



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, October 14, 2026 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 14, 2026**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Chairman | Bradley Farrar

Commissioners | Garth Hood | Stewart Riding | Dan Harsh | Brooke Paxton

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. Proposed Vacation of Portions of Wildcat Road Public Right-of-Way.
2. Proposed Wildcat Road Dedication.
3. Proposed Coyote Crossing Road Dedication, Parcel AV-1-3-5-211.
4. Zone Change for parcel AV-1365-I from Open Space Transtion Zone (OST) to Agricultural 10 Acres Zone (AG-10) for applicant: Alex Fledderjohn, Ordinance O-2026-23.
5. Simple Lot Subdivision Application for AV-1365-I.

DISCUSSION AND POSSIBLE ACTION ITEMS

6. Election of Vice-Chair.
- [7.](#) Proposed Vacation of Portions of Wildcat Road Public Right-of-Way.
- [8.](#) Proposed Wildcat Road Dedication.
- [9.](#) Proposed Coyote Crossing Road Dedication, Parcel AV-1-3-5-211.
- [10.](#) Zone Change for parcel AV-1365-I from Open Space Transtion Zone (OST) to Agricultural 10 Acres Zone (AG-10) for applicant: Alex Fledderjohn, Ordinance O-2026-23.
- [11.](#) Simple Lot Subdivision Application for AV-1365-I.

APPROVAL OF MINUTES

- [12.](#) Minutes: September 9, 2026 - Planning Commission Hearing and Meeting.

ADJOURNMENT

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

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

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



TOWN OF APPLE VALLEY STAFF REPORT

Wildcat Road Vacation and Replacement Road Dedication

Meetings	Planning Commission - October 14, 2026 Town Council - October 21, 2026
Subject	Vacation of portions of existing Wildcat Road and dedication of replacement Wildcat Road
Prepared for	Planning Commission and Town Council
Prepared by	Town Staff

PURPOSE

To consider two related actions for the Wildcat Road realignment project: (1) vacation of portions of the existing Wildcat Road public right-of-way and (2) dedication of replacement Wildcat Road right-of-way. The Planning Commission will receive public comment and may make recommendations to the Town Council. The Town Council will hold the required public hearing on the road vacation and may take final action on the vacation and dedication.

BACKGROUND

The project is intended to establish a replacement Wildcat Road alignment while vacating portions of the existing public right-of-way. Sunrise Engineering prepared the vacation plat, replacement road dedication plat, legal descriptions, proposed vacation ordinance, and related conveyance documents.

PROPOSAL

- Road Vacation: Four vacation parcels totaling approximately 2.28 acres, as shown on the Wildcat Road Vacation Plat.
- Replacement Road Dedication: Approximately 2.71 acres on a portion of Parcel AV-1366-A-1, as shown on the Wildcat Road Dedication Plat.

APPLICABLE PROCESS

Utah Code §10-20-208 requires the legislative body to hold a public hearing on a petition to vacate a public street and to provide the required notice at least 10 days before the hearing. The Town Council is the legislative body for this purpose. The Planning Commission hearing and recommendation are additional Town review steps.

Utah Code §10-20-810 provides that a dedication plat signed, dedicated, and acknowledged by each owner of record and approved under the applicable procedures operates, when recorded, as a dedication of the public street or public place shown on the plat.

PLANNING COMMISSION - OCTOBER 14, 2026

The Planning Commission should consider the vacation and replacement dedication as separate actions after the corresponding public hearings. The Commission may forward recommendations to the Town Council.

Possible Motion - Vacation: I move to recommend approval of the proposed vacation of portions of the existing Wildcat Road public right-of-way, as shown on the Wildcat Road Vacation Plat, to the Town Council.

Possible Motion - Dedication: I move to recommend approval of the proposed Wildcat Road dedication, as shown on the Wildcat Road Dedication Plat, to the Town Council.

TOWN COUNCIL - OCTOBER 21, 2026

For the road vacation, the Council should receive public comment and consider the statutory findings required for approval, including whether good cause exists and whether the public interest or any person will be materially injured by the vacation. The vacation and replacement dedication should be acted on separately.

Possible Motion - Vacation: I move to approve Ordinance No. O-2026-25 vacating the portions of Wildcat Road described in the ordinance and vacation plat, based on the Council's findings stated on the record.

Possible Motion - Dedication: I move to approve and accept the Wildcat Road dedication as shown on the dedication plat, subject to completion and recording of the final documents.

PACKET DOCUMENTS

- Wildcat Road Vacation Plat and legal descriptions
- Proposed Wildcat Road Vacation Ordinance
- Wildcat Road Dedication Plat and legal description
- Related conveyance documents, as applicable for Town Council review

When recorded return to:
 Apple Valley Town,
 1777 North Meadowlark Drive
 Apple Valley, Utah 84737

**TOWN OF APPLE VALLEY
 ORDINANCE O-2026-25**

**AN ORDINANCE OF THE TOWN COUNCIL OF APPLE VALLEY, UTAH,
 APPROVING THE ABANDONMENT AND VACATION OF PORTIONS OF
 WILDCAT ROAD PUBLIC RIGHT-OF-WAY**

WHEREAS, Utah Code Sections 72-5-105 and 10-20-813 grant the Town authority to abandon and vacate public highways, streets, and roads; and

WHEREAS, the Town has determined that certain portions of the Wildcat Road public right-of-way, as more particularly described in the attached legal descriptions and depicted on the attached exhibits, are no longer necessary for public roadway purposes; and

WHEREAS, the portions of Wildcat Road proposed for vacation are identified as Vacation Parcels 1 through 4, containing approximately 2.28 acres in total; and

WHEREAS, the portions of public right-of-way proposed for vacation are located within Section 15, Township 43 South, Range 11 West, Salt Lake Base and Meridian, within Apple Valley Town, Washington County, Utah; and

WHEREAS, the Town has provided notice and conducted a public hearing regarding the proposed vacation as required by applicable law; and

WHEREAS, there are no public utilities located within the portions of Wildcat Road proposed for vacation; and

WHEREAS, the Town Council finds that the property proposed for abandonment is surplus property, that good cause exists for the vacation, and that neither the public interest nor any person will be materially injured by the vacation; and

WHEREAS, the Town Council has reviewed the legal descriptions and exhibits identifying the portions of Wildcat Road proposed for vacation and finds that the proposed vacation is appropriate and in the best interests of the Town; and

NOW, THEREFORE, BE IT HEREBY ORDAINED by the Town Council of Apple Valley, Utah, that the portions of Wildcat Road public right-of-way described as Vacation Parcels 1, 2, 3, and 4 in the attached legal descriptions and depicted on the attached exhibits are hereby abandoned and vacated.

BE IT HEREBY ORDAINED FURTHER by the Town Council of Apple Valley, Utah, that the portions of Wildcat Road described herein shall cease to constitute public right-of-way upon the effective date of this Ordinance and shall be disposed of and incorporated into the adjacent properties in accordance with applicable law and the attached legal descriptions.

BE IT HEREBY ORDAINED FURTHER that the vacation of the portions of Wildcat Road described herein shall not affect any rights or interests in property outside of the areas specifically described in the attached legal descriptions.

BE IT HEREBY ORDAINED FURTHER that this Ordinance shall become effective upon its passage, approval, and publication or posting as required by law.

DATED this _____ day of _____, 2026.

TOWN OF APPLE VALLEY, UTAH

Michael L. Farrar, Mayor

ATTEST:

Jenna Vizcardo, Town Clerk/Recorder

VOTE RECORD:

	AYE	NAY	ABSENT	ABSTAIN
Mayor – Michael Farrar				
Council Member – Kevin Sair				
Council Member – Scott Taylor				
Council Member – Richard Palmer				
Council Member – Lee Fralish				

EXHIBIT A**WILDCAT ROAD VACATION – PARCEL 1**

BEGINNING AT A POINT WHICH IS LOCATED EAST 1298.72 FEET AND SOUTH 1342.11 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE NORTHWEST CORNER OF TAX PARCEL AV-1366-A-1; AND RUNNING THENCE SOUTH 00°56'01" WEST ALONG THE WEST LINE OF TAX PARCEL AV-1366-A-1, 1320.82 FEET TO A POINT ON THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°04'50" WEST ALONG THE SOUTH LINE OF SECTION 15, 25.00 FEET; THENCE NORTH 00°56'01" EAST ALONG THE EAST LINE OF TAX PARCELS AV-1366-A-21 AND AV-1366-A-20, 1320.82 FEET; THENCE SOUTH 89°04'36" EAST 25.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.76 ACRES, MORE OR LESS.

EXHIBIT B**WILDCAT ROAD VACATION – PARCEL 2**

BEGINNING AT A POINT WHICH IS LOCATED WEST 41.88 FEET AND SOUTH 2616.51 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF TAX PARCEL AV-1366-A-21; AND RUNNING THENCE SOUTH 89°04'39" EAST ALONG THE SOUTH LINE OF TAX PARCEL AV-1366-A-21, 1244.67 FEET TO A POINT OF CURVATURE; THENCE 78.52 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 45°55'32" EAST 70.70 FEET; THENCE SOUTH 00°55'58" WEST 75.00 FEET TO A POINT ON THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°04'38" WEST ALONG THE SOUTH LINE OF SECTION 15, 1294.65 FEET; THENCE NORTH 00°54'37" EAST 25.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.76 ACRES, MORE OR LESS.

EXHIBIT C**WILDCAT ROAD VACATION – PARCEL 3**

BEGINNING AT A POINT WHICH IS LOCATED WEST 523.19 FEET AND SOUTH 2609.30 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF TAX PARCEL AV-1369-B-4; AND RUNNING THENCE SOUTH 89°08'49" EAST ALONG THE SOUTH LINE OF SAID TAX PARCEL, 481.32 FEET; THENCE SOUTH 00°54'37" WEST 25.00 FEET TO A POINT OF THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°08'49" WEST ALONG THE SOUTH LINE OF SECTION 15, 481.32 FEET; THENCE NORTH 00°55'39" EAST 25.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.28 ACRES, MORE OR LESS.

EXHIBIT D**WILDCAT ROAD VACATION – PARCEL 4**

BEGINNING AT A POINT WHICH IS LOCATED WEST 523.19 FEET AND SOUTH 2609.30 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF TAX PARCEL AV-1369-B-3; AND RUNNING THENCE SOUTH 00°55'39" WEST 25.00 FEET TO THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°08'49" WEST 841.14 FEET ALONG THE SOUTH LINE OF SECTION 15; THENCE NORTH 00°56'41" EAST 25.00 FEET TO THE SOUTHWEST CORNER OF TAX PARCEL AV-1369-B-3; THENCE SOUTH 89°08'49" EAST ALONG THE SOUTH LINE OF SAID TAX PARCEL, 841.13 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.48 ACRES, MORE OR LESS.

When recorded mail to:
 Apple Valley Town,
 1777 North Meadowlark Drive
 Apple Valley, Utah 84737

TAX PARCEL: AV-1366-A-1

QUIT-CLAIM DEED

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION, Grantor of, Apple Valley Town, County of Washington, State of Utah, hereby QUIT-CLAIM to, **The Michael and Karale Farrar Family Trust dated September 27, 2019, Michael Lee Farrar and Karale Robyn Farrar as Trustees**, grantee of, _____ Town, County of _____, State of Utah for the sum of \$10.00 DOLLARS, the following described tracts of land in Washington County, State of Utah:

VACATION PARCEL 1:

BEGINNING AT A POINT WHICH IS LOCATED EAST 1298.72 FEET AND SOUTH 1342.11 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE NORTHWEST CORNER OF TAX PARCEL AV-1366-A-1; AND RUNNING THENCE SOUTH 00°56'01" WEST ALONG THE WEST LINE OF TAX PARCEL AV-1366-A-1, 1320.82 FEET TO A POINT ON THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°04'50" WEST ALONG THE SOUTH LINE OF SECTION 15, 25.00 FEET; THENCE NORTH 00°56'01" EAST ALONG THE EAST LINE OF TAX PARCELS AV-1366-A-21 AND AV-1366-A-20, 1320.82 FEET; THENCE SOUTH 89°04'36" EAST 25.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.76 ACRES, MORE OR LESS.

WITNESS, the hand of said grantor, APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION this ____ day of September, A.D. 20 ____

Signed:

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION

By: _____
Michael L. Farrar, Mayor of Apple Valley Town, a Utah Municipal Corporation

STATE OF UTAH,)
 SS.
COUNTY OF WASHINGTON)

On the _____ day of _____, A.D. 20____
personally appeared before me the undersigned notary public in and for said state and county,
Michael L. Farrar, who being duly sworn, did say that he is the mayor of Apple Valley Town, a
Utah Municipal Corporation, and that he executed the foregoing instrument for the reasons stated
therein as duly authorized by the governing documents of said corporation.

S
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Notary Public

My Commission Expires: _____ Residing at _____.

