



PLANNING COMMISSION SPECIAL MEETING 4.15.2021

1777 N Meadowlark Dr, Apple Valley
Thursday, April 15, 2021 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 **Thursday, April 15, 2021**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Chair | Allen Angell

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

Pursuant to the Executive Order issued by Governor Gary Herbert on March 18, 2020, regarding Electronic Public Meetings, please be advised that the Planning Commission Meeting will be held electronically and will be broadcast via Zoom. Persons will be allowed to comment during the meeting via Zoom or by calling in. Meeting details and dial-in phone numbers will be provided when the agenda for the meeting is published on the Town website or via <https://www.utah.gov/pmn>

Zoom Meeting ID: 878 0766 0132

Zoom Link: <https://us02web.zoom.us/j/87807660132>

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

CONFLICT OF INTEREST DISCLOSURES

APPROVAL OF MINUTES

HEARING ON THE FOLLOWING

DISCUSSION AND POSSIBLE ACTION ITEMS

- [1.](#) Discussion and Possible Action on the Sign Permit Application from UZONA Chamber of Commerce.
- [2.](#) Discussion and Possible Action on the Preliminary Plat for Majestic Eagle

ADJOURNMENT

Interested persons are encouraged to attend public meetings to present their views. Comments can also be submitted in writing at least one day prior to the meeting by emailing administrator@applevalley.gov. Comments submitted in writing will be read on the record during the meeting.

CERTIFICATE OF POSTING: I, Taylor Pledger, as duly appointed Town Clerk for the Town of Apple Valley, hereby certify that this Agenda was posted at the Apple Valley Town Hall, the Utah Public Meeting Notice website <http://pmn.utah.gov>, and the Town Website www.applevalleyut.gov on the **14 th day of MONTH, 2021**.

Taylor Pledger, Town Clerk

Town of Apple Valley

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

In compliance with the American with Disabilities Act, individuals needing special accommodations (Including auxiliary communicative aids and services) during this meeting should call 435-877-1190.



Town of Apple Valley Sign Permit Application

1777 N Meadowlark Drive, Apple Valley Utah, 84737

Date of Application April 7th, 2021 Permit Number 21-001
 Date Received 4/12/2021 (For office use only)
 Business Name UZONA Chamber of Commerce Phone # (435) 261-2298
 Business Address 80 N Central, P.O. Box 988, Colorado City AZ 86021

Address of Sign Location
 If Different than Business Address By Highway close to community entrance / Chevron Station

Zoning: ☐ Commercial ☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ Comm.-PD
☐ Residential ☐ Manufacturing ☐ Agricultural

Sign Company UZONA Chamber of Commerce Address SEE ABOVE

Company Representative Matthew Zitting Phone (801) 903 - 3204

Utah Sign Contractor's License # _____

Total number of signs applying for: Wall Signs _____ Freestanding/Monument 1

Sign Type(s) ☐ Freestanding (\$100.00) ☐ Monument (\$100.00) ☒ Temporary
☐ Wall ☐ Front ☐ Side ☐ Rear ☐ Projecting

Other: ☐ _____

Comments: We are wanting to pound a couple T-posts and tie a banner to them in approved location close to the entrance of the community in proximity to the Chevron. Sign will be removed on May 1st after event is over.

All freestanding and monument sign applications shall be accompanied by a site plan, (which includes property lines, existing and proposed buildings, control curbs and parking areas) elevation drawing of the sign, and photo or an artists rendering. All others require an elevation drawing of the building, and an artist's rendering or photo.

Matthew Zitting, Chairman of UZONA CoC
 Contractor/Owner

Taylor Pledger
 Employee Accepting Application

Town of Apple Valley Sign Permit Application

Section I

To be completed for each FREESTANDING OR MONUMENT sign applying for (One page for each sign):

Sign message _____

Total Street Frontage in feet _____

Required setback (no right of way encroachment) Proposed setback _____

Maximum allowed sign area _____ Proposed Actual sign area _____

(10:21:11 of Town Code)

Maximum allowed sign height _____ Proposed sign height _____

(10:21:11 of Town Code)

Total Square Footage _____

Section II

To be completed for each WALL sign applying for (One page for each sign):

Sign message _____

Measurements: Building Front wall

(Circle One) Building Side wall

Building Rear wall _____ H X _____ W = _____ sq. ft.

