ft (SF-1.0) to Rural Estates 1 Acre Zone (RE-1.0) and the reason for the request is to "Change SF-.5 and SF-1.0 to RE-1, C-2 and A-40 will remain the same."
SECOND: The motion was seconded by Commissioner Hood.
VOTE: Chairman Farrar called for a vote:

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

The vote was four aye and one abstain and the motion carried.

ADJOURNMENT

MOTION: Commissioner Fralish motioned to adjourn.
SECOND: The motion was seconded by Commissioner Palmer.
VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

DRAFT PENDING APPROVAL

The meeting was adjourned at 6:22 p.m.

Date Approved: _____

Approved BY: _____

Chairman | Bradley Farrar

Attest BY: _____

Town Clerk/Recorder | Jenna Vizcardo

DRAFT PENDING APPROVAL