When recorded mail to:
 Apple Valley Town,
 1777 North Meadowlark Drive
 Apple Valley, Utah 84737

TAX PARCEL: AV-1369-B-4

QUIT-CLAIM DEED

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION, Grantor of, Apple Valley Town, County of Washington, State of Utah, hereby QUIT-CLAIM to, **The Michael and Karale Farrar Family Trust dated September 27, 2019, Michael Lee Farrar and Karale Robyn Farrar as Trustees**, grantee of, _____ Town, County of _____, State of Utah for the sum of \$10.00 DOLLARS, the following described tracts of land in Washington County, State of Utah:

VACATION PARCEL 3:

BEGINNING AT A POINT WHICH IS LOCATED WEST 523.19 FEET AND SOUTH 2609.30 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF TAX PARCEL AV-1369-B-4; AND RUNNING THENCE SOUTH 89°08'49" EAST ALONG THE SOUTH LINE OF SAID TAX PARCEL, 481.32 FEET; THENCE SOUTH 00°54'37" WEST 25.00 FEET TO A POINT ON THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°08'49" WEST ALONG THE SOUTH LINE OF SECTION 15, 481.32 FEET; THENCE NORTH 00°55'39" EAST 25.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.28 ACRES, MORE OR LESS.

WITNESS, the hand of said grantor, APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION this ____ day of September, A.D. 20 ____

Signed:

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION

By: _____
Michael L. Farrar, Mayor of Apple Valley Town, a Utah Municipal Corporation

STATE OF UTAH,)
 SS.
COUNTY OF WASHINGTON)

On the _____ day of _____, A.D. 20____
personally appeared before me the undersigned notary public in and for said state and county,
Michael L. Farrar, who being duly sworn, did say that he is the mayor of Apple Valley Town, a
Utah Municipal Corporation, and that he executed the foregoing instrument for the reasons stated
therein as duly authorized by the governing documents of said corporation.

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L

Notary Public

My Commission Expires: _____ Residing at _____.

When recorded mail to:
 Apple Valley Town,
 1777 North Meadowlark Drive
 Apple Valley, Utah 84737

TAX PARCEL: AV-1366-A-21

QUIT-CLAIM DEED

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION, Grantor of, Apple Valley Town, County of Washington, State of Utah, hereby QUIT-CLAIM to, **The Jerry Lee and Shirlin Farrar 2008 Trust, dated March 28, 2008, Jerry Lee Farrar and Shirlin Farrar as Trustees**, grantee of, _____ Town, County of _____, State of Utah for the sum of \$10.00 DOLLARS, the following described tracts of land in Washington County, State of Utah:

VACATION PARCEL 2:

BEGINNING AT A POINT WHICH IS LOCATED WEST 41.88 FEET AND SOUTH 2616.51 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF TAX PARCEL AV-1366-A-21; AND RUNNING THENCE SOUTH 89°04'39" EAST ALONG THE SOUTH LINE OF TAX PARCEL AV-1366-A-21, 1244.67 FEET TO A POINT OF CURVATURE; THENCE 78.52 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 45°55'32" EAST 70.70 FEET; THENCE SOUTH 00°55'58" WEST 75.00 FEET TO A POINT ON THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°04'38" WEST ALONG THE SOUTH LINE OF SECTION 15, 1294.65 FEET; THENCE NORTH 00°54'37" EAST 25.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.76 ACRES, MORE OR LESS.

WITNESS, the hand of said grantor, APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION this ____ day of September, A.D. 20 ____

Signed:

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION

By: _____
Michael L. Farrar, Mayor of Apple Valley Town, a Utah Municipal Corporation

STATE OF UTAH,)
 SS.
COUNTY OF WASHINGTON)

On the _____ day of _____, A.D. 20____
personally appeared before me the undersigned notary public in and for said state and county,
Michael L. Farrar, who being duly sworn, did say that he is the mayor of Apple Valley Town, a
Utah Municipal Corporation, and that he executed the foregoing instrument for the reasons stated
therein as duly authorized by the governing documents of said corporation.

S
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Notary Public

My Commission Expires: _____ Residing at _____.

When recorded mail to:
 Apple Valley Town,
 1777 North Meadowlark Drive
 Apple Valley, Utah 84737

TAX PARCEL: AV-1369-B-3

QUIT-CLAIM DEED

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION, Grantor of, Apple Valley Town, County of Washington, State of Utah, hereby QUIT-CLAIM to, **The Michael and Karale Farrar Family Trust dated September 27, 2019, Michael Lee Farrar and Karale Robyn Farrar as Trustees**, grantee of, _____ Town, County of _____, State of Utah for the sum of \$10.00 DOLLARS, the following described tracts of land in Washington County, State of Utah:

VACATION PARCEL 4:

BEGINNING AT A POINT WHICH IS LOCATED WEST 523.19 FEET AND SOUTH 2609.30 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE SOUTHEAST CORNER OF TAX PARCEL AV-1369-B-3; AND RUNNING THENCE SOUTH 00°55'39" WEST 25.00 FEET TO THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°08'49" WEST 841.14 FEET ALONG THE SOUTH LINE OF SECTION 15; THENCE NORTH 00°56'41" EAST 25.00 FEET TO THE SOUTHWEST CORNER OF TAX PARCEL AV-1369-B-3; THENCE SOUTH 89°08'49" EAST ALONG THE SOUTH LINE OF SAID TAX PARCEL, 841.13 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 0.48 ACRES, MORE OR LESS.

WITNESS, the hand of said grantor, APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION this ____ day of September, A.D. 20 ____

Signed:

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION

By: _____
Michael L. Farrar, Mayor of Apple Valley Town, a Utah Municipal Corporation

STATE OF UTAH,)
 SS.
COUNTY OF WASHINGTON)

On the _____ day of _____, A.D. 20____
personally appeared before me the undersigned notary public in and for said state and county,
Michael L. Farrar, who being duly sworn, did say that he is the mayor of Apple Valley Town, a
Utah Municipal Corporation, and that he executed the foregoing instrument for the reasons stated
therein as duly authorized by the governing documents of said corporation.

S
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Notary Public

My Commission Expires: _____ Residing at _____.



**TOWN OF APPLE VALLEY
NOTICE OF PUBLIC HEARINGS
WILDCAT ROAD VACATION AND ROAD DEDICATION**

Notice is hereby given that the Town of Apple Valley will hold public hearings regarding the proposed vacation of portions of the existing Wildcat Road public right-of-way located generally along the south and west sides of Parcels AV-1369-B-3, AV-1369-B-4, AV-1366-A-21, and AV-1366-A-1, together with the dedication of replacement Wildcat Road right-of-way on a portion of Parcel AV-1366-A-1.

The proposed road vacation consists of four vacation parcels totaling approximately 2.28 acres, as shown on the Wildcat Road Vacation Plat prepared by Sunrise Engineering. The proposal also includes the dedication of approximately 2.71 acres for the replacement Wildcat Road alignment.

PLANNING COMMISSION

Wednesday, October 14, 2026 at 6:00 PM
Apple Valley Town Hall
1777 N. Meadowlark Drive, Apple Valley, Utah 84737

The Planning Commission will receive public comment regarding the proposed Wildcat Road vacation and road dedication and consider making recommendations to the Town Council.

TOWN COUNCIL

Wednesday, October 21, 2026 at 6:00 PM
Apple Valley Town Hall
1777 N. Meadowlark Drive, Apple Valley, Utah 84737

The Town Council will hold a public hearing regarding the proposed vacation of portions of the Wildcat Road public right-of-way and will receive public comment regarding the related replacement road dedication. Following the public hearing, the Town Council may consider the proposed road vacation ordinance and road dedication.

Interested persons are invited to attend either or both public hearings and provide comments.

Copies of the proposed plats, legal descriptions, vacation ordinance, and related documents are available for review at the Apple Valley Town Office, 1777 N. Meadowlark Drive, Apple Valley, Utah, during regular business hours.

For additional information, please contact the Town of Apple Valley at 435-877-1190.