20% of Front Wall = _____ (Maximum Size) 10% of Rear or Side Wall = _____ (Maximum Size)

Sign Height _____ Sign Width _____

Total Square Footage of Sign _____

Section III

To be completed for each TEMPORARY sign applying for: Event Dates: 4/30/2021

(Bona fide non-profit organizations events for two or more days only):

Sign message: Invitation to UZONA Chamber of Commerce Business expo

Location(s) (max 6) 1 sign by the chevron

(Written permission is required from each property owner where sign will be located)

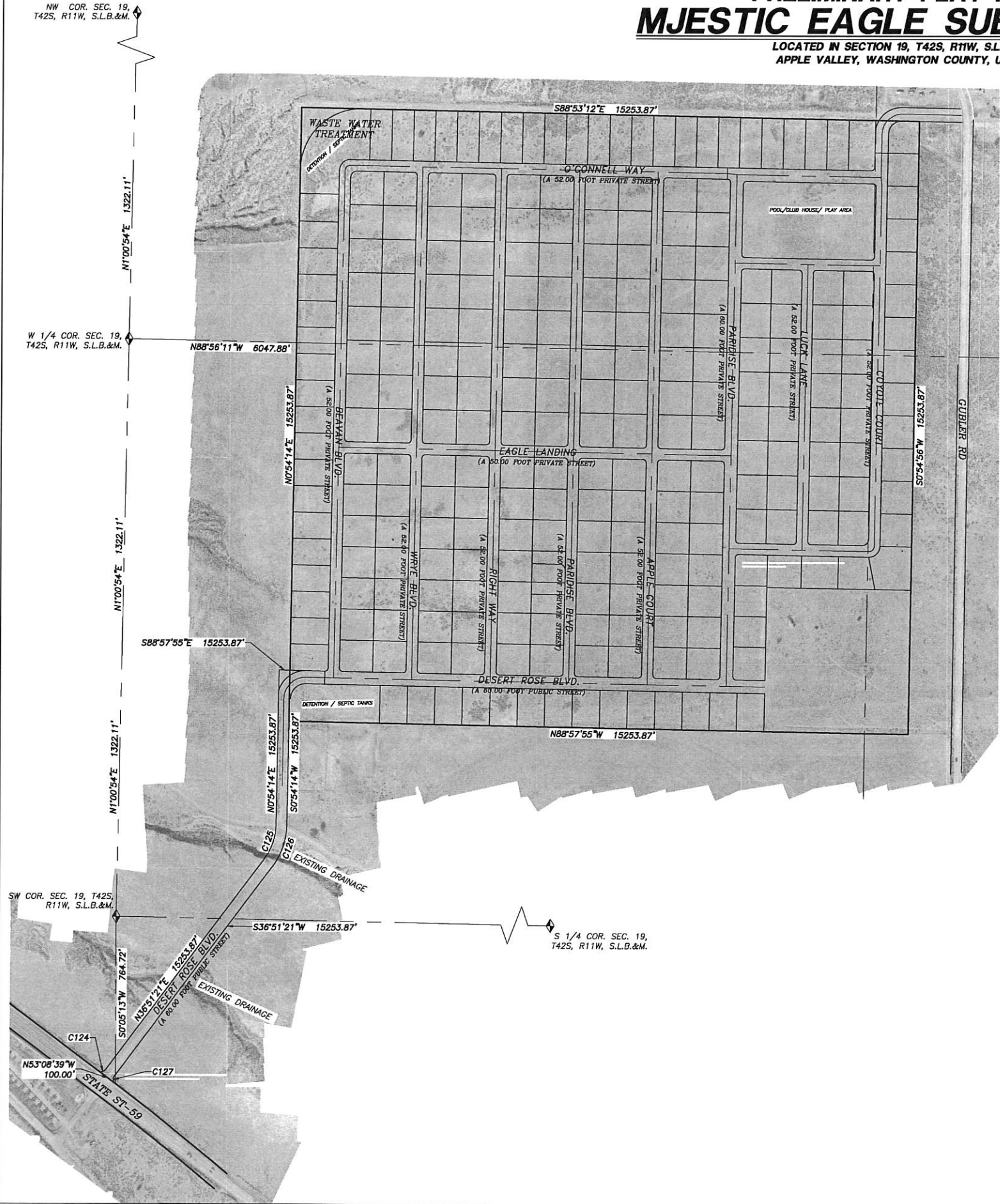
Sign Height _____
(Max. 4 ft)

Sign Width _____
(Max. 8 ft)

