



APPLE VALLEY TOWN COUNCIL

1777 N Meadowlark Dr, Apple Valley
Monday, August 23, 2021 at 5:30 PM

AGENDA

Notice is given that a meeting of the Town Council of the Town of Apple Valley will be held on **Monday, August 23, 2021**, commencing at **5:30 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Mayor | Dale Beddo |

Council Members | Kevin Sair | Paul Edwardsen | Mike McLaughlin | Marty Lisonbee |

Pursuant to the Executive Order issued by Governor Gary Herbert on March 18, 2020 regarding Electronic Public Meetings, please be advised that the meeting will be held electronically and broadcast via Zoom. Persons allowed to comment during the meeting may do so via Zoom. Login to the meeting by visiting:

<https://us02web.zoom.us/j/82693838930>

To call into the meeting, dial (253) 215 8782 and use Meeting ID 826 9383 8930

CALL TO ORDER / PLEDGE OF ALLEGIANCE/ ROLL CALL

DECLARATION OF CONFLICTS OF INTEREST

CONSENT AGENDA

1. DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF TOWN COUNCIL MINUTES FOR AUGUST 10, 2021

MAYOR'S TOWN UPDATE

PUBLIC HEARING

DISCUSSION AND ACTION

2. DISCUSSION ON PRIMARY ELECTION RESULTS
3. DISCUSSION AND POSSIBLE ACTION ON ZONE CHANGE APPLICATION AV-1354-D-9 FROM OST TO A-10
4. DISCUSSION AND POSSIBLE ACTION ON ZONE CHANGE APPLICATION FOR AV-1-3-5-211 FROM OPEN SPACE TO RESIDENTIAL, GENERAL COMMERCIAL, AND TOURIST COMMERCIAL

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

5. FINANCIAL UPDATE

PUBLIC COMMENTS

REQUEST FOR A CLOSED SESSION

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, Jeff Voran, as duly appointed Recorder for the Town of Apple Valley, hereby certify that this Agenda was posted at the Apple Valley Town Hall, the Utah Public Meeting Notice website <http://pmn.utah.gov> and the Town Website www.applevalleyut.gov on August 18, 2021.

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.



APPLE VALLEY TOWN COUNCIL
1777 N Meadowlark Dr, Apple Valley
Tuesday, August 10, 2021 at 6:00 PM

(DRAFT) MINUTES

Notice is given that a meeting of the Town Council of the Town of Apple Valley will be held on **Tuesday, August 10, 2021**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Mayor | Dale Beddo |

Council Members | Kevin Sayer | Paul Edwardsen | Mike McLaughlin | Marty Lisbonnee |

CALL TO ORDER / PLEDGE OF ALLEGIANCE/ ROLL CALL

Pursuant to the Executive Order issued by Governor Gary Herbert on March 18, 2020 regarding Electronic Public Meetings, please be advised that the meeting will be held electronically and broadcast via Zoom. Persons allowed to comment during the meeting may do so via Zoom. Login to the meeting by visiting:

<https://us02web.zoom.us/j/89102005798>

To call into meeting, dial (253) 215 8782 and use Meeting ID 891 0200 5798

DECLARATION OF CONFLICTS OF INTEREST

None

MAYOR'S TOWN UPDATE

Skip

Mayor Beddo announced that they would move to item #5.

5. CONSIDERATION AND POSSIBLE APPROVAL OF A DEVELOPMENT AGREEMENT FOR TLW INVESTMENTS, LLC, PARCEL NUMBER AV-1329-D

Craig Carlisle, lawyer for applicant, explained that they had worked out all the details on the agreement, adding that they all had a copy—if there are any questions. (Lost connection)

Mayor Beddo, Councilmember Michael McLaughlin, Councilmember Marty Lisonbee, Fred Coats engaged in a discussion regarding the issues of 20' vs 25' road: the road is 25' but not 25' of asphalt: asphalt vs shoulder widths, maintenance issues, possible cut back of the hill and put in a retainer wall around the curve, relocate fire hydrant, culverts, drainage, slope of curve. Councilmember Marty Lisonbee recalled that they had previously discussed, with the engineers, cutting back the hill in order to get the needed width. The developers remarked that they were okay doing the 25' of asphalt, but there would be no room for shoulders. There was a lengthy discussion about a variety of options and the need to tighten up the language so that all were in agreement. Councilmember Marty Lisonbee pointed out that a legal lane is 12' wide, so double that is at least 24', and also, that we need to make the policies the same for all developers.

Mayor Beddo was under the impression that before his time the subdivision was already approved; Councilmember Marty Lisonbee explained that it can't be yet since there was no zone change yet. Mayor Beddo expressed concerns about projects being engineered before it gets to this point. The developers felt that they were helping the city, and did not realize that this was going to be an issue. The developers asked for a clarification that impact fees had been waived because of the donation of property (valued higher than the impact fees). The possibility was brought up of vouchers being used since they could be more

accurate as a specific value. Concerns were brought up that the road should be done right—not just passed. Also discussed were the questions as to who should pay for what, any money spent on this road for the town’s needs could give the developer a credit (voucher). The traffic is currently able to go out the main road. One solution was to take the asphalt all the way to the hill with part of that being a slope that sends the water to the hill and down. Mayor Beddo expressed concerns of substituting one sub-par road for another sub-par road. Another possibility he brought up was to put storm drains under the road, his preference over bringing water onto the road. Mayor Beddo wondered about changing the agreement to 25’ period and letting the engineers work to solve the water problem? Marty observed that we had previously discussed ways of getting the water off the road and helping with flooding down below.

Motion was made by: Mayor Beddo

Motion: “We approve the development agreement contingent on paragraph 4A being reconstructed and approved by our attorney, said as follows: The developer agrees to construct a favorable grade on the existing city road, Rome Avenue, with a 25’ wide asphalt road. The developer shall install 25’ of asphalt pursuant to this paragraph. The developer shall submit an engineer report, identifying those areas for review and final approval by the town engineer during the construction plan-review process.”