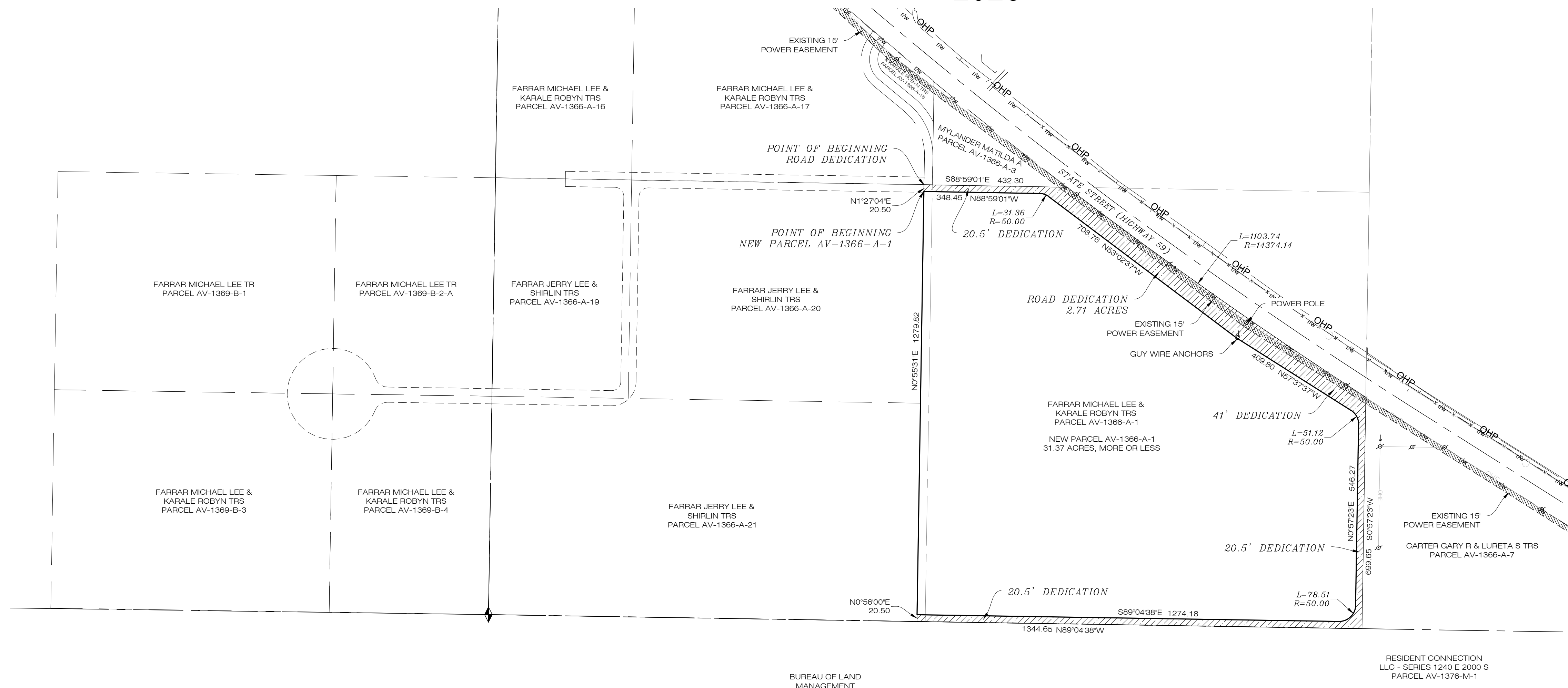
Dated September 30, 2026

Jenna Vizcardo
Town Clerk/Recorder
Town of Apple Valley

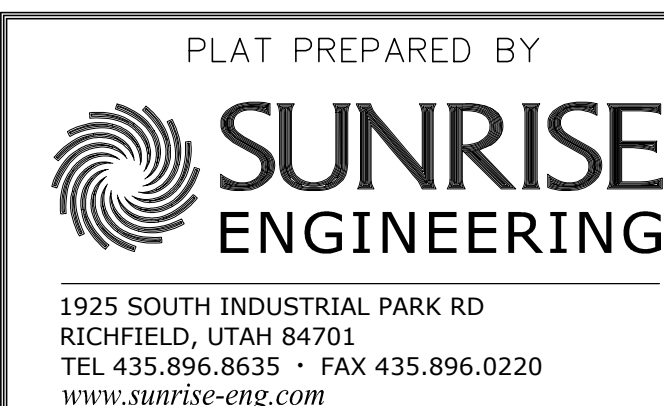
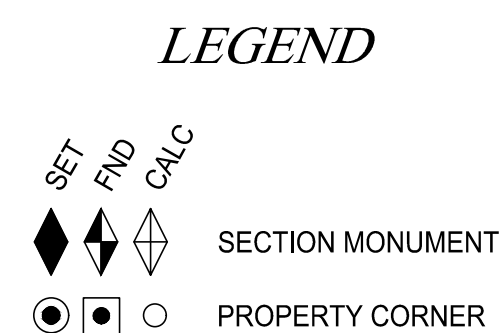
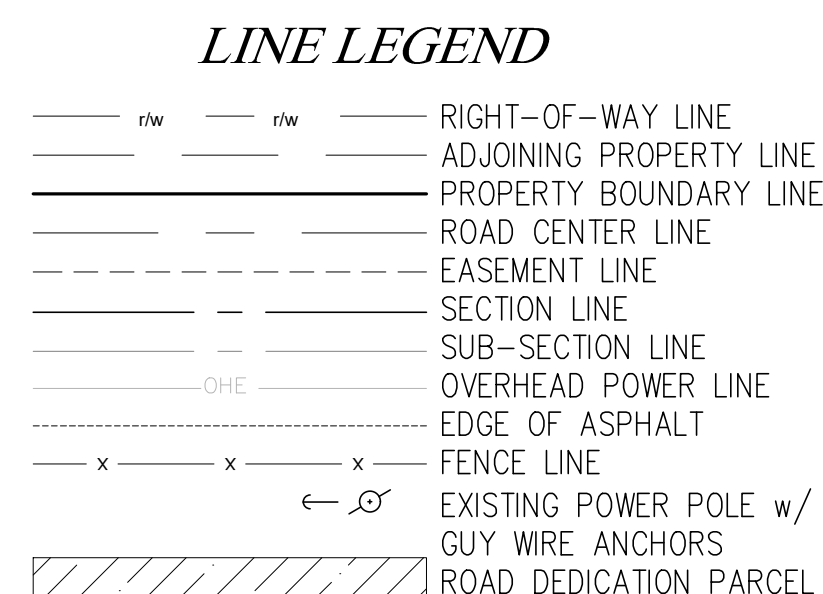
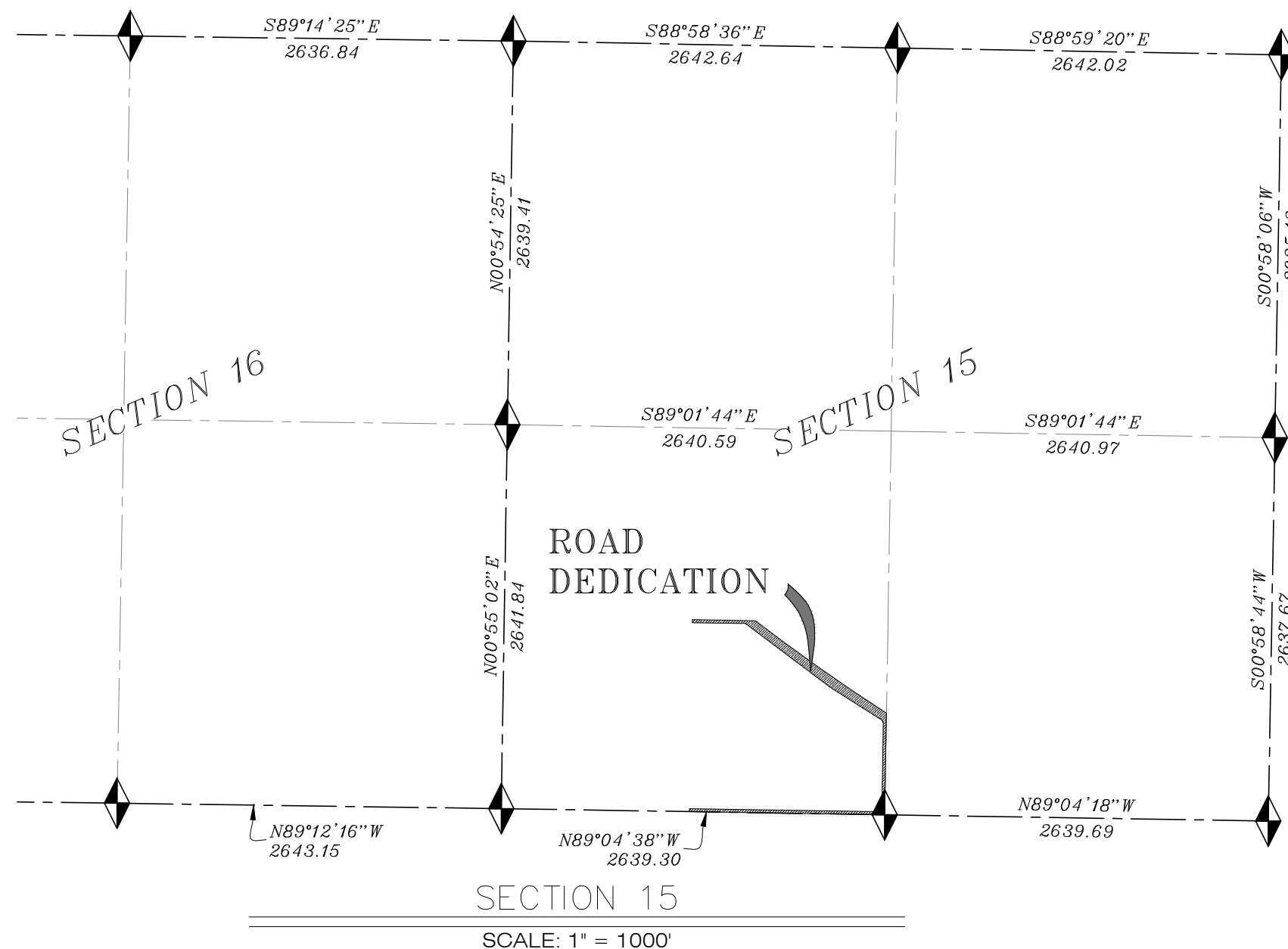
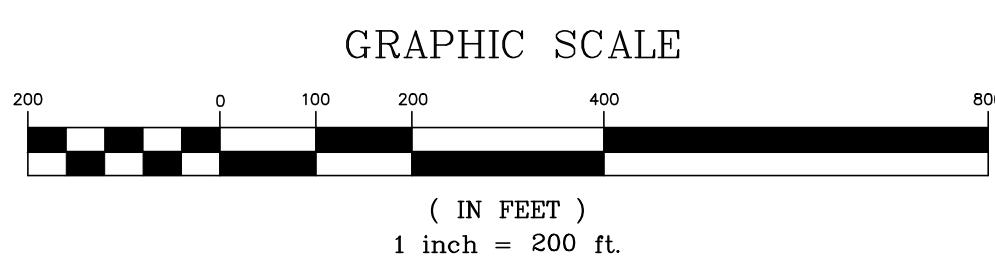


Wildcat Road Dedication Plat for Apple Valley Town

Located in Sections 16 and 15, Township 43 South, Range 11 West, Salt Lake Base and Meridian,
Apple Valley Town, Washington County, Utah
2026



VICINITY MAP
NOT TO SCALE



CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

CITY ENGINEER

DATE

APPLE VALLEY TOWN

PRESENTED TO THE APPLE VALLEY TOWN COUNCIL THIS DAY OF _____, 20____, AT WHICH TIME THIS ROAD DEDICATION WAS APPROVED AND ACCEPTED.

ATTEST: CLERK

MAYOR

SURVEYOR'S CERTIFICATE

I, JACOB T. SAVAGE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 10453280 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, HEREAFTER KNOWN AS:

Road Dedication Plat for Apple Valley Town

AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

JACOB T. SAVAGE, PLS 10453280

DATE

SURVEYOR'S SEAL

BOUNDARY DESCRIPTIONS

NEW DESCRIPTION FOR PARCEL AV-1366-A-1 (EXCEPTING NEW WILDCAT ROAD)

BEGINNING AT A POINT WHICH IS LOCATED EAST 1273.20 FEET AND SOUTH 1362.20 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 88°59'01" EAST 348.45 FEET TO A POINT OF CURVATURE, THENCE 31°36' FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS SOUTH 71°00'49" EAST 30.85 FEET); THENCE SOUTH 53°02'37" EAST 708.76 FEET; THENCE SOUTH 57°37'37" EAST 409.80 FEET TO A POINT OF CURVATURE, THENCE 51°12' FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS SOUTH 28°20'07" EAST 48.93 FEET); THENCE SOUTH 00°57'23" WEST 546.27 FEET TO A POINT OF CURVATURE, THENCE 78°51' FEET ALONG THE ARC OF 50.00 FOOT RADIUS CURVE TO THE RIGHT (LONG CHORD BEARS SOUTH 45°56'22" WEST 70.69 FEET); THENCE NORTH 89°04'38" WEST 1274.18 FEET; THENCE NORTH 00°55'31" EAST 1273.92 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 31.37 ACRES, MORE OR LESS.

NEW WILDCAT ROAD DEDICATION (A PORTION OF AV-1366-A-1)

BEGINNING AT A POINT WHICH IS LOCATED EAST 1273.73 FEET AND SOUTH 1341.71 FEET FROM THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 88°59'01" EAST 432.30 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE STREET (UTAH STATE HIGHWAY 59); THENCE ALONG SAID RIGHT-OF-WAY 1103.74 FEET ALONG THE ARC OF A 14374.14 FOOT NON-TANGENT CURVE TO LEFT (LONG CHORD BEARS SOUTH 54°51'46" EAST 1103.47 FEET); THENCE SOUTH 00°57'23" WEST ALONG THE QUARTER SECTION LINE, 699.65 FEET TO THE SOUTH LINE OF SECTION 15; THENCE NORTH 89°04'38" WEST ALONG THE SOUTH LINE OF SECTION 15, 1344.65 FEET; THENCE NORTH 00°56'00" EAST 20.50 FEET; THENCE SOUTH 89°04'38" EAST 1274.18 FEET TO A POINT OF CURVATURE; THENCE 78°51' FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 45°56'22" EAST 70.69 FEET); THENCE NORTH 00°57'23" EAST 546.27 FEET TO A POINT OF CURVATURE; THENCE 51°12' FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 28°20'07" WEST 48.93 FEET); THENCE NORTH 57°37'37" WEST 409.80 FEET; THENCE NORTH 53°02'37" WEST 708.76 FEET TO A POINT OF CURVATURE; THENCE 31°36' FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 71°00'49" WEST 30.85 FEET); THENCE NORTH 88°59'01" WEST 348.45 FEET; THENCE NORTH 01°27'04" EAST 20.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 2.71 ACRES, MORE OR LESS.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°01'44" EAST BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 15, T43S, R11W, SLM. ALL DISTANCES ARE GROUND DISTANCES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED INTO STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS

THIS ____ DAY OF _____ AD ____.

MICHAEL LEE FARRAR
TRUSTEE
MICHAEL AND KARALE FAMILY TRUST
DATED SEPTEMBER 27, 2019

KARALE ROBYN FARRAR
TRUSTEE
MICHAEL AND KARALE FAMILY TRUST
DATED SEPTEMBER 27, 2019

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WASHINGTON)

ON THE ____ DAY OF _____, AD _____, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTED THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

Wildcat Road Dedication Plat for Apple Valley Town

LOCATED IN THE SW QUARTER OF SECTION 15,
TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN,
APPLE VALLEY TOWN, WASHINGTON COUNTY, UTAH

RECORDED # _____

STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE

REQUEST OF _____

DATE: _____ TIME: _____ BOOK _____ PAGE _____

FEE _____ COUNTY RECORDER

RECORDER'S SEAL

When recorded mail to:
 Apple Valley Town,
 1777 North Meadowlark Drive
 Apple Valley, Utah 84737

TAX PARCEL: AV-1366-A-1

QUIT-CLAIM DEED

MICHAEL LEE FARRAR AND KARALE ROBYN FARRAF, TRUSTEES OF THE
MICHAEL AND KARALE FARRAR FAMILY TRUST, DATED SEPTEMBER 27, 2019,
 Grantor of, _____ Town, County of _____,
 State of Utah, hereby QUIT-CLAIM to, **Apple Valley Town**, grantee of, Apple Valley Town,
 County of Washington, State of Utah for the sum of \$10.00 DOLLARS, the following described
 tracts of land in Washington County, State of Utah:

NEW WILDCAT ROAD DEDICATION (A PORTION OF AV-1366-A-1)

BEGINNING AT A POINT WHICH IS LOCATED EAST 1273.73 FEET AND SOUTH 1341.71 FEET FROM
 THE WEST QUARTER CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT
 LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 88°59'01" EAST 432.30 FEET TO A
 POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE STREET (UTAH STATE HIGHWAY 59);
 THENCE ALONG SAID RIGHT-OF-WAY 1103.74 FEET ALONG THE ARC OF A 14374.14 FOOT NON-
 TANGENT CURVE TO LEFT (LONG CHORD BEARS SOUTH 54°51'49" EAST 1103.47 FEET); THENCE
 SOUTH 00°57'23" WEST ALONG THE QUARTER SECTION LINE, 699.65 FEET TO THE SOUTH LINE
 OF SECTION 15; THENCE NORTH 89°04'38" WEST ALONG THE SOUTH LINE OF SECTION 15,
 1344.65 FEET; THENCE NORTH 00°56'00" EAST 20.50 FEET; THENCE SOUTH 89°04'38" EAST
 1274.18 FEET TO A POINT OF CURVATURE; THENCE 78.51 FEET ALONG THE ARC OF A 50.00
 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH 45°56'22" EAST 70.69 FEET);
 THENCE NORTH 00°57'23" EAST 546.27 FEET TO A POINT OF CURVATURE; THENCE 51.12 FEET
 ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT (LONG CHORD BEARS NORTH
 28°20'07" WEST 48.93 FEET); THENCE NORTH 57°37'37" WEST 409.80 FEET; THENCE NORTH
 53°02'37" WEST 708.76 FEET TO A POINT OF CURVATURE; THENCE 31.36 FEET ALONG THE ARC
 OF A 50.00 FOOT RADIUS CURVE TO THE LEFT, (LONG CHORD BEARS NORTH 71°00'498" WEST
 30.85 FEET); THENCE NORTH 88°59'01" WEST 348.45 FEET; THENCE NORTH 01°27'04" EAST
 20.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 2.71 ACRES, MORE OR LESS.