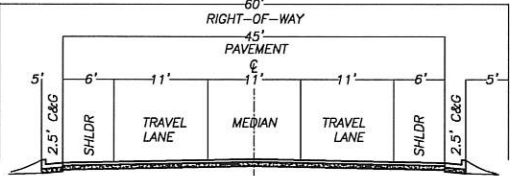
Total Square Footage _____

PRELIMINARY PLAT FOR:
MJESTIC EAGLE SUBDIVISION

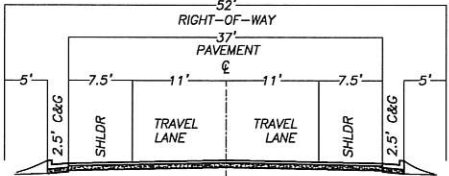
LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH



- LEGEND**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - CENTER LINE
 - SECTION LINE
 - SECTION CORNER AS DESCRIBED
 - SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
 - (00.00) RECORD BEARING OR DISTANCE



60' ROAD TYPICAL SECTIONS



52' ROAD TYPICAL SECTIONS

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 19, T42S, R11W SALT LAKE BASE AND MERIDIAN; THENCE S00°51'13"W 764.72 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING; THENCE N33°08'39"W 100.00 FEET; THENCE EASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT 39.27 FEET THROUGH THE CENTRAL ANGLE OF 90°00'00" (CHORD BEARS: N81°51'21"E 35.36 FEET); THENCE N36°51'21"E 1200.72 FEET; THENCE NORTHERLY ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT 172.56 FEET THROUGH THE CENTRAL ANGLE OF 35°57'09" (CHORD BEARS: N18°52'46"E 169.74 FEET); THENCE N00°54'14"E 707.83 FEET; THENCE S88°57'55"E 50.00 FEET; THENCE N00°54'14"E 2577.40 FEET; THENCE S88°53'12"E 2840.76 FEET; THENCE S00°54'58"W 2808.50 FEET; THENCE N88°57'55"W 2840.18 FEET; THENCE S00°54'14"W 474.73 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE RIGHT 203.83 FEET THROUGH THE CENTRAL ANGLE OF 35°57'08" (CHORD BEARS: S18°52'47"W 200.60 FEET); THENCE S36°51'21"W 1200.72 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT 39.26 FEET THROUGH THE CENTRAL ANGLE OF 89°59'59" (CHORD BEARS: S08°08'39"E 35.35 FEET);

CONTAINING 8,083,643 SQUARE FEET OR 185.575 ACRES.

DESERT TORTOISE TAKE AREA

THE PROJECT IS NOT LOCATED IN A DESERT TORTOISE TAKE AREA. (PER RED CLIFFS DESERT RESERVE TAKE AREA 7 MAP)

ADDITIONAL NOTES

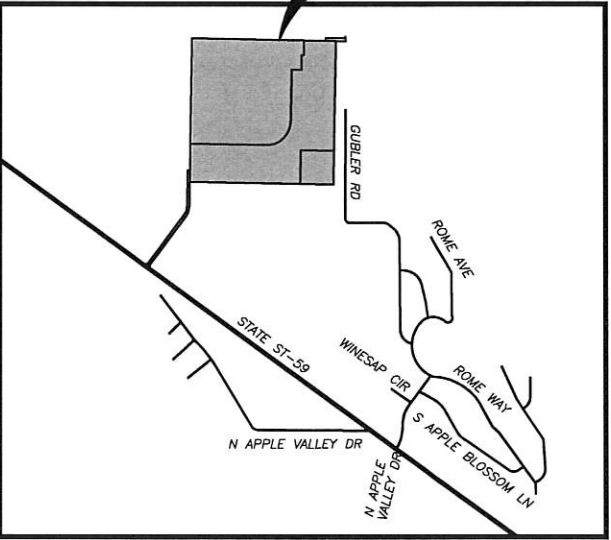
STORM WATER CAN BE LOCALLY DETAINED AND CONTROLLED USING DETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. THERE ARE NO IRRIGATION FACILITIES. PROPERTY CAN BE SERVED BY BIG PLAINS WATER & SEWER DISTRICT. THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY. OWNER PLANS TO ALLOW PLACEMENT OF COMMUNICATIONS INFRASTRUCTURE AND PLACEMENT OF UTILITY INFRASTRUCTURE ON AND ALONG ALL RIGHTS-OF-WAY AND EASEMENTS.