Seconded by: Councilmember Kevin Sair

Vote:

Mayor Dale Beddo, yes
 Councilmember Michael McLaughlin, yes
 Councilmember Paul Edwardsen, yes
 Councilmember Kevin Sair, yes
 Councilmember Marty Lisonbee, yes

Mayor Beddo announced that we would move up item #6.

6. DISCUSSION AND POSSIBLE ACTION ON CANCELLATION OF ROBERT & MARIA CAMPBELL'S DEVELOPMENT AGREEMENT

Mayor Beddo reiterated that this had been discussed last meeting in regards to requiring the Campbell’s to have a development agreement. He then read the then Mayor’s statement regarding specifically limiting the development to 11 units. Mayor Beddo stated that there were two primary issues he had: 1) since they were at the time operating under the district, the board allowed them to do the installation of the water system—now completed, put in the roadway—not a public roadway, and the drainage, and that since, in essence, the development was already done, it was a non-issue; the other issue was liability which needs to go through Mr. Hall.

Motion was made by: Mayor Beddo

Motion: "We remove the development agreement requirement for Robert & Maria Campbell, and the project, Little Creek & Gooseberry Mesa Cabins, may move forward without the development agreement."

Seconded by: Councilmember Kevin Sair

Vote:

Mayor Dale Beddo, yes
 Councilmember Michael McLaughlin, yes
 Councilmember Paul Edwardsen, yes

Councilmember Kevin Sair, yes
Councilmember Marty Lisonbee, yes

Councilmember Marty Lisonbee then voiced that his concern was with the limit to 11 cabins. He is okay with it since it is in writing. He also noted that, in the future, Platte amendments can be done and go through the planning process.

Mayor Beddo announced that they would move to item #1 and opened it to public hearing.

PUBLIC HEARING

1. FISCAL YEAR '21 BUDGET ADJUSTMENT

Councilmember Marty Lisonbee said he spent several days on the general ledger. He said he found some problems with entries that were made okay but just in the wrong place—such as various tax revenue put in as State Tax, rather than divided out to types of tax. Councilmember Marty Lisonbee felt that consistent reviewing of future entries will help us have clean financials for next year's audit. He expressed that co-mingled moneys are making it look like our revenue is higher than it actually is as it includes the portion that must be paid to the state, such as a building permit that includes such portions. Fire impact fees, etc. must be segregated out as they are limited in how they can be used. He explained that there is also a time limit on when the money must be spent or we have to give it back. He proposed that these could be tracked on a spreadsheet, and also recognized that turnover staff must be trained and monitored in how to categorize the revenues. Another issue Councilmember Marty Lisonbee brought up was the deferred tax revenue \$101,000—should be on new budget, and it is not on the amended budget. He concluded by saying that we should do some more homework to finish this up. He noted that some of the errors may be due to a disconnect from the program Polaris and the State spreadsheet form.

2. FISCAL YEAR '22 FINAL BUDGET ADOPTION

Councilmember Marty Lisonbee pointed out that the \$100,000 contingency that was going to be divided into 3 parts could not all be \$35,000; one of the \$35,000 should be \$30,000 for the math to work. He also stated that though some revenue is high such as the Sales Tax as previously discussed, it should not hold this up as it is an estimate anyway. He concluded by saying that he would approve this '22 budget with the adjustment on the contingency fees.

Mayor Beddo added a side note that we got notification Jessop Canyon 6 weeks out to breaking ground. And he also acknowledged that staff training is necessary, but due to the time constraint, the attorney, John, and Jeff felt it was okay to go ahead and pass it.

Richard Osawski, community member, asked who does the budget?

Mayor Beddo and Councilmember Marty Lisonbee informed that it is a group effort; many people have input including you [town members].

Richard Osawski, community member, observed that the Campbell's gave the town a water truck that the transmission problem, and wondered if we had money to fix it. Councilmember Marty Lisonbee said the transmission is out, but he thinks it is worth fixing. Mayor Beddo explained that we got numbers; it would take \$8000. Further, he noted that there is an individual willing to donate a transmission. Richard Osawski, community member, also expressed concern about loaning the town equipment to others such as developers.

Richard Osawski, community member, also wondered about the public bathrooms, noting that he did not see any money allocated in the '22 Budget, and asked if they were completed. Mayor Beddo responded that there was one small outstanding invoice, and repairs and landscaping being donated by a private resident. Richard Osawski, community member, also worried about some pallets of dead grass after which he was told that it was

the grass that had been torn out. Councilmember Marty Lisonbee added that electricians were still getting power out to the pavilion.

Richard Osawski, community member, drew attention to 4141-110: Other Salaries, where he noted that there were increases for some. Mayor Beddo pointed out that they were understaffed, undertrained, restructuring, and growing. Richard Osawski, community member, also brought up the new, young girl hired for the office, but Mayor Beddo confirmed that, no, they were still in the interview process for hiring.

Again, Richard Osawski, community member, pointed the council to 4441-320: Engineering professional fees, where he noted that \$20,000 seemed low when we have to go back to the engineer to solve all these developer problems. Mayor Beddo reassured him that the developer pays for the most part, through either a bill or impact fees—unless the town requires something above and beyond the developer agreement needs.

Richard Osawski, community member, also wondered about line 4180 where there was \$35,000 new from last year. Mayor Beddo confirmed that it was the contingency that they had been talking about—reallocated this year.

Richard Osawski, community member, concluded by observing that the Covid money, \$99,000 plus, did not seem to be in the budget. Mayor Beddo explained that it happened after the budget is prepared, and that they had already received half of it. He also explained that it is specified as to how it can be used.

Mayor Beddo closed the public hearing.

DISCUSSION AND ACTION

DISCUSSION AND POSSIBLE ACTION ON ADOPTION OF FINAL BUDGET FOR FISCAL YEAR '22

Motion was made by: Councilmember Marty Lisonbee

Motion: "We approve the Fiscal Year 2022 Budget with the one modification that we reduce the contingency expenditure from \$35,000 to \$30,000 from administration."

Seconded by: Councilmember Michael McLaughlin: seconded.