SUBJECT TO Restrictions, Easements and Rights of Way of Record or Enforceable in Law and
 Equity.

WITNESS, the hand of said grantor, MICHAEL AND KARALE FARRAR FAMILY TRUST,
DATED SEPTEMBER 27, 2019, this _____ day of September, A.D. 20 _____

Signed:

MICHAEL AND KARALE FARRAR FAMILY TRUST, DATED SEPTEMBER 27, 2019

By: _____ Its: _____

STATE OF UTAH, _____)
 _____ SS.
 COUNTY OF _____)

On the _____ day of _____, A.D. 20 _____
 personally appeared before me _____ the signer of the within
 instrument, who duly acknowledged to me that they executed the same.

S
 E
 A
 L

 Notary Public

My Commission Expires: _____ Residing at _____.



TOWN OF APPLE VALLEY STAFF REPORT

Coyote Crossing Road Dedication

Meetings	Planning Commission - October 14, 2026 Town Council - October 21, 2026
Subject	Coyote Crossing Road Dedication
Parcel	AV-1-3-5-211
Prepared for	Planning Commission and Town Council
Prepared by	Town Staff

PURPOSE

To consider the proposed dedication of Coyote Crossing Road on a portion of Parcel AV-1-3-5-211. The Planning Commission will receive public comment and may make a recommendation to the Town Council. The Town Council may consider final approval and acceptance of the dedication.

BACKGROUND

The proposed road dedication is intended to establish a public road connection between Main Street and Coyote Crossing. Sunrise Engineering prepared the dedication plat and legal description. The dedication area is owned by Gooseberry Holdings LLC.

PROPOSAL

- Dedication of approximately 2.49 acres from Parcel AV-1-3-5-211 for Coyote Crossing Road.
- The dedication plat contains the owner dedication and acknowledgment provisions for execution and recording.

APPLICABLE PROCESS

Utah Code §10-20-810 provides that a dedication plat signed, dedicated, and acknowledged by each owner of record and approved under the applicable procedures operates, when recorded, as a dedication of the public street or public place shown on the plat. The Town has elected to hold public hearings before the Planning Commission and Town Council as part of its review process.

PLANNING COMMISSION - OCTOBER 14, 2026

The Planning Commission may receive public comment, review the proposed dedication, and forward a recommendation to the Town Council.

Possible Motion: I move to recommend approval of the proposed Coyote Crossing Road dedication on Parcel AV-1-3-5-211, as shown on the dedication plat, to the Town Council.

TOWN COUNCIL - OCTOBER 21, 2026

The Town Council may receive public comment and consider approval and acceptance of the road dedication. Final documents should be completed and recorded following approval.

Possible Motion: I move to approve and accept the Coyote Crossing Road dedication on Parcel AV-1-3-5-211, as shown on the dedication plat, subject to completion and recording of the final documents.

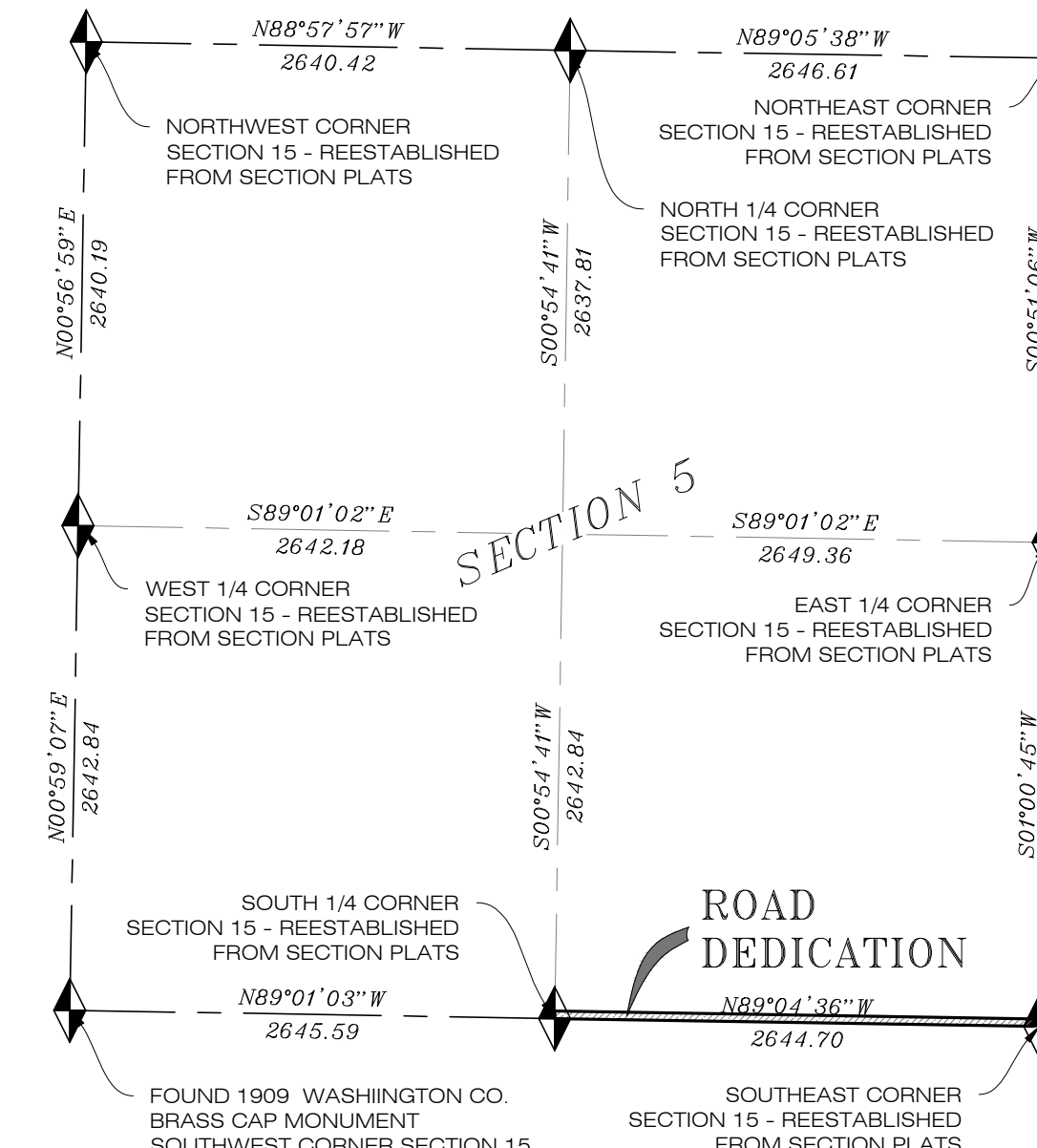
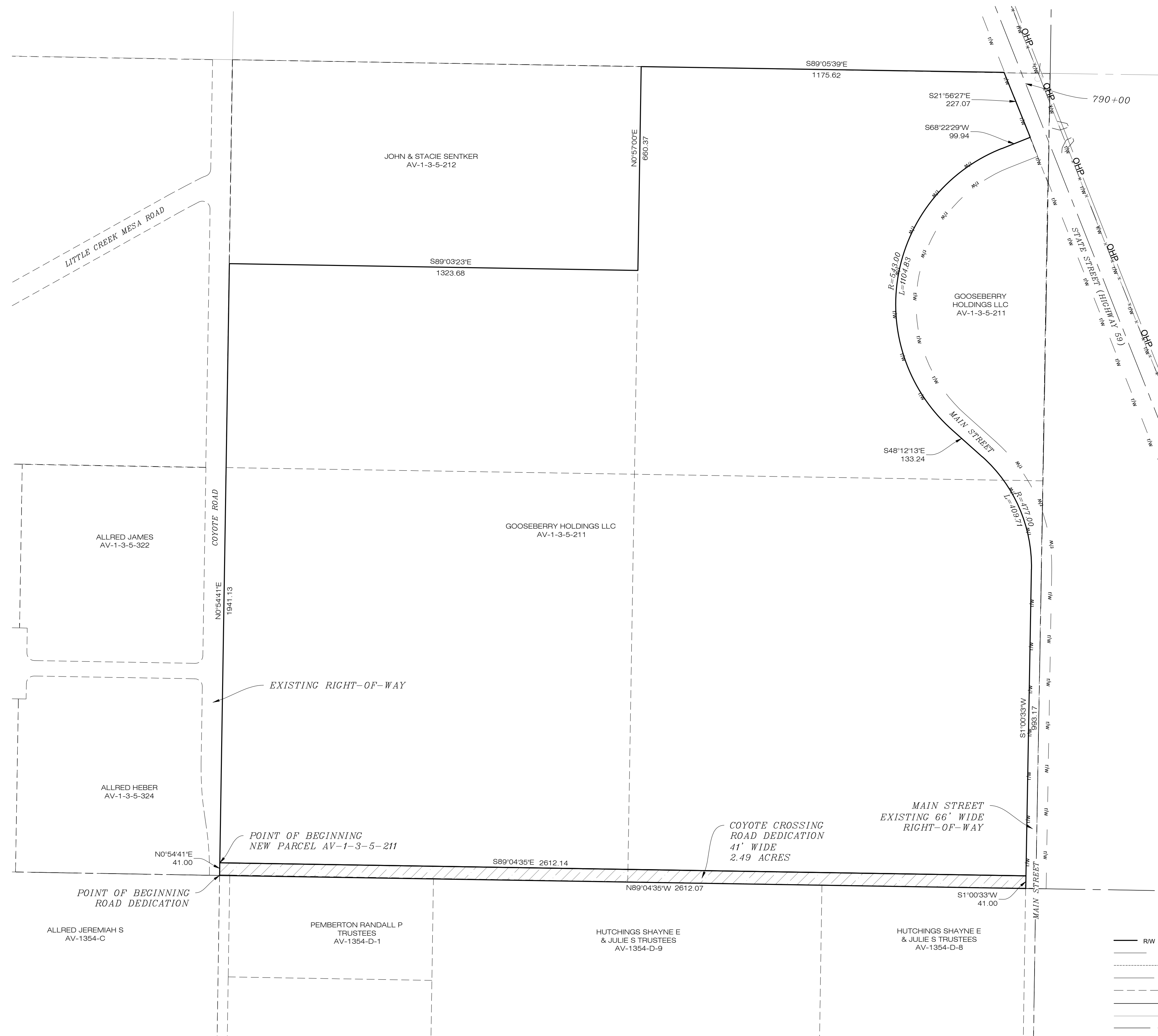
PACKET DOCUMENTS

- Coyote Crossing Road Dedication Plat and legal description
- Related conveyance document, if included for Town Council review



Coyote Crossing Road Dedication Plat for Apple Valley Town

Located in Section 5, Township 43 South, Range 11 West, Salt Lake Base and Meridian,
Apple Valley Town, Washington County, Utah
2026



LINE LEGEND

—	RW	—	RW	PROPOSED RIGHT-OF-WAY LINE
—		—		ADJOINING PROPERTY LINE
—		—		EDGE OF ASPHALT
—		—		CENTER LINE
—		—		EASEMENT LINE
—		—		SECTION LINE
—		—		SUB-SECTION LINE
—		—		HIGHWAY RIGHT OF WAY LINE
—		—		EDGE OF ROAD
—		—		FENCE LINE
—		—		ROAD DEDICATION PARCEL

LEGEND

◆	SET	◆	FOUND	◆	CALC	SECTION MONUMENT
●		■		○		PROPERTY CORNER

PLAT PREPARED BY
SUNRISE ENGINEERING
1925 SOUTH INDUSTRIAL PARK RD
RICHFIELD, UTAH 84701
TEL 435.896.8635 FAX 435.896.0220
www.sunrise-eng.com

SURVEYOR'S CERTIFICATE

I, JACOB T. SAVAGE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 10453280 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, HEREAFTER KNOWN AS:

Coyote Crossing Road Dedication Plat for Apple Valley Town

AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

JACOB T. SAVAGE, PLS 10453280
DATE 09/10/2026
SURVEYOR'S SEAL

BOUNDARY DESCRIPTIONS

NEW DESCRIPTION FOR PARCEL AV-1-3-5-211 (EXCEPTING ROAD DESCRIPTION)

BEGINNING AT A POINT WHICH IS LOCATED EAST 2645.86 FEET AND SOUTH 3.96 FEET FROM THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTH QUARTER SECTION LINE OF SAID SECTION 5 AND RUNNING THENCE NORTH 00°54'41" EAST ALONG SAID QUARTER SECTION LINE, 1941.13 FEET TO THE SOUTHWEST CORNER OF TAX PARCEL AV-1-2-5-212, THENCE SOUTH 89°03'23" EAST ALONG THE SOUTH LINE OF SAID TAX PARCEL, 1323.68 FEET TO THE SOUTHEAST CORNER OF SAID TAX PARCEL, THENCE NORTH 00°57'00" EAST ALONG THE EAST LINE OF SAID TAX PARCEL, 660.37 FEET, THENCE SOUTH 89°05'39" EAST 1175.62 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 59, THENCE SOUTH 21°56'27" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 227.07 FEET TO THE WEST RIGHT-OF-WAY LINE OF MAIN STREET, THENCE ALONG THE MAIN STREET RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: SOUTH 89°22'29" WEST 99.94 FEET TO A POINT OF CURVATURE, ALONG THE ARC OF A 543.00 FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARS SOUTH 10°05'08" WEST 923.87 FEET) A DISTANCE OF 1104.83 FEET, SOUTH 48°12'13" EAST 133.24 FEET TO A POINT OF CURVATURE, ALONG THE ARC OF A 477.00 FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS SOUTH 23°35'50" EAST 397.23 FEET) A DISTANCE OF 409.71 FEET AND SOUTH 01°00'39" WEST 993.17 FEET, THENCE NORTH 89°04'35" WEST 2612.14 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 126.87 ACRES, MORE OR LESS.