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	L2-L0W2-SIMILAR IN TEXTURAL CHARACTERISTICS TO LOW, NO GROUND-WATER INFORMATION
FLOODING	ZONE A-NO BASE FLOOD ELEVATIONS DETERMINED.
LANDSLIDE HAZARD	NONE
ROCKFALL HAZARD	NONE
BRECCIA PIPES AND PALEOKARST	NONE
CALICHE	NONE
COLLAPSIBLE SOIL	HCS-HIGH COLLAPSIBLE SOILS
EXPANSIVE SOIL	ESL-LOW SUSCEPTIBILITY TO EXPANSION
GYPSIFEROUS SOIL & ROCK	NONE
PIPING & EROSION	NONE
SHALLOW BEDROCK	BRB-BURIED: BEDROCK GENERALLY > 10 FEET BENEATH SOIL COVER
WIND BLOWN SAND	NONE
SHALLOW GROUND WATER	SGW3-MODERATLY TO FREELY DRAINING SOILS

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

PROJECT LOCATION



VICINITY MAP
N.T.S.

NO	REVISIONS	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 400 West, Suite 1
American Fork, Utah 84303
Phone: (435) 666-0667



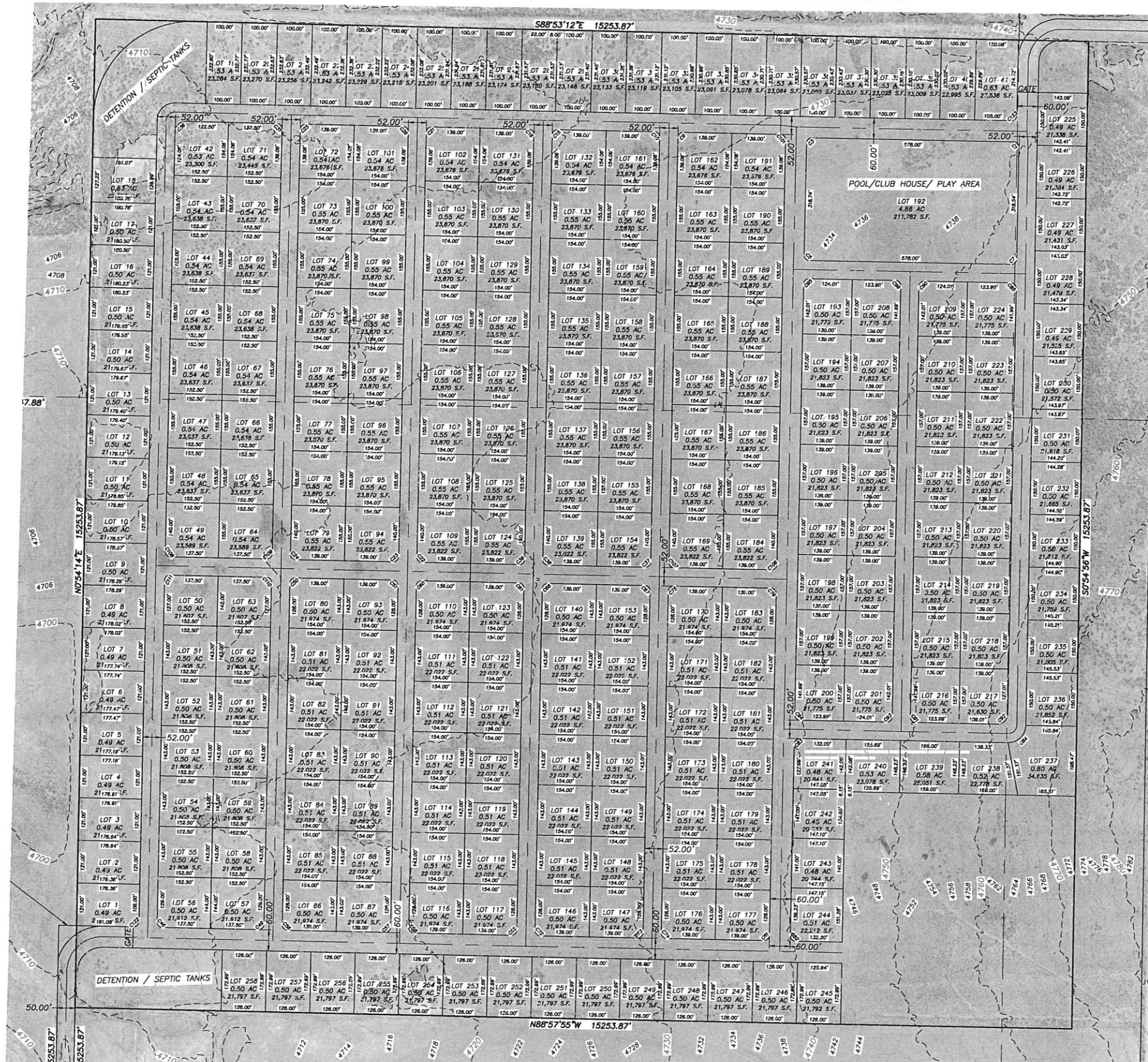
PRELIMINARY PLAT FOR:
MAJESTIC EAGLE SUBDIVISION
LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 3-31-2021
SCALE: 1"=60'
JOB NO:
6071-001