Vote:

Mayor Dale Beddo, yes

Councilmember Michael McLaughlin, yes

Councilmember Paul Edwardsen, yes

Councilmember Kevin Sair, yes

Councilmember Marty Lisonbee, yes

DISCUSSION AND POSSIBLE ACTION ON FISCAL YEAR '21 BUDGET ADJUSTMENT

Motion was made by: Councilmember Marty Lisonbee

Motion: "We table the approval of the current year proposed fiscal year 2021 adjustments pending some answers to questions that we provide to the town."

Seconded by: Councilmember Kevin Sair

Mayor Beddo reiterated that passing this budget was time sensitive—only two days until it must be approved.

Councilmember Marty Lisonbee said that somebody else could make a motion if they wanted to pass it, but he felt it is was missing numbers or had categorizing errors such as impact fees.

As it had already been seconded, they voted on tabling it:

Vote:

Mayor Dale Beddo, yes
 Councilmember Michael McLaughlin, yes
 Councilmember Paul Edwardsen, yes
 Councilmember Kevin Sair, yes
 Councilmember Marty Lisonbee, yes

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

none

PUBLIC COMMENTS

A community member, Mr. Keate, alleged that he read that roads are 30'—where did 25' come from? However, he added, it does say 25' for an RV road. He also wondered how the RV Park would begin building in 10 days when they had not been approved. Mayor Beddo informed him that the agreement that was approved was with UDOT on the roads. Mayor Beddo explained that it would be six weeks; they are in the process.

Richard Osawski, town member said that he had put in a Gramma request for the RV park; he had asked for all permits; he also sent a second one; (he went to his car to get copies). Richard then read that one said it was approved by the planning committee. Also, he suggested that they could use some dust control. He went on to say that he had received a .50 charge for paperwork which was on his water bill which he had paid on the spot. He informed them that they owed him 50 cents. Beddo noted that in regards to the Gramma request it was an old form, that they now have an updated form.

REQUEST FOR A CLOSED SESSION

Call for a private work session; 5 minutes.

ADJOURNMENT

Interested persons are encouraged to attend public hearings or present their views in writing at least one day prior to the meeting.

CERTIFICATE OF POSTING: I, Jeff Voran, as duly appointed Recorder for the Town of Apple Valley, hereby certify that this Hearing notice was posted at the Apple Valley Town Hall, the Utah Public Meeting Notice website <http://pmn.utah.gov>, the Town Website www.applevalleyut.gov and sent to The Spectrum on the **3rd day of Aug, 2021**.

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.

Apple Valley
Municipal Primary Election
August 10, 2021

Summary

AV51

STATISTICS

TOTAL

Registered Voters - Total 557

Voter Turnout - Total 50.45%

Apple Valley Town Mayor

Vote For 1

	TOTAL	VOTE %
DINA MASON WALTERS	170	60.71%
WALTER E. JOSEY	31	11.07%
FRANK G LINDHARDT	79	28.21%
Total Votes Cast	280	100.00%

Apple Valley Town Council

Vote For 2

	TOTAL	VOTE %
DEBBIE KOPP	122	23.06%
ROBIN L. WHITMORE	107	20.23%
ANNE S. BEDDO	29	5.48%
RICHARD OSOSKI	44	8.32%
MARGARET OSOSKI	46	8.70%
KEVIN LEE SAIR	130	24.57%
MARTY LISONBEE	51	9.64%
Total Votes Cast	529	100.00%



August 3, 2021

RE: DATE CHANGE NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST
Parcel Numbers: AV-1354-D-9
Address: Near property located at: 600 SOUTH MAIN STREET, APPLE VALLEY, UT
84737-4821

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from Open Space/Open Space Transition Zone (OS/OST) to Agriculture 10 Acre (A-10) for the stated purpose of a zoning designation that is more compatible with the current use. The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Apple Valley Land Use Ordinance, available in the Town Recorder's office or at the following link:

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

The hearing will be held ~~August 4th~~ **August 13th 2021, at 6:00 PM**. MDT, at Apple Valley Town Hall, which is located at 1777 North Meadowlark Drive, Apple Valley, Utah 84737. Any objections, questions or comments can be directed by mail to the Town of Apple Valley, Attn: Planning and Zoning Administrator, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

The Public Works Director can be reached by phone at (435) 669-9159, or by email at dbeddo@applevalleyut.gov. Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner's property in the proposed zoning map amendment, not later than 10 days after day of the first public hearing. Each written objection filed with the municipality will be provided to the Apple Valley Town Council.

Kind Regards,

Davis Chipman



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

Item 3.

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

Zone Change Application

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

Name: <i>Shayne & Julie Hutchings</i>		Phone: <i>435-765-4676</i>	
Address: <i>600 S. Main St</i>		Email: <i>juliehutchings6@gmail.com</i>	
City: <i>Apple Valley</i>	State: <i>Ut</i>	Zip: <i>84737</i>	
Agent: (If Applicable)		Phone:	
Address/Location of Property:		Parcel ID: <i>AV-1354-D-9</i>	
Existing Zone: <i>OST</i>		Proposed Zone: <i>A-10 (Agricultural 10)</i>	
Reason for the request <i>Convert to Residential / AG</i>			

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

- A. The name and address of every person or company the applicant represents
- B. An accurate property map showing the existing and proposed zoning classifications
- C. All abutting properties showing present zoning classifications
- D. An accurate legal description of the property to be rezoned
- E. Stamped envelopes with the names and address of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
- F. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence the applicant has control of the property

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

Official Use Only	
Date Received: <i>6/28/2021</i>	By: <i>Dallis Chipman</i>
Date Application Deemed Complete:	By:



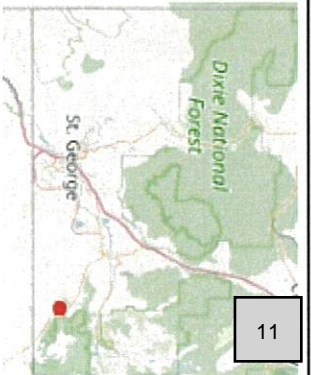
Title



1,504.7 0 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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