COYOTE CROSSING ROAD DEDICATION (A PORTION OF PARCEL AV-1-3-5-211)

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 89°01'35" EAST 2645.86 FEET FROM THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTH LINE OF SAID SECTION 5 AND RUNNING THENCE NORTH 00°54'41" EAST ALONG THE QUARTER SECTION LINE, 41.00 FEET, THENCE SOUTH 89°04'35" EAST 2612.14 FEET TO THE WEST RIGHT-OF-WAY LINE OF MAIN STREET, THENCE SOUTH 01°00'39" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF MAIN STREET, 41.00 FEET TO THE SOUTH LINE OF SECTION 5, THENCE NORTH 89°04'35" WEST ALONG THE SOUTH LINE OF SECTION 5, 2612.07 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 2.49 ACRES, MORE OR LESS.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°59'07" WEST BETWEEN THE WEST QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 5, T43S, R11W, SLB&M. ALL DISTANCES ARE GROUND DISTANCES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED ABOVE AND SHOWN ON THIS PLAT AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SURVEYED INTO STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS

THIS ____ DAY OF _____ AD ____

GOOSEBERRY HOLDINGS, LLC.

ITS:

NAME:

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WASHINGTON)

ON THE ____ DAY OF _____, AD ____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTED THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

Coyote Crossing Road Dedication Plat for Apple Valley Town

LOCATED IN THE SE QUARTER OF SECTION 5,
TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN,
APPLE VALLEY TOWN, WASHINGTON COUNTY, UTAH

RECORDED # _____

STATE OF UTAH, COUNTY OF WASHINGTON, RECORDED AND FILED AT THE

REQUEST OF _____

DATE: _____ TIME: _____ BOOK _____ PAGE _____

FEE _____ COUNTY RECORDER

RECORDER'S SEAL

CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

CITY ENGINEER

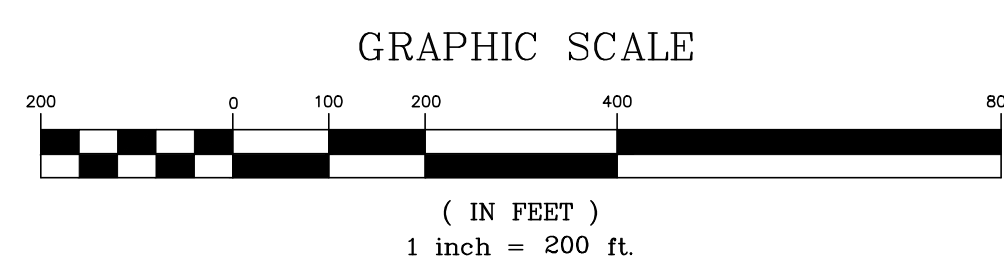
DATE

APPLE VALLEY TOWN

PRESENTED TO APPLE VALLEY TOWN COUNCIL THIS ____ DAY OF _____, 20____, AT WHICH TIME THIS ROAD DEDICATION WAS APPROVED AND ACCEPTED.

ATTEST: CLERK

MAYOR



When recorded mail to:
 Apple Valley Town,
 1777 North Meadowlark Drive
 Apple Valley, Utah 84737

TAX PARCEL: AV-1-3-5-211

QUIT-CLAIM DEED

GOOSEBERRY HOLDINGS, LLC, a Utah limited liability company, Grantor of,
 _____ Town, County of _____,
 State of Utah, hereby QUIT-CLAIM to, **Apple Valley Town**, grantee of, Apple Valley Town,
 County of Washington, State of Utah for the sum of \$10.00 DOLLARS, the following described
 tracts of land in Washington County, State of Utah:

COYOTE CROSSING ROAD DEDICATION (A PORTION OF PARCEL AV-1-3-5-211)

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 89°01'35" EAST 2645.59 FEET FROM THE
 SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE
 AND MERIDIAN, SAID POINT BEING ON THE SOUTH LINE OF SAID SECTION 5 AND RUNNING
 THENCE NORTH 00°54'41" EAST ALONG THE QUARTER SECTION LINE, 41.00 FEET; THENCE
 SOUTH 89°04'35" EAST 2612.14 FEET TO THE WEST RIGHT-OF-WAY LINE OF MAIN STREET;
 THENCE SOUTH 01°00'33" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF MAIN STREET, 41.00
 FEET TO THE SOUTH LINE OF SECTION 5; THENCE NORTH 89°04'35" WEST ALONG THE SOUTH
 LINE OF SECTION 5, 2612.07 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 2.49 ACRES, MORE OR LESS.

SUBJECT TO Restrictions, Easements and Rights of Way of Record or Enforceable in Law and
 Equity.



**TOWN OF APPLE VALLEY
NOTICE OF PUBLIC HEARINGS
COYOTE CROSSING ROAD DEDICATION**

Notice is hereby given that the Town of Apple Valley will hold public hearings regarding the proposed dedication of Coyote Crossing Road, consisting of approximately 2.49 acres located on a portion of Parcel AV-1-3-5-211.

PLANNING COMMISSION

Wednesday, October 14, 2026 at 6:00 PM
Apple Valley Town Hall
1777 N. Meadowlark Drive, Apple Valley, Utah 84737

The Planning Commission will receive public comment regarding the proposed road dedication and consider making a recommendation to the Town Council.

TOWN COUNCIL

Wednesday, October 21, 2026 at 6:00 PM
Apple Valley Town Hall
1777 N. Meadowlark Drive, Apple Valley, Utah 84737

The Town Council will receive public comment regarding the proposed road dedication and may consider approval and acceptance of the dedication.

Interested persons are invited to attend either or both public hearings and provide comments.

Copies of the proposed dedication plat, legal description, and related documents are available for review at the Apple Valley Town Office, 1777 N. Meadowlark Drive, Apple Valley, Utah, during regular business hours.

For additional information, please contact the Town of Apple Valley at 435-877-1190.

Dated September 30, 2026

Jenna Vizcardo
Town Clerk/Recorder
Town of Apple Valley



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

See Fee Schedule Page 2

Item 10.

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Alex FledderJohn		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: Apple Valley	State: UT	Zip: [REDACTED]	
Agent: (If Applicable) Nicholotte Parker		Phone: [REDACTED]	
Address/Location of Property: 1775 S 1800 E Apple Valley, Ut		Parcel ID: AV-1365-I	
Existing Zone: OST		Proposed Zone: AG-10	
For Planned Development Purposes: Acreage in Parcel ^{19.91} Acreage in Application ^{19.91}			
Reason for the request City Requirement requested for lot split			

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 <i>Nicholotte Parker</i>	Date 8/24/26
---	-----------------

Official Use Only	Amount Paid: \$ 1,796.40	Receipt No: 63587
Date Received: 8/24/26	Date Application Deemed Complete:	
By: <i>[Signature]</i>	By:	

AFFIDAVIT
PROPERTY OWNER

Item 10.

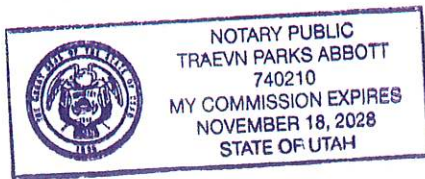
STATE OF UTAH)
)S
COUNTY OF WASHINGTON)

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

Alex Fledderjohn
Property Owner

Property Owner

Subscribed and sworn to me this 5th day of August, 2026.



Traevn Parks Abbott
Notary Public

Residing in: 279 W State St. Hurricane
UT 84

My Commission Expires: 11/18/2028

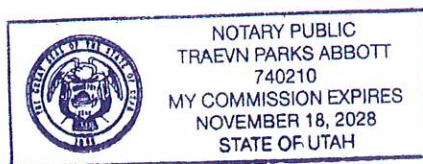
AGENT AUTHORIZATION

I (We), Alex Fledderjohn, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Nicholotte Parker 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.

Alex Fledderjohn
Property Owner

Property Owner

Subscribed and sworn to me this 5th day of August, 2026.



Traevn Parks Abbott
Notary Public

Residing in: 279 W State St. Hurricane
UT 84

My Commission Expires: 11/18/2028

Town of Apple Valley Planning & Zoning Department Apple Valley, Utah

Re: **Parcel AV1365I – Existing Utility**

To the Town of Apple Valley,

NorthRock Technology is submitting this statement regarding **Parcel AV1365I** in connection with the proposed **rezoning and lot split** currently under review.

Parcel **AV1365I** is fully served by existing **water, power, and sewer utilities**, and no additional utility extensions or infrastructure improvements are required as part of this request. The purpose of the rezoning and lot split is solely to formalize the division of land between the involved property owners.

The landowners have confirmed that **there is no intention to build, develop, or undertake any construction** following approval of the rezoning and lot split. The property will remain in its current condition, and no development activity is planned at this time.

This letter is provided to ensure the Town has clear documentation of the existing utility status and the landowners' intentions moving forward. Please let us know if any additional information or clarification is needed as part of the review process.

Respectfully, **Nicholotte Parker**

NorthRock Technology LLC Hurricane, Utah

DOC # 20190014177

Item 10.

Warranty Deed Page 1 of 2
Russell Shirts Washington County Recorder
04/17/2019 04:18:12 PM Fee \$ 13.00
By FLEDDERJOHN ALEX

Document prepared and
recording requested by:

ALEX FLEDDERJOHN
1775 S 1800 E

APPLE VALLEY, UT 84737

After recording, send document
and future tax statements to:

ALEX FLEDDERJOHN
1775 S 1800 E

APPLE VALLEY, UT 84737

WARRANTY DEED

This WARRANTY DEED, executed on this ___ day of April, 2019, by the grantor,

ALEX FLEDDERJOHN

To the grantee,

ALEX FLEDDERJOHN

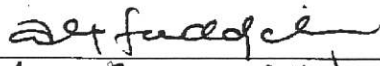
For the sum of Ten Dollars and other valuable considerations hereby CONVEYS AND
WARRANTS the following described tract of land, located in Washington County, Utah.

BEGINNING AT A POINT WHICH LIES SOUTH 89°55'35" EAST 1318.35 FEET ALONG THE
CENTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP
43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ALSO
THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST
QUARTER OF SAID SECTION 14, AND RUNNING THENCE SOUTH 89° 55' 35" EAST 655.85
FEET ALONG SAID CENTER SECTION LINE; THENCE SOUTH 0° 02' 20" EAST 1318.83 FEET
TO A POINT ON THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH
89° 55' 12" WEST 659.42 FEET ALONG SAID LINE TO THE SOUTHWEST CORNER OF SAID
QUARTER QUARTER SECTION; THENCE NORTH 0° 6' 59" EAST 1318.76 FEET ALONG THE
WEST LINE THEREOF TO THE POINT OF BEGINNING.

SUBJECT TO A 50.0 FOOT WIDE ROADWAY AND UTILITY EASEMENT ALONG THE NORTH
AND WEST LINES PER AGREEMENT DATED MARCH 5, 2008, AND A 25.0 FOOT WIDE
ROADWAY AND UTILITY ALONG THE SOUTH, AND A 10.0 FOOT WIDE UTILITY EASEMENT
ALONG THE EAST LINE.