SHEET NO:
1 OF 2

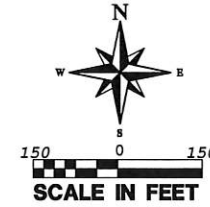
**PRELIMINARY PLAT FOR:
MAJESTIC EAGLE SUBDIVISION**

**LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M
APPLE VALLEY, WASHINGTON COUNTY, UTAH**



LEGEND

_____	PROPERTY LINE	_____	SECTION LINE
_____	ADJACENT PROPERTY LINE	◆	SECTION CORNER AS DESCRIBED
_____	CENTER LINE	●	SET PROVALE ENGINEERING REBAR & CAP P.L.S. #7837685
-----	2' MINOR EXISTING GRADE CONTOUR	(00.00)	RECORD BEARING OR DISTANCE
-----	10' MAJOR EXISTING GRADE CONTOUR		



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"
C3	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"
C5	23.57'	15.00'	21.22'	S43°58'31"E	90°01'11"
C7	23.56'	15.00'	21.21'	N46°01'29"E	89°58'49"
C9	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"
C10	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"
C15	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"
C16	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"
C21	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"
C22	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"
C23	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"
C24	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"
C25	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"
C26	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"
C31	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"
C36	47.12'	30.00'	42.43'	S46°02'05"W	90°00'00"
C37	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"
C38	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"
C39	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"
C48	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"
C49	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"
C50	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"
C51	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"
C56	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"
C57	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"
C58	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"
C59	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"
C60	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"
C61	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"
C66	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"
C67	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"
C72	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"
C73	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"
C74	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"
C75	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"
C76	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"
C81	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"
C82	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"
C83	23.56'	15.00'	21.21'	S46°01'29"W	89°58'49"
C84	78.52'	50.00'	70.70'	S46°01'29"W	89°58'49"
C85	23.57'	15.00'	21.22'	N43°58'31"W	90°01'11"
C90	23.56'	15.00'	21.21'	S46°01'29"W	89°58'49"
C91	23.57'	15.00'	21.22'	S43°58'31"E	90°01'11"
C92	47.11'	30.00'	42.42'	N46°01'29"E	89°58'49"
C93	23.56'	15.00'	21.21'	N46°01'29"E	89°58'49"
C94	23.57'	15.00'	21.22'	S43°58'31"E	90°01'11"
C95	23.56'	15.00'	21.21'	S46°01'29"W	89°58'49"
C96	23.57'	15.00'	21.22'	N43°58'31"W	90°01'11"
C101	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"
C106	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"
C107	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"
C108	23.56'	15.00'	21.21'	S43°57'55"E	90°00'00"
C109	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"
C110	23.56'	15.00'	21.21'	N43°57'55"W	90°00'00"
C111	23.56'	15.00'	21.21'	S46°02'05"W	90°00'00"
C122	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"
C123	23.56'	15.00'	21.21'	N46°02'05"E	90°00'00"
C124	39.27'	25.00'	35.36'	N81°51'21"E	90°00'00"
C125	172.56'	275.00'	169.74'	N18°52'46"E	35°57'09"
C126	203.93'	325.00'	200.60'	S18°52'47"W	35°57'06"
C127	39.26'	25.00'	35.35'	S8°08'39"E	89°59'59"

[illegible]

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
210 South 850 West, Suite 1
Hurricane City, Utah 84717
Phone: (435) 668-8307



PRELIMINARY PLAT FOR:
MAJESTIC EAGLE SUBDIVISION
LOCATED IN SECTION 19, T42S, R11W, S1E4M,
APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 3-31-2021
SCALE: 1"=150'

JOB NO.
607-001

SHEET NO:
2 OF 2

Item 2.