Legend

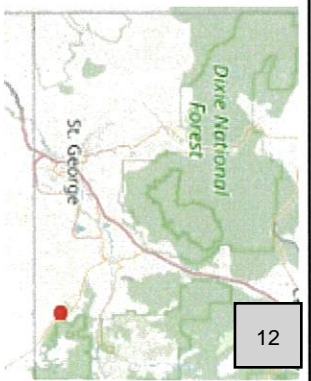
- Parcels
- Ownership**
 - U.S. Forest Service
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wildlife
 - National Park Service
 - Shivwits Reservation
 - Utah Division of Wildlife Resources
 - Utah Division of Transportation
 - State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

OST =
Open Space
Transition

Notes



Title



Legend

- Parcels
- Ownership**
- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wildlife
- National Park Service
- Shivwits Reservation
- Utah Division of Wildlife Resources
- Utah Division of Transportation
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Notes

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1,504.7 0 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

Quit Claim Deed Page 1 of 6
Gary Christensen Washington County Recorder
01/21/2021 10:09:26 AM Fee \$40.00 By AMERICAN
SECURE TITLE ST. GEORGE

WHEN RECORDED MAIL DOCUMENT
AND TAX NOTICE TO:
HUTCHINGS
621 S. COYOTE RD.
APPLE VALLEY UT. 84737

QUIT CLAIM DEED

SHAYNE E. HUTCHINGS AND JULIE S. HUTCHINGS, TRUSTEES OF THE HUTCHINGS REVOCABLE TRUST, DATED OCTOBER 14, 1999

Grantor,

of APPLE VALLEY, County of WASHINGTON, State of UT
hereby QUIT CLAIM to

SHAYNE E. HUTCHINGS AND JULIE S. HUTCHINGS, TRUSTEES OF THE HUTCHINGS REVOCABLE TRUST, DATED OCTOBER 14, 1999

Grantee,

of APPLE VALLEY, County of WASHINGTON, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in county, State of , to-wit

See Attached Exhibit "A"

AV-1354-D

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2020 taxes and thereafter.

WITNESS the hand of said grantor, this 19th day of January, 2021

THE HUTCHINGS REVOCABLE TRUST,
DATED OCTOBER 14, 1999


COURTESY

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. American Secure Title hereby expressly disclaims any responsibility of liability for the accuracy or the content thereof.

Shayne E. Hutchings
SHAYNE E. HUTCHINGS
Julie S. Hutchings
JULIE S. HUTCHINGS,

STATE OF UTAH)
§
COUNTY OF WASHINGTON)

On the 19th day of January, 2021, personally appeared before me SHAYNE E. HUTCHINGS AND JULIE S. HUTCHINGS, TRUSTEES OF THE HUTCHINGS REVOCABLE TRUST, DATED OCTOBER 14, 1999 , the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

 M. TODD SPRIGGS
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires October 21, 2022
COMMISSION NUMBER 702677

M. Todd Spriggs
Notary Public
Residing at: *Washington, UT*
My commission expires: *10/21/22*

EXHIBIT "A"

PARCEL 1:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 33.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 7400 EAST STREET (COYOTE ROAD); THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND CONTINUING S88°42'44"E, ALONG THE SECTION LINE, 660.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING S01°11'55"W, 330.32 FEET; THENCE N88°42'41"W, 660.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 7400 EAST STREET (COYOTE ROAD); THENCE N01°11'55"E, ALONG SAID RIGHT-OF-WAY LINE, 330.31 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITIES EASEMENT ALONG THE WEST LINE OF THE ABOVE DESCRIBED PARCEL OF LAND, ADJACENT TO 7400 EAST STREET (COYOTE ROAD).

PARCEL 2:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 33.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 7400 EAST STREET (COYOTE ROAD); THENCE DEPARTING SAID SECTION LINE AND RUNNING S01°11'55"W, ALONG SAID RIGHT-OF-WAY LINE, 330.31 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING S88°42'41"E, 660.00 FEET; THENCE S01°11'55"W, 330.32 FEET; THENCE N88°42'37"W, 660.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 7400 EAST STREET (COYOTE ROAD); THENCE N01°11'55"E, ALONG SAID RIGHT-OF-WAY LINE, 330.31 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE WEST PROPERTY LINE, ADJACENT TO 7400 EAST STREET (COYOTE ROAD).

PARCEL 3:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 33.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 7400 EAST STREET (COYOTE ROAD); THENCE DEPARTING SAID SECTION LINE AND RUNNING S01°11'55"W, ALONG SAID RIGHT-OF-WAY LINE, 660.62 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING S88°42'37"E, 660.00 FEET; THENCE S01°11'55"W, 330.32 FEET; THENCE N88°42'34"W, 660.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 7400 EAST STREET (COYOTE ROAD); THENCE N01°11'55"E, ALONG SAID RIGHT-OF-WAY LINE, 330.31 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE WEST PROPERTY LINE, ADJACENT TO 7400 EAST STREET (COYOTE ROAD).

PARCEL 4:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 33.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 7400 EAST STREET (COYOTE ROAD); THENCE DEPARTING SAID SECTION LINE AND RUNNING S01°11'55"W, ALONG SAID RIGHT-OF-WAY LINE, 990.92 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING S88°42'34"E, 660.00 FEET; THENCE S01°11'55"W, 330.32 FEET; THENCE N88°42'30"W, 660.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 7400 EAST STREET (COYOTE ROAD); THENCE N01°11'55"E, ALONG SAID RIGHT-OF-WAY LINE, 330.31 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE WEST PROPERTY LINE, ADJACENT TO 7400 EAST STREET (COYOTE ROAD).

PARCEL 5:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 33.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 7400 EAST STREET (COYOTE ROAD); THENCE DEPARTING SAID SECTION LINE AND RUNNING S01°11'55"W, ALONG SAID RIGHT-OF-WAY LINE, 1,321.24 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE 1/16TH SECTION LINE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND RUNNING S88°42'30"E, ALONG SAID 1/16TH SECTION LINE, 660.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING S01°11'55"W, 660.00 FEET; THENCE N88°42'30"W, 660.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 7400 EAST STREET (COYOTE ROAD); THENCE N01°11'55"E, ALONG SAID RIGHT-OF-WAY LINE, 660.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10.00 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE WEST PROPERTY LINE, ADJACENT TO 7400 EAST STREET (COYOTE ROAD).