Parcel ID: AV 1365-I

WITNESS the hand of said grantor, signed and sealed the day and year first above written, and in
the presence of:


ALEX FLEDDERJOHN

Signature
Print name
Capacity

STATE OF UTAH, COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me this 17 day of April, 2019, by:

[Signature] Signature

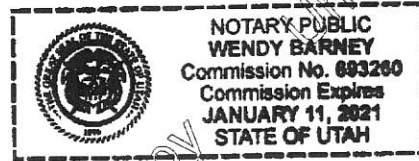
Wendy Barney Notary Public
Print name

Residing at:

Harrisonville, MO

My commission expires:

1/11/21



Transaction Identification Data for reference only:

Report Number: 239189

Searcher: Jarom Taylor

Searcher Utah License Number: 691339

Searcher Contact: (435) 634-7991 | jarom@sutc.com

**SOUTHERN UTAH
TITLE COMPANY**
"Doing good Deeds for over 75 years"**SCHEDULE A**

1. Effective Date: July 16, 2026 at 7:00AM
2. Report: Report prepared for "RECORD OF SURVEY FOR LOT SPLIT FOR ALEX FLEDDERJOHN", a proposed record of survey
3. Title to the fee simple estate or interest in the land is at the Effective Date vested in:
Alex Fledderjohn
4. The land referred to in this Report is situated in the County of Washington, State of Utah, and described as follows:
See attached Exhibit A-Legal Description

Southern Utah Title Company

By: Joseph McPhie
Authorized Signatory

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For reference only:

Page 1 | Reference Number: 239189 | Underwriter: 'Old Republic National Title Insurance Company' | Ny8yMy8yNi1KS00

EXHIBIT A
Legal Description

PARCEL 1 LEGAL DESCRIPTION

BEGINNING AT A POINT NORTH 89°59'03" EAST 1318.66 FEET FROM THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°59'03" EAST 656.00 FEET; THENCE SOUTH 00°07'50" EAST 663.13 FEET; THENCE SOUTH 89°59'05" WEST 657.78 FEET; THENCE NORTH 00°01'24" EAST 663.12 FEET TO THE POINT OF BEGINNING.

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Proposed "RECORD OF SURVEY FOR LOT SPLIT FOR ALEX FLEDDERJOHN"
Tax Serial No. AV-1365-I

SCHEDULE B**Exceptions**

1. Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land, or claiming to be in possession thereof.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.
4. Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.
8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the records or attaching subsequent to the effective date hereof but prior to the date the proposed acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
9. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.
10. Rights of way for any roads, ditches, canals, or transmission lines now existing over, under, or across said property.
11. Taxes for the current year 2026, which are liens, but not yet due or payable in the following estimated amount(s):
(For the amount due contact the Washington County Treasurer's Office at #435-634-5711)

\$3,293.27 under Tax Serial No. AV-1365-I, Account No. 0390057.

(NOTE: Taxes for the year 2025 are PAID)
12. Less and Excepting therefrom all coal and other mineral rights and rights thereto, as reserved in Patent filed in Book U-8, Page 165, Official Washington County Records. (Affects this and other property)

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American Land Title Association

Subdivision Report

13. The Effect of the Covenants, Conditions and Restrictions in the declaration of restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, recorded July 11, 1977, as Entry No. [185195](#), in Book 222 at Page(s) 491 - 504, Official Washington County Records. (Affects this and other property)

The Effect of Certification of Articles of Merger and the Covenants, Conditions and Restrictions, recorded SEPTEMBER 29, 1995, as Entry No. [511348](#), in Book 939, at Pages 769-783, Official Washington County Records.

14. Liability to Assessments levied by the Ash Creek Special Service District, as disclosed by Instrument recorded October 16, 1985, as Entry No. 283078, in Book 390, at Page(s) 907-916, Official Washington County Records. (Affects this and other property)

Resolution No. R-2003-857, A Resolution of the County Commission of Washington County, Utah, Authorizing and Approving the Annexation of Certain Real Property into the Ash Creek Special Service District, recorded June 12, 2003, as Entry No. [824223](#), in Book 1554, at Pages 102-106, Official Washington County Records. (Affects this and other property)

Resolution No. 2022-3000, A Resolution Annexing the Property Within the Municipal Limits of the Town of Apple Valley into Ash Creek Special Service District, recorded November 30, 2022, as Doc. No. [20220051469](#), Official Washington County Records.

Ash Creek Special Service District Apple Valley Annexation, recorded November 30, 2022, as Doc. No. [20220051468](#), Official Washington County Records.

Resolution No. R-2024-3352, A Resolution Annexing the Property Within the Municipal Limits of the Town of Virgin into Ash Creek Special Service District, recorded December 5, 2024, as Doc No. [20240038611](#), Official Washington County Records.

Ash Creek Special Service District Town of Virgin Annexation, recorded December 5, 2024, as Doc No. [20240038612](#), Official Washington County Records.

15. Excepting therefrom all water and water rights and all oil, gas and mineral rights. Subject to a right of way for ingress and egress over and across the existing roads and subject to easement, restrictions, and items of public record of those enforceable in law and equity, as set forth and reserved on Warranty Deed, recorded November 30, 1993, as Entry No. [450820](#), in Book 775 at Page 813, Official Washington County Records.
16. Liability to Assessments levied by Washington County for the Southeastern Special Service District for fire protection facilities and services, as disclosed by Resolution No. 668, dated November 10, 1997, recorded November 12, 1997, as Entry No. [582401](#), in Book 1149, at Pages 208-212, Official Washington County Records. (Affects this and other property)
17. 50.00 Foot Wide Roadway and Utility Easement as set forth in Warranty Deed, recorded April 17, 2019, as Doc No. [20190014177](#), Official Washington County Records.
18. Deed of Trust, dated May 12, 2010, executed by Prentiss Hammons and Evelyn Hammons, as TRUSTOR, to Guardian Title Insurance Agency of Southern Utah, as TRUSTEE, in favor of Carl Fischer, as BENEFICIARY, to secure the payment of \$288,000.00 and interest, recorded May 12, 2010, as Doc No. [20100015591](#), Official Washington County Records. (Affects this and other property)

NOTE: The Beneficial interest under said Deed of Trust appears to have merged with the Fee Simple Title, if such be the case, then a Deed of Reconveyance must be recorded in Order to evidence the same.

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Page 4 | Reference Number: 239189 | Underwriter: 'Old Republic National Title Insurance Company' | Ny8yMy8yNi1KS00

American Land Title Association**Subdivision Report**

19. Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on the "FLEDDERJOHN LOT SPLIT", prepared by Mark A. Schraut, and filed as Record of Survey - RS007555-19, Official Washington County Records.
20. Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on Proposed "RECORD OF SURVEY FOR LOT SPLIT FOR ALEX FLEDDERJOHN".
21. This report is provided for information purposes only and is not intended to be a Commitment to issue Title Insurance.

Note: The names on Schedule A have been checked for judgments and, if any were found, are disclosed on Schedule B of this Report.

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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.

SECTION 14
T43S --- R 11 W

SALT LAKE BASE & MERIDIAN

SCALE: ONE INCH=400 FEET

WASHINGTON COUNTY, UTAH

① AV-13654 GEMSTONE PROPERTIES Inc 20200068416

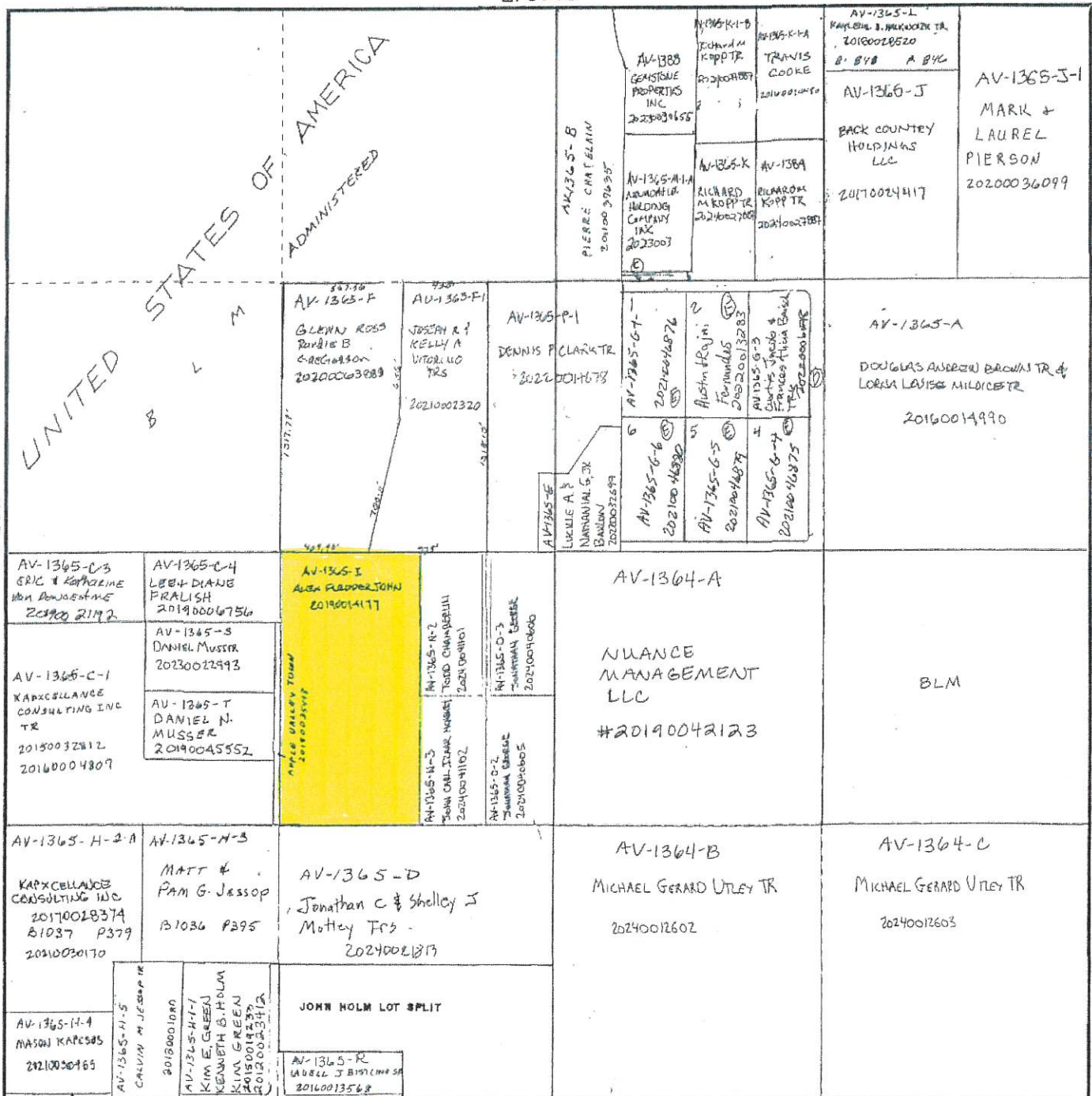
③ AY-1365-Q JOHN MARK HOLM 20200036499

(C) Apple Valley Town 20170096311

N D AV-1345-G KENNETH L SHERI DL THOMPSON 20220000498

EET (E) Austin & Rajni Fernandes 20220013283

↑ SEE SEC. 11
E. 80.00



This plot is furnished for information only.
No liability is assumed by Assessor's or

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCEL AV-1365-I FROM OPEN SPACE TRANSITION ZONE (OST) TO AGRICULTURAL 10 ACRES ZONE (AG-10)

WHEREAS, the Town of Apple Valley ("Town") has petitioned to rezone parcel AV-1365-I from Open Space Transition Zone (OST) to Agricultural 10 Acres Zone (AG-10); and

WHEREAS, the Planning Commission held a duly noticed public hearing on October 14, 2026, to consider the request and, in a meeting on the same date, voted to recommend approval of the zone change; and

WHEREAS, the Town Council has reviewed the Planning Commission's recommendation and finds that the proposed zone change serves a rational public interest, creating larger lot sizes, helping preserve the agricultural and historic heritage of Apple Valley; and

WHEREAS, on October 21, 2026 the Town Council of Apple Valley, Utah, convened in a duly noticed and held meeting to consider the proposed amendment;

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

SECTION I: Zoning Amendment

The zoning designation for parcel AV-1365-I is hereby changed from Open Space Transition Zone (OST) to Agricultural 10 Acres Zone (AG-10).

SECTION II: Official Zoning Map Update

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

SECTION III: Effective Date:

This ordinance shall take effect immediately upon passage and adoption.

PASSED AND ADOPTED by the Town Council of the Town of Apple Valley, Utah, this 21st day of October, 2026.

PRESIDING OFFICER

Michael L. Farrar, Mayor

ATTEST:

Jenna Vizcardo, Town Clerk/Recorder

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



August 27, 2026

RE: NOTICE OF PUBLIC HEARING — ZONING MAP AMENDMENT REQUEST

Parcel Number: AV-1365-I

Situs Addresses: 1775 S 1800 E, APPLE VALLEY, UT 84737

To Whom It May Concern:

You are invited to attend a public hearing to provide any input you may have, as a neighboring property owner, regarding a request to rezone the above-listed parcels from Open Space Transition Zone (OST) to Agricultural 10 Acres Zone (AG-10). The applicant has stated that the reason for the request is City requirement requested for lot split.