PARCEL 6:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 33.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 7400 EAST STREET (COYOTE ROAD); THENCE DEPARTING SAID SECTION LINE AND RUNNING S01°11'55"W, ALONG SAID RIGHT-OF-WAY LINE, 1,981.24 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING S88°42'30"E, 660.00 FEET; THENCE S01°11'55"W, 330.64 FEET; THENCE N88°42'23"W, 660.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 7400 EAST STREET (COYOTE ROAD); THENCE N01°11'55"E, ALONG SAID RIGHT-OF-WAY LINE, 330.62 FEET TO THE POINT OF BEGINNING. CONTAINING 5.01 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE WEST PROPERTY LINE, ADJACENT TO 7400 EAST STREET (COYOTE ROAD).

PARCEL 7:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 33.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF 7400 EAST STREET (COYOTE ROAD); THENCE DEPARTING SAID SECTION LINE AND RUNNING S01°11'55"W, ALONG SAID RIGHT-OF-WAY LINE, 2,311.86 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE AND RUNNING S88°42'23"E, 660.00 FEET; THENCE S01°11'55"W, 330.64 FEET; THENCE N88°42'16"W, 660.00 FEET TO A POINT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF SAID 7400 EAST STREET (COYOTE ROAD); THENCE N01°11'55"E, ALONG SAID RIGHT-OF-WAY LINE, 330.62 FEET TO THE POINT OF BEGINNING. CONTAINING 5.01 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE WEST PROPERTY LINE, ADJACENT TO 7400 EAST STREET (COYOTE ROAD).

PARCEL 8:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°42'44"W, ALONG THE SECTION LINE, 33.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE S01°12'45"W, ALONG SAID RIGHT-OF-WAY LINE, 660.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING N88°42'44"W, 660.00 FEET; THENCE N01°12'45"E, 660.00 FEET TO A POINT LOCATED ON THE NORTH LINE OF SAID SECTION 8; THENCE S88°42'44"E, ALONG THE SECTION LINE, 660.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10.00 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE EAST PROPERTY LINE, ADJACENT TO MAIN STREET.

PARCEL 9:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 693.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°42'44"E, ALONG THE SECTION LINE, 1,258.86 FEET; THENCE DEPARTING SAID LINE AND RUNNING S01°12'45"W, 660.00 FEET; THENCE S88°42'44"E, 660.00 FEET TO A POINT LOCATED ON THE WEST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE S01°12'45"W, ALONG SAID LINE, 1,322.80 FEET; THENCE DEPARTING SAID LINE AND RUNNING N88°42'16"W, 660.00 FEET; THENCE S01°12'45"W, 660.00 FEET TO A POINT LOCATED ON THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 8; THENCE N88°42'16"W, ALONG THE SECTION LINE, 1,258.20 FEET; THENCE DEPARTING SAID LINE AND RUNNING N01°11'55"E, 2,642.56 FEET TO THE POINT OF BEGINNING. CONTAINING 96.39 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE EAST PROPERTY LINE, ADJACENT TO MAIN STREET.

PARCEL 10:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°42'44"W, ALONG THE SECTION LINE, 33.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING LOCATED ON THE WEST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE S01°12'45"W, ALONG SAID RIGHT-OF-WAY LINE, 1,982.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S01°12'45"W, ALONG SAID LINE, 660.00 FEET TO A POINT LOCATED ON THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 8; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND RUNNING N88°42'16"W, ALONG THE SECTION LINE, 660.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING N01°12'45"E, 660.00 FEET; THENCE S88°42'16"E, 660.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10.00 ACRES.

SUBJECT TO AND TOGETHER WITH A 10.00 FOOT WIDE APPLE VALLEY TOWN UTILITY EASEMENT ALONG THE EAST PROPERTY LINE, ADJACENT TO MAIN STREET.

Item 3.

Location

Owner

Value

Account Number 1098489
Parcel Number AV-1354-D-9
Tax District 45 - Apple Valley Town
Acres 96.39
Situs 0, 0

Name HUTCHINGS SHAYNE E & JULIE S TRS
621 S COYOTE RD
HURRICANE, UT 84737

Legal S: 8 T: 43S R: 11W COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S88°42'44"E, ALONG THE SECTION LINE, 693.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°42'44"E, ALONG THE SECTION LINE, 1,258.86 FEET; THENCE DEPARTING SAID LINE AND RUNNING S01°12'45"W, 660.00 FEET; THENCE S88°42'44"E, 660.00 FEET TO A POINT LOCATED ON THE WEST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE S01°12'45"W, ALONG SAID LINE, 1,322.80 FEET; THENCE DEPARTING SAID LINE AND RUNNING N88°42'16"W, 660.00 FEET; THENCE S01°12'45"W, 660.00 FEET TO A POINT LOCATED ON THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 8; THENCE N88°42'16"W, ALONG THE SECTION LINE, 1,258.20 FEET; THENCE DEPARTING SAID LINE AND RUNNING N01°11'55"E, 2,642.56 FEET TO THE POINT OF BEGINNING.
SUBJ TO & TOG W/ EASEMENT (INST. NO. 20210004355)

Parent Accounts 0697584

Parent Parcels AV-1354-D

Child Accounts

Child Parcels

Sibling Accounts

Sibling Parcels



August 3rd, 2021

RE: DATE CHANGE NOTICE OF PUBLIC HEARING — RE-ZONE REQUEST
Parcel Numbers: AV-1-3-5-211
Address: Property located near: West of HWY 59, South end of Main St, Apple Valley,
UT 84737

To Whom it May Concern:

You are invited to a public hearing to give any input you may have, as a neighboring property owner, regarding a request to re-zone the above-listed parcel(s) from Open Space/Open Space Transition Zone (OS/OST) to Single Family Half Acre (SF-.5), General Commercial (C-3), and Tourist Commercial (TC) for the stated purpose of a zoning designation that is more compatible with future use. The regulations, prohibitions, and permitted uses that the property will be subject to, if the zoning map amendment is adopted, can be found in the Apple Valley Land Use Ordinance, available in the Town Recorder's office or at the following link:

https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10_Zones_Generally

The hearing will be held ~~August 4th~~ **August 13th 2021, at 6:00 PM.** MDT, at Apple Valley Town Hall, which is located at 1777 North Meadowlark Drive, Apple Valley, Utah 84737. Any objections, questions or comments can be directed by mail to the Town of Apple Valley, Attn: Planning and Zoning Administrator, 1777 North Meadowlark Drive, Apple Valley, Utah 84737, or in person at the Apple Valley Town Hall.

The Public Works Director can be reached by phone at (435) 669-9159, or by email at dbeddo@applevalleyut.gov. Any owner of property located entirely or partially within the proposed zoning map amendment may file a written objection to the inclusion of the owner's property in the proposed zoning map amendment, not later than 10 days after day of the first public hearing. Each written objection filed with the municipality will be provided to the Apple Valley Town Council.

Kind Regards,

Davis Chipman



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

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

Zone Change Application

Applications Must Be Submitted A Minimum of 21 Days In Advance of The Planning Commission Meeting
Name: Allred Heber R
Address: [Redacted]
City: Apple Valley
State: UT
Zip: 84737
Parcel ID: AV-1-3-5-211
Existing Zone: Open Space
Proposed Zone: C-3, TC, SF-50
Reason for the request: General Commercial, Tourist Commercial, Single family 1/2 acre

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

- A. The name and address of every person or company the applicant represents
B. An accurate property map showing the existing and proposed zoning classifications
C. All abutting properties showing present zoning classifications
D. An accurate legal description of the property to be rezoned
E. Stamped envelopes with the names and address's of all property owners within 500' of the boundaries of the property proposed for rezoning. Including owners along the arterial roads that may be impacted
F. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence the applicant has control of the property

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

Official Use Only
Date Received: 6-28-2011
Date Application Deemed Complete:
By: [Signature]

ZONE CHANGE APPLICATION - GENERAL INFORMATION

PURPOSE

All lands within the Town are zoned for a specific type of land use (single family residential, multi-family, commercial, etc.). Zoning occurs as a means to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the Town's General Plan.

WHEN REQUIRED

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density to another. Or, it may be to an entirely different type of use, such as a change from residential to commercial. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

When approving a zone change, the following factors should be considered by the Planning Commission and Town Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives, and Policies of the Town's General Plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

PROCESS

Submit a complete application. After it is deemed complete, staff will review the request and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the pub may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report, and forward a recommendation to the Town Council of approval, approval with modifications, or denial of the zone change application.

Upon receipt of the Planning Commission recommendation, typically one (1) week after the Planning Commission action, the Town Council will consider and act on the Commission's recommendation. The action of the Town Council is final. If denied, a similar application generally cannot be heard for a year.

Warranty Deed Page 1 of 3
Russell Shirts Washington County Recorder
01/10/2014 09:41:23 AM Fee \$16.00 By
PROVO LAND TITLE ST. GEORGE BRANCH



PROVO LAND
TITLE COMPANY
File # 62311

WARRANTY DEED

A.V. Holdings, LLC

GRANTOR(S) for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by

Heber R. Allred

GRANTEE(S), of (vacant), Apple Valley UT, 84737

hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying in WASHINGTON County, Utah:

SBI/4 Section 5, Parcel 1 description:

All of the Southeast quarter of Section 5, Township 43 South, Range 11 West of the Salt Lake Base and Meridian.

LESS that portion of land lying Easterly of the Westerly right of way line of Utah State Route-59 (SR-59), said parcel being more completely described as follows:

Beginning at the South quarter corner of Section 5, Township 43 South, Range 11 West, of the Salt Lake Base and Meridian; thence North 01 deg. 15' 03" East along the North-South center Section line, 2,642.84 feet to the center quarter corner; thence South 88 deg. 42' 08" East along the East-West center section line, 2,500.91 feet to a point located on the Westerly right of way line of Utah State Route-59 (SR-59); thence departing said Section line and running South 21 deg. 17' 44" East along said highway line, 383.06 feet to a point located on the East line of said Section 5; thence departing said highway line and running South 01 deg. 19' 35" West along said Section line 2,288.71 feet to the Southeast corner of said Section 5; thence North 88 deg. 42' 43" West along the South line of said Section 5, 2,644.76 feet to the point of beginning.

Together with 50 acre feet of Water right 81-4536 used for the irrigation of 10 acres

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

TAX SERIAL NO. AV-1-3-5-111

WITNESS our hands on this 8th day of January, 2014

A.V. Holdings, LLC

by John Bagley, President of Teton West Construction Inc who is a managing member of MFG Property Management LLC, who is a managing member of A.V. Holdings, LLC

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: A. V. Holdings, LLC, a utah Limited Liability Company
 Grantee: Heber R. Allred
 Tax ID Number(s): AV-1-3-5-111

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only

- 1 All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.
- 2 Only a portion of Grantor's water rights are being conveyed.
 (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)
- 3 No water rights are being conveyed.
- 4 Water rights are being conveyed by separate deed.

Proceed to Section

A
B
C
C

Section	Important Notes (see other side)
A The water right(s) being conveyed include Water Right No(s) _____ along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. (Proceed to Section C)	N1 N2 N3
B Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Right No(s) _____ <input checked="" type="checkbox"/> 50 acre-feet from Water Right No. 81-4536 for: _____ families; 10 acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____ <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____ Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N1 N4 N5 N5 N2
C Disclosures by Grantor: (check all boxes that apply) <input type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____ <input checked="" type="checkbox"/> Culinary water service is provided by: _____ <input type="checkbox"/> Outdoor water service is provided by: _____ <input type="checkbox"/> There is no water service available to Grantor's Parcel(s) <input type="checkbox"/> Other water related disclosures: _____	N6 N7 N8 N9 N10
Attach and sign additional copies of this form if more space is needed.	

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: [Signature]

Grantee's Acknowledgment of Receipt: [Signature]

Grantee's Mailing Address: 414 S Coyote Rd Apple Valley, UT 84737

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS

LEGAL DESCRIPTION

AV-1-3-5-211

SECTION :5 T: 43S R: 11W; ALL OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST OF THE SALT LAKE BASE AND MERIDIAN.