Information about the AG-10 zoning regulations, including permitted uses and restrictions, is available at the Town Recorder's office or online at:

https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.020_Agricultural_Zone

The hearing will be held on Wednesday, September 9, 2026 at 6:00 PM (MDT) at the Apple Valley Town Hall, located at:

1777 North Meadowlark Drive, Apple Valley, Utah 84737

Written comments, objections, or questions may be submitted by mail to:

Town of Apple Valley

Attn: Planning and Zoning

1777 North Meadowlark Drive

Apple Valley, Utah 84737

or in person at the Apple Valley Town Hall.

Important Note:

Any owner of property included in the proposed zoning map amendment may file a written objection to the inclusion of their property. Written objections must be submitted no later than 10 days after the date of the public hearing. All written objections will be provided to the Apple Valley Town Council for consideration.

Sincerely,

Jenna Vizcardo

Town Clerk and Recorder

Town of Apple Valley



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

APPLICATION TO APPEAR BEFORE THE PLANNING COMMISSION

Date of Planning Commission meeting for this agenda item to appear August 12, 2026

Paperwork returned by _____ (Date) August 12, 2026

Name of Applicant: Nicholotte & Dennis Parker

Site Location: 1775 S. 1800 E.

Mailing Address: _____

Phone: _____

Purpose of Request: Lot split for Alex Fledderjohn parcel AV-1365-I and
Remain OST zoning

Nicholotte Parker
 Applicant Signature

7/31/26
 Date

1. Annexations: \$2200.00 filing fee
2. Conditional Use Permit: \$800.00 filing fee
3. Zone Changes: \$1100.00 + Acreage Fee filing fee
4. Subdivisions: \$500.00 Application Fee + Per Lot Fee filing fee
5. Lot Line Adjustment: \$800.00 filing fee
6. Lot Split: \$800.00 per Lot filing fee
7. General Plan Amendment: \$1050.00 + Acreage Fee filing fee

Note: Final approval of this application is subject to all necessary paperwork being submitted. Applications requiring a public hearing may have other requirements which must be completed prior to placement on an agenda. When those applications have been approved for the agenda, they must be submitted no later than 4:00 p.m. the Wednesday three weeks prior to the expected commission meeting. All other applications must be submitted no later than 5:00 p.m. on Thursday, one week prior to the regularly scheduled Commission meeting. All plats, drawings, or other visual material must be submitted in a format viewable by public attending the meeting, as well as an email in PDF format for reproduction to meet notice requirements.

 Planning Commission Chairman

 Date

 City Administration

 Date

RECEIVED JUL 28 2026

Apple Valley Simple Lot Subdivision Application

Fee:

Applicant Full Name: Alex FledderJohnMailing Address: 1775 S. 1800 E. City: Apple Valley State: UT Zip: 84737Phone Number: [REDACTED] Email Address: [REDACTED]Authorized Agent (if applicable): Nicholotte & Dennis ParkerProperty Address: 1775 S. 1800 E. City: Apple Valley State: UT Zip: 84737Tax ID Number: AV-1365-1Current Zoning Designation: OST

Require Conditions

As per Apple Valley Subdivisions § 11.02.050(D), for a proposed subdivision to qualify for simple lot subdivision approval, the proposed simple lot subdivision shall:

- Be for a single-family dwelling or dwellings and any associated accessory dwelling.
- Be located on property zoned for such use.
- Contain no more than ten (10) lots.
- Not contain any legislative approval, such as a zone change or text amendment request. Any legislative approval necessary for the simple lot subdivision to meet all requirements shall be pursued separately and shall be completed before the Planning Commission may review the simple lot subdivision application.
- Not be traversed by the mapped lines of a proposed street as shown in the general plan unless the Town has approved the location and dedication of any public street, municipal utility easement, any other easement, or any other land for public purposes as the municipality's ordinances require.
- Conform to all applicable land use ordinances. A property that has previously obtained a variance shall be deemed to conform as it relates to the conflict that had necessitated the variance.

Submittal Requirements

An applicant shall submit an application to the Town for a Simple Lot Subdivision that includes, at a minimum, each of the following (*Apple Valley Subdivisions § 11.02.050(E)*):

- A current title report showing ownership by the applicant.
- Name of the applicant or authorized agent and contact information.
- Property address, acreage, boundary, and tax identification number.
- Date, scale, and North arrow.
- Vicinity map showing the property's location relative to municipal boundaries and roads that serve the property.
- A statement containing the zone, lot size, and amount of frontage along a public street for each proposed lot.
- A metes and bound description of the property proposed to be subdivided.
- ☐ A subdivision name.
- A record of survey map, showing each new lot, which includes the following details:
 - The location of survey by quarter section and township range.
 - The date of survey.
 - The scale of the drawing and North point.
 - The distance course of all lines traced or established, giving the basis of bearing and the distance and course to two or more section corners or quarter corners, including township and range, or to identified monuments within a recorded subdivision.
 - All measured bearings, angles, and distances separately indicated from those of record.
 - A written boundary description of property surveyed.
 - All monuments set and their relation to older monuments found.
 - A detailed description of monuments found and monuments set, indicated separately.
 - The surveyor's seal or stamp.
 - The surveyor's business name and address.
 - A written narrative that explains and identifies:
 - The purpose of the survey.
 - The basis on which the lines were established.
 - The found monuments and deed elements that controlled the established or reestablished lines.
- ☐ If the narrative is a separate document, it shall contain:

- The location of the survey by quarter section and by township and range.
- The date of the survey.
- The surveyor's stamp or seal.
- The surveyor's business name and address.
- The map and narrative shall be referenced to each other if they are separate documents.
- The map and narrative shall be created on material of a permanent nature on stable base reproducible material in the sizes required by the county surveyor.

Site Specific Contents

The following documents shall accompany the simple lot subdivision application when deemed necessary by the Town Engineer (*Apple Valley Subdivisions § 11.02.050 (F)*):

- Soils Report: The applicant shall provide a detailed soils report addressing the following issues for the subdivision: hill stabilization, road design, foundation design, groundwater impacts, and general soil stability. The report must be stamped and signed by a Civil Engineer licensed in the state of Utah.
- Storm Water Plan: The applicant shall provide a detailed storm water plan for the subdivision. This plan shall include all calculations showing that it meets all applicable codes, standards, and specifications. Plans and calculations shall be stamped and signed by a civil engineer licensed in the state of Utah.
- Other Hazard Information: This may include FEMA floodplain information or other information to mitigate natural hazards.

(For Office Use Only)

Date Received: _____ Date Paid: _____

Preliminary Review

The applicant shall submit the application and all required contents. The Town will check for completeness. If not all materials have been submitted, the application should be returned to the applicant until all required contents are included (*Apple Valley Subdivisions § 11.02.050(G)(2)*).

Date of Completion Determination: _____

Administrative Review

Once the application is deemed to be complete, the Town shall complete a review of the simple subdivision application and Subdivision Improvement Plans and determine whether the application meets all requirements. If the application is found to meet all codes, standards, and specifications, Town staff shall forward the application on to the Planning Commission (*Apple Valley Subdivisions § 11.02.050(G)(3)*).

Date of Administrative Review Completion: _____

Administrative Recommendation to Planning Commission:

Planning Commission Review

The Planning Commission shall hold a public hearing on the application and approve or deny the simple lot subdivision application (*Apple Valley Subdivisions § 11.02.050(G)(4)*).

Date of Public Hearing: _____

Date of Planning Commission Decision: _____

- ☐ Approved
- ☐ Denied

Filing Date of the Record of Survey: _____

Transaction Identification Data for reference only:

Report Number: 239189

Searcher: Jarom Taylor

Searcher Utah License Number: 691339

Searcher Contact: (435) 634-7991 | jarom@sutc.com

**SOUTHERN UTAH
TITLE COMPANY**
"Doing good Deeds for over 75 years"**SCHEDULE A**

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Southern Utah Title Company

By: 

Authorized Signatory

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Tax Serial No. AV-1365-I

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4. Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.
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13. The Effect of the Covenants, Conditions and Restrictions in the declaration of restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, recorded July 11, 1977, as Entry No. [185195](#), in Book 222 at Page(s) 491 - 504, Official Washington County Records. (Affects this and other property)

The Effect of Certification of Articles of Merger and the Covenants, Conditions and Restrictions, recorded SEPTEMBER 29, 1995, as Entry No. [511348](#), in Book 939, at Pages 769-783, Official Washington County Records.

14. Liability to Assessments levied by the Ash Creek Special Service District, as disclosed by Instrument recorded October 16, 1985, as Entry No. 283078, in Book 390, at Page(s) 907-916, Official Washington County Records. (Affects this and other property)

Resolution No. R-2003-857, A Resolution of the County Commission of Washington County, Utah, Authorizing and Approving the Annexation of Certain Real Property into the Ash Creek Special Service District, recorded June 12, 2003, as Entry No. [824223](#), in Book 1554, at Pages 102-106, Official Washington County Records. (Affects this and other property)

Resolution No. 2022-3000, A Resolution Annexing the Property Within the Municipal Limits of the Town of Apple Valley into Ash Creek Special Service District, recorded November 30, 2022, as Doc. No. [20220051469](#), Official Washington County Records.

Ash Creek Special Service District Apple Valley Annexation, recorded November 30, 2022, as Doc. No. [20220051468](#), Official Washington County Records.

Resolution No. R-2024-3352, A Resolution Annexing the Property Within the Municipal Limits of the Town of Virgin into Ash Creek Special Service District, recorded December 5, 2024, as Doc No. [20240038611](#), Official Washington County Records.

Ash Creek Special Service District Town of Virgin Annexation, recorded December 5, 2024, as Doc No. [20240038612](#), Official Washington County Records.

15. Excepting therefrom all water and water rights and all oil, gas and mineral rights. Subject to a right of way for ingress and egress over and across the existing roads and subject to easement, restrictions, and items of public record of those enforceable in law and equity, as set forth and reserved on Warranty Deed, recorded November 30, 1993, as Entry No. [450820](#), in Book 775 at Page 813, Official Washington County Records.
16. Liability to Assessments levied by Washington County for the Southeastern Special Service District for fire protection facilities and services, as disclosed by Resolution No. 668, dated November 10, 1997, recorded November 12, 1997, as Entry No. [582401](#), in Book 1149, at Pages 208-212, Official Washington County Records. (Affects this and other property)
17. 50.00 Foot Wide Roadway and Utility Easement as set forth in Warranty Deed, recorded April 17, 2019, as Doc No. [20190014177](#), Official Washington County Records.
18. Deed of Trust, dated May 12, 2010, executed by Prentiss Hammons and Evelyn Hammons, as TRUSTOR, to Guardian Title Insurance Agency of Southern Utah, as TRUSTEE, in favor of Carl Fischer, as BENEFICIARY, to secure the payment of \$288,000.00 and interest, recorded May 12, 2010, as Doc No. [20100015591](#), Official Washington County Records. (Affects this and other property)

NOTE: The Beneficial interest under said Deed of Trust appears to have merged with the Fee Simple Title, if such be the case, then a Deed of Reconveyance must be recorded in Order to evidence the same.

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For reference only:

Page 4 | Reference Number: 239189 | Underwriter: 'Old Republic National Title Insurance Company' | Ny8yMy8yNi1KS00

19. Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on the "FLEDDERJOHN LOT SPLIT", prepared by Mark A. Schraut, and filed as Record of Survey - RS007555-19, Official Washington County Records.
20. Subject to easements, notes, restrictions, reservations, any and all other matters as set forth and disclosed on Proposed "RECORD OF SURVEY FOR LOT SPLIT FOR ALEX FLEDDERJOHN".
21. This report is provided for information purposes only and is not intended to be a Commitment to issue Title Insurance.

Note: The names on Schedule A have been checked for judgments and, if any were found, are disclosed on Schedule B of this Report.

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.