LESS- THAT PORTION OF LAND LYING EASTERLY OF THE WESTERLY RIGHT OF WAY LINE OF UTAH STATE ROUTE-59 (SR-59), SAID PARCEL BEING MORE COMPLETELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE NORTH 01 DEG. 15' 03" EAST ALONG THE NORTH-SOUTH CENTER SECTION LINE, 2,642.84 FEET TO THE CENTER QUARTER CORNER; THENCE SOUTH 88 DEG. 42' 08" EAST ALONG THE EAST-WEST CENTER SECTION LINE, 2,500.91 FEET TO A POINT LOCATED ON THE WESTERLY RIGHT OF WAY LINE OF UTAH STATE ROUTE-59 (SR-59); THENCE DEPARTING SAID SECTION LINE AND RUNNING SOUTH 21 DEG. 17' 44" EAST ALONG SAID HIGHWAY LINE, 383.06 FEET TO A POINT LOCATED ON THE EAST LINE OF SAID SECTION 5; THENCE DEPARTING SAID HIGHWAY LINE AND RUNNING SOUTH 01 DEG. 19' 35" WEST ALONG SAID SECTION LINE 2,288.71 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 88 DEG. 42' 43" WEST ALONG THE SOUTH LINE OF SAID SECTION 5, 2,644.76 FEET TO THE POINT OF BEGINNING.

LESS- THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST OF THE SALT LAKE BASE AND MERIDIAN; MORE PARTICULARLY DESCRIBED AS:
~~COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 43~~
 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N01°15'03"E ALONG THE SOUTH-NORTH CENTER SECTION LINE, 1982.13 FEET TO THE POINT OF BEGINNING; RUNNING THENCE N1°15'03"E 660.71 FEET; THENCE S88°42'08"E 1324.13 FEET; THENCE S1°17'21"W 660.37 FEET; THENCE N88°43'01"W 1323.68 FEET TO THE POINT OF BEGINNING.

LESS- THAT PORTION DEEDED FOR THE NEW MAIN STREET.

CONTAINS 137.13 ACRES.

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

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

Heber R. Allred
Property Owner

Property Owner

Subscribed and sworn to me this 29th day of June, 2021.



Mitchell Harris
Notary Public

Residing in: Hurricane Utah

My Commission Expires: July 31, 2023

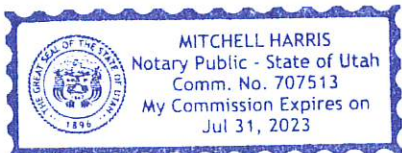
AGENT AUTHORIZATION

I (We), Heber R. Allred, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Karl Rasmussen 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.

Heber R. Allred
Property Owner

Property Owner

Subscribed and sworn to me this 29th day of June, 2021.



Mitchell Harris
Notary Public

Residing in: Hurricane Utah

My Commission Expires: July 31, 2023

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

Item 4.

DOC # 20210011921

Dedication Page 1 of 2
Gary Christensen Washington County Recorder
02/19/2021 02:55:38 PM Fee \$ 40.00
By ALLRED HEBER



TAX ID. No. AV-1-3-5-321 & AV-1-3-5-322

DEED OF DEDICATION

HEBER ALLRED, AND JAMES ALLRED, of Apple Valley Town, County of Washington, State of Utah, **Grantor**,

Hereby **CONVEYS** to:

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION, of Apple Valley, County of Washington, State of Utah, **Grantee**,

For the sum of TEN AND NO/100 (and other good and valuable considerations) DOLLARS the following described tracts of land, **AS PUBLIC ROADWAYS**, located in Washington County, State of Utah, being described as follows:

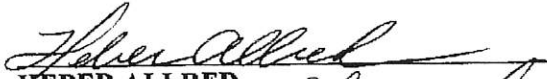

**A PORTION OF 400 WEST STREET (COYOTE ROAD),
300 SOUTH STREET (ROADRUNNER LANE), AND 500 WEST STREET (CACTUS ROAD):**

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°42'08"W, ALONG THE SECTION LINE, 33.00 FEET TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,000.00 FEET, AND A CENTRAL ANGLE OF 10°16'56". (RADIAL LINE BEARS N88°48'17"W); THENCE NORTHWESTERLY ALONG SAID CURVE, 179.46 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,033.00 FEET, AND A CENTRAL ANGLE OF 10°20'15"; THENCE NORTHERLY ALONG SAID CURVE, 186.38 FEET; THENCE N01°15'03"E, 246.91 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 89°57'10"; THENCE NORTHWESTERLY ALONG SAID CURVE, 39.25 FEET; THENCE N88°42'08"W, 520.26 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°02'05"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 39.29 FEET; THENCE S01°15'47"W, 49.97 FEET; THENCE N88°44'13"W, 50.00 FEET; THENCE N01°15'47"E, 50.03 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 89°57'55"; THENCE NORTHWESTERLY ALONG SAID CURVE, 39.25 FEET; THENCE N88°42'08"W, 50.03 FEET; THENCE N01°17'52"E, 50.00 FEET; THENCE S88°42'08"E, 49.97 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°02'05"; THENCE NORTHEASTERLY ALONG SAID CURVE, 39.29 FEET; THENCE N01°15'47"E, 79.97 FEET; THENCE S88°44'13"E, 50.00 FEET; THENCE S01°15'47"W, 80.03 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 89°57'55"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 39.25 FEET; THENCE S88°42'08"E, 520.24 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°02'50"; THENCE NORTHEASTERLY ALONG SAID CURVE, 39.29 FEET; THENCE N01°15'03"E, 610.69 FEET TO A POINT LOCATED ON THE 1/16TH SECTION LINE AND THE SOUTHWEST CORNER OF 7400 EAST STREET (COYOTE ROAD), AN APPLE VALLEY TOWN PUBLIC ROADWAY, AS DESCRIBED AND CONVEYED BY WARRANTY DEED DOCUMENT No. 20150019610, WASHINGTON COUNTY OFFICIAL RECORDS; THENCE S88°42'08"E, ALONG THE 1/16TH SECTION LINE AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID ROADWAY, 66.00 FEET TO THE SOUTHEAST CORNER OF SAID ROADWAY, AND TO THE CENTERSOUTH 1/16TH SECTION CORNER; THENCE S01°15'03"W, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 1,321.42 FEET TO THE POINT OF BEGINNING. CONTAINING 2.89 ACRES.