SECTION 14 T43S---R11W

SALT LAKE BASE & MERIDIAN

SCALE: ONE INCH=400 FEET

WASHINGTON COUNTY, UTAH

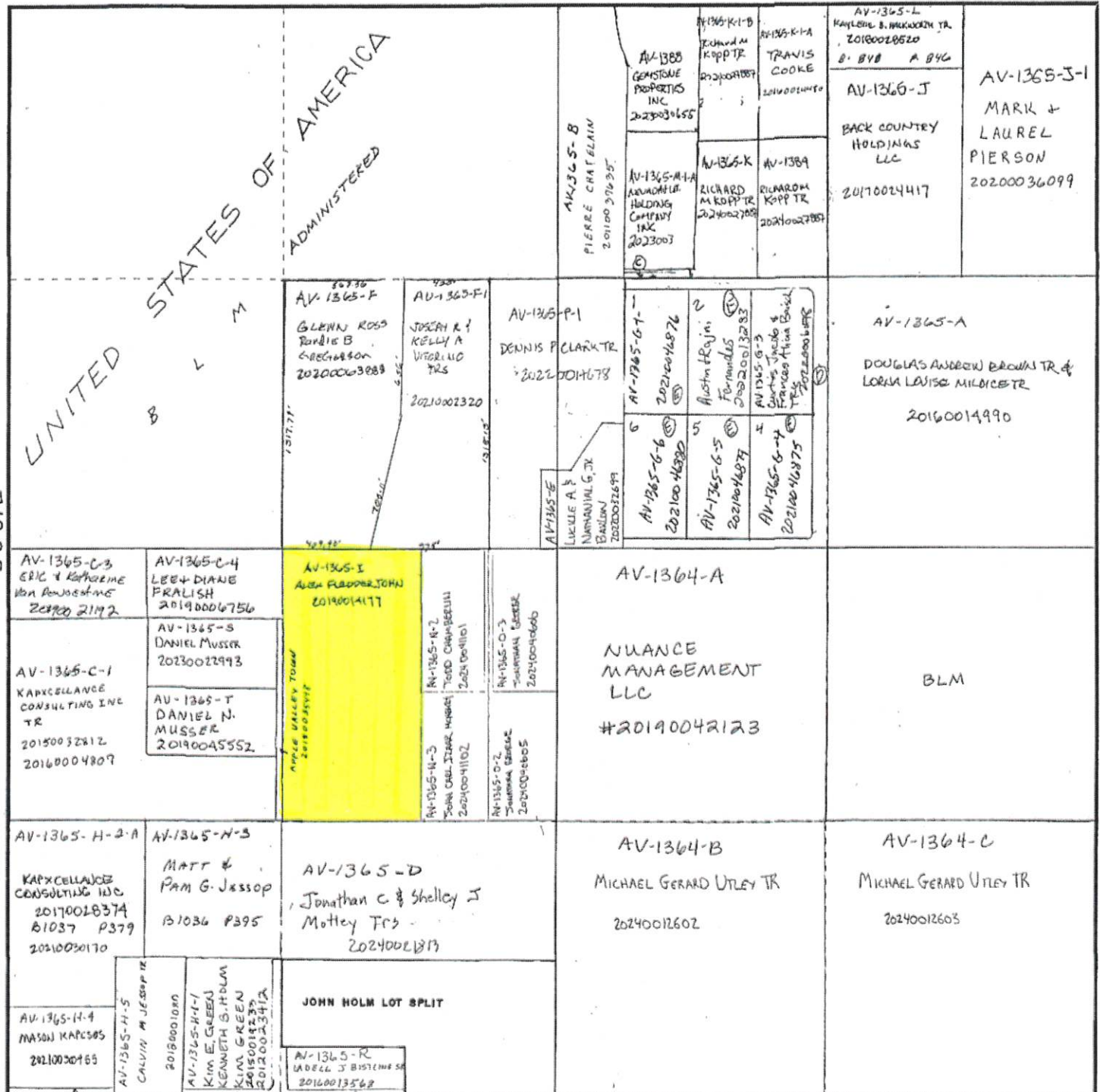
① AV-1365-U GEMSTONE PROPERTIES INC 20200068416

② AV-1365-Q JOHN MARK HOLM 20200036499

③ Apple Valley Town 20170086311

④ AV-1365-G KENNETH L & SHERI DL THOMPSON 20220000498

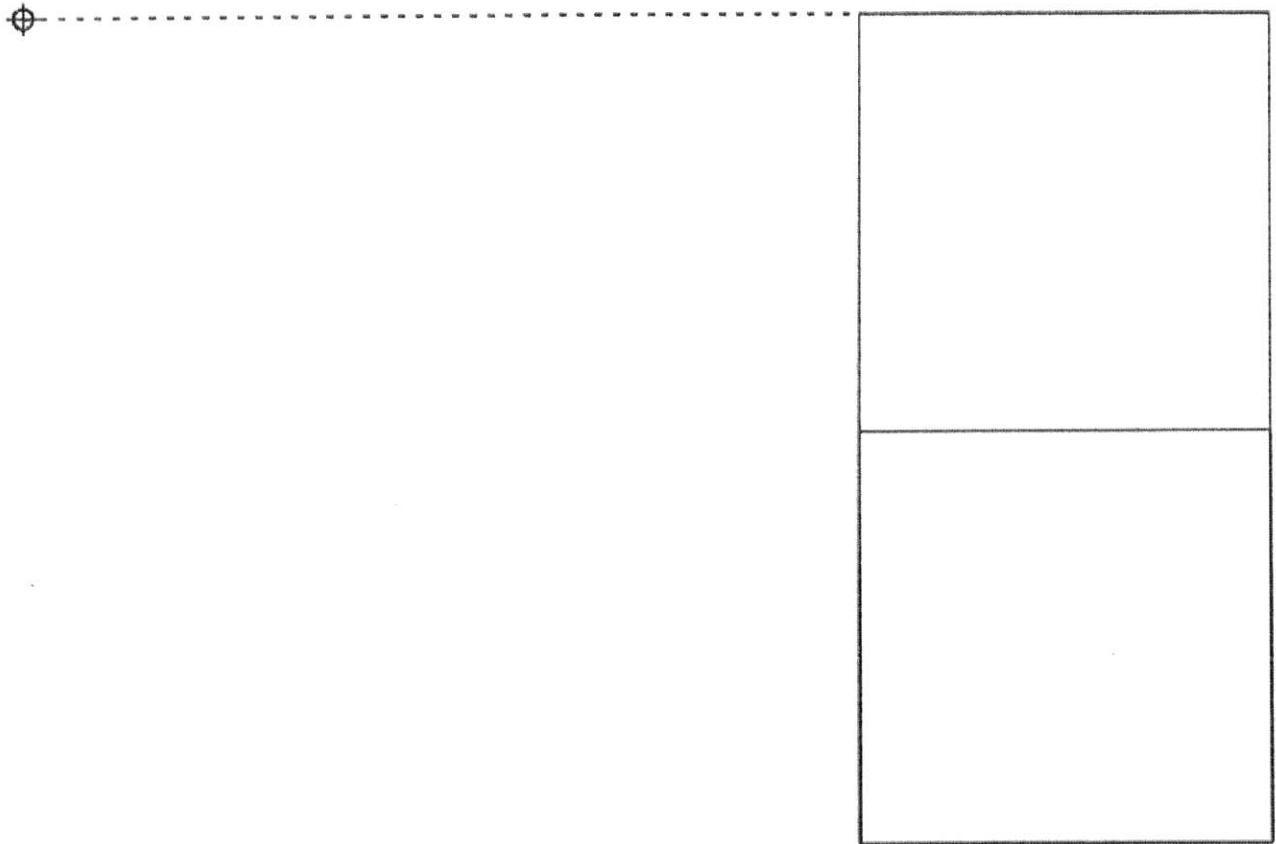
⑤ Austin & Rajni Fernandes 20220013283

↑ SEE SEC. 11
E. 80.0020170030171
APPLE VALLEY TOWN20170034381
APPLE VALLEY TOWN

W. 80.00

↑ SEE SEC 22

This plat is furnished for information only.
No liability is assumed by Assessor's or





1777 North Meadowlark Drive, Apple Valley, Utah 84737
 Phone: 435-877-1190 Fax: 435-877-1192
www.applevalleyut.gov

Date: August 27, 2026

NOTICE OF PUBLIC HEARING

Parcel ID: AV-1365-I

Situs Addresses: 1775 S 1800 E, APPLE VALLEY, UT 84737

Re: Proposed Simple Lot Split Subdivision Application

Dear Property Owner,

In accordance with Utah Code and applicable Apple Valley ordinances, notice is hereby given that an application has been submitted to the Town of Apple Valley for a proposed Simple Lot Subdivision.

PUBLIC HEARING DETAILS

The Apple Valley Planning Commission will hold a **public hearing** to receive comments and consider the proposed simple lot split subdivision application on:

Date: Wednesday, October 14, 2026

Time: 6:00 PM

Location: Apple Valley Town Hall
 1777 N Meadowlark Dr, Apple Valley, UT 84737

Purpose of Hearing:

To review and receive public input.

How to Participate:

You are invited to attend the hearing in person or submit written comments in advance. Written comments may be emailed to: clerk@applevalleyut.gov or mailed to the address above and must be received prior to the hearing.

If you wish to object to the proposed amendment, you must submit your written objection within **10 days** of the date of this notice. Objections may also be made during the hearing.

For questions or to review the petition and associated materials, please contact the Town Clerk's Office at (435) 877-1190 or by email.

Sincerely,
Jenna Vizcardo
 Town Recorder
 Town of Apple Valley



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, September 09, 2026 at 6:00 PM

MINUTES

CALL TO ORDER, PLEDGE OF ALLEGIANCE

The Planning Commission meeting was called to order at 6:00 PM by Chairman Farrar, followed by the Pledge of Allegiance.

PRESENT

Chairman Bradley Farrar
Commissioner Stewart Riding
Commissioner Dan Harsh
Commissioner Garth Hood arrived at 6:02 PM and disclosed no conflicts of interest.

CONFLICT OF INTEREST DISCLOSURES

No conflicts of interest were disclosed.

HEARING ON THE FOLLOWING

1. Ordinance O-2026-19, Zone Change for parcel AV-1354-D-1 from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5) for applicant: Randall and Marilyn Pemberton Trustees.

Chairman Farrar opened the public hearing. No public comments. Chairman Farrar closed the public hearing.

2. Ordinance O-2026-20, Zone Change for parcel AV-1354-D-2 from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5) for applicant: Randall and Marilyn Pemberton Trustees.

Chairman Farrar opened the public hearing. No public comments. Chairman Farrar closed the public hearing.

3. Ordinance O-2026-21, Amend Title 10.18.020 Residential Lots; Access.

Chairman Farrar opened the public hearing. No public comments. Chairman Farrar closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

4. Ordinance O-2026-19, Zone Change for parcel AV-1354-D-1 from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5) for applicant: Randall and Marilyn Pemberton Trustees.

The Commission reviewed the proposed zone change from OST to AG-5. Chairman Farrar explained that the approximately five-acre parcel met the applicable requirements and was consistent with the General Plan. The applicant was available remotely for questions. No concerns were raised by the Commission.

MOTION: Commissioner Riding motioned we approve O-2026-19, zone change from Open Space Transition Zone, OST, to Agricultural Five Acres Zone, AG-5, for parcel AV-1354-D-1.

SECOND: The motion was seconded by Commissioner Hood.

VOTE: Chairman Farrar called for a vote:
Commissioner Harsh - Aye
Chairman Farrar - Aye

Commissioner Hood - Aye
 Commissioner Riding - Aye

Motion carried.

5. Ordinance O-2026-20, Zone Change for parcel AV-1354-D-2 from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5) for applicant: Randall and Marilyn Pemberton Trustees.

The Commission reviewed the proposed zone change for the neighboring parcel, which was under the same ownership as the parcel considered under the previous item. Chairman Farrar stated that the request met the General Plan and applicable lot size requirements. No concerns were raised by the Commission.

MOTION: Commissioner Hood motioned that we approve Ordinance O-2026-20, zone change for parcel AV-1354-D-2 from Open Space Transition Zone to Agricultural Five-Acre Zone.

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

Commissioner Harsh - Aye
 Chairman Farrar - Aye
 Commissioner Hood - Aye
 Commissioner Riding - Aye

Motion carried.

6. Ordinance O-2026-21, Amend Title 10.18.020 Residential Lots; Access.

Chairman Farrar explained that Ordinance O-2026-21 was a housekeeping amendment intended to update another section of Town Code to reflect a requirement that was already in place. No additional concerns were raised by the Commission.

MOTION: Commissioner Riding moved we approve O-2026-21, amend Title 10.18.020, Residential Lots.

SECOND: The motion was seconded by Commissioner Harsh.

VOTE: Chairman Farrar called for a vote:

Commissioner Harsh - Aye
 Chairman Farrar - Aye
 Commissioner Hood - Aye
 Commissioner Riding - Aye

Motion carried.

APPROVAL OF MINUTES

7. Minutes: July 8, 2026 - Planning Commission Hearing and Meeting.

The Commission reviewed the minutes of the July 8, 2026, Planning Commission Hearing and Meeting. No corrections or revisions were proposed.

MOTION: Commissioner Hood motioned that we approve the minutes of July 8, 2026, for the Planning Commission Hearing and Meeting.

SECOND: The motion was seconded by Commissioner Riding.

VOTE: Chairman Farrar called for a vote:

Commissioner Harsh - Aye

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

Motion carried.

ADJOURNMENT

MOTION: Commissioner Riding motioned to adjourn.

SECOND: The motion was seconded by Chairman Farrar.

VOTE: Chairman Farrar called for a vote:

Commissioner Harsh - Aye
Chairman Farrar - Aye
Commissioner Hood - Aye
Commissioner Riding - Aye

Motion carried.

Date Approved: _____

Approved BY: _____

Chairman | Bradley Farrar

Attest BY: _____

Recorder | Jenna Vizcardo