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

TAX I.D. No. AV-1-3-5-321 & AV-1-3-5-322

WITNESS the hand of said Grantors this the 19 day of Feb, 2021.


HEBER ALLRED

JAMES ALLRED

STATE OF UTAH)

Ss

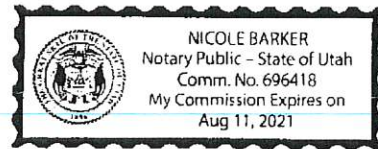
COUNTY OF WASHINGTON)

On this the 19 day of February, 2021, before me, the undersigned Notary Public, personally appeared **HEBER ALLRED, AND JAMES ALLRED**, the signers of this **DEED OF DEDICATION**, and acknowledged to me that they executed the same.

Residing in Washington County, Utah

My commission expires: Aug 11, 2021


NOTARY PUBLIC



WASHINGTON COUNTY ASSESSOR

87 North 200 East * St. George, Utah 84770
Telephone: (435) 634-5703 * Fax: (435) 652-5887

Item 4.

June 25, 2021

Apple Valley Town
1777 N Meadowlark Dr
Apple Valley UT 84737

RE: Roadway from parcel AV-1-3-5-321

Dear Property Owner:

The property on this notice which has been valued, assessed and taxed under the provisions of the Farmland Assessment Act (FAA), more commonly known as Greenbelt, has become ineligible for assessment under this law. It is necessary to withdraw the property from this special assessment and apply the FAA in-lieu fee (Utah Tax Code Annotated Section 59-2-511). The FAA in-lieu fee is the difference between the taxes paid while the property was on Greenbelt, for a maximum of five years, and the taxes which would have been paid had the property been assessed at market value. Please refer to the enclosed computation figures for the amount breakdown.

FAA IN-LIEU FEE

Parcel Number: AV-1-3-5-321 **Account Number: 0903269**
Date of Withdrawal from FAA: June 25, 2021
Number of Acres to be Withdrawn: 1.48
Reason for Withdrawal: Roadway
Date FAA In-lieu Fee is Due: July 25, 2021
FAA In-lieu Fee: \$310.42

The FAA in-lieu fee is now a lien upon the property until paid. Interest will be charged beginning **30 days** from the date of this rollback billing notice. **The FAA in-lieu fee is to be paid to the Washington County Treasurer.** Please include the property parcel number on your check.

If you want to appeal the imposition of the FAA in-lieu fee, you must file an appeal application with the **County Auditor** no later than **45 days** from the date of this notice. The market value on which the FAA in-lieu fee is calculated cannot be appealed. The only matters that may be appealed are a challenge to the withdrawal of the land from the FAA (Greenbelt) or a challenge to the mathematical computation of the FAA in-lieu fee.

If you have questions regarding this matter, please contact the **Assessor's Office**.

Respectfully,

FAA Administrator
Land Appraisal Group
Washington County Assessor's Office

Washington County

Farmland Assessment Act

Fee-In-Lieu Notice

Item 4.

BILL TO:
APPLE VALLEY TOWN
1777 N MEADOWLARK DR
APPLE VALLEY, UT 84737

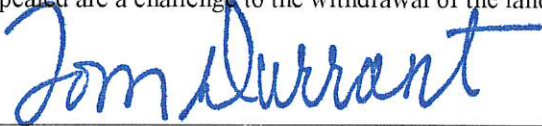
PARCEL NUMBER: AV-1-3-5-321
ACCOUNT NUMBER: 0903269
ACRES: 1.480
WITHDRAWAL DATE: 06-25-2021
PAYMENT DUE DATE: 07-25-2021

Year	District	Market Value	Tax Rate	Taxable	FAA Taxable	Taxes	FAA Taxes
2021	45	\$6,660	0.009505	\$6,660	\$7	\$63.30	\$0.07
2020	45	\$6,660	0.009505	\$6,660	\$7	\$63.30	\$0.07
2019	45	\$6,660	0.009803	\$6,660	\$7	\$65.29	\$0.07
2018	45	\$6,660	0.010514	\$6,660	\$7	\$70.02	\$0.07
2017	45	\$4,662	0.010480	\$4,662	\$7	\$48.86	\$0.07

TOTAL TAXES DUE: \$310.77
LESS FAA TAXES PAID: \$0.35
TOTAL FEE-IN-LIEU DUE: \$310.42

Interest will be charged beginning 30 days from the date of this rollback billing notice.

If you wish to appeal the imposition of the rollback tax, you must file an appeal application with the county auditor no later than 45 days from the date of this notice. The market value on which the rollback is calculated **cannot** be appealed. The only matters that may be appealed are a challenge to the withdrawal of the land from the FAA (greenbelt) or a challenge to the mathematical computation.



County Assessor

JUN 25 2021

Date

WASHINGTON COUNTY ASSESSOR

87 North 200 East * St. George, Utah 84770
Telephone: (435) 634-5703 * Fax: (435) 652-5887

Item 4.

June 25, 2021

Apple Valley Town
1777 N Meadowlark Dr
Apple Valley UT 84737

RE: Roadway from parcel AV-1-3-5-322

Dear Property Owner:

The property on this notice which has been valued, assessed and taxed under the provisions of the Farmland Assessment Act (FAA), more commonly known as Greenbelt, has become ineligible for assessment under this law. It is necessary to withdraw the property from this special assessment and apply the FAA in-lieu fee (Utah Tax Code Annotated Section 59-2-511). The FAA in-lieu fee is the difference between the taxes paid while the property was on Greenbelt, for a maximum of five years, and the taxes which would have been paid had the property been assessed at market value. Please refer to the enclosed computation figures for the amount breakdown.

FAA IN-LIEU FEE

Parcel Number: AV-1-3-5-322 **Account Number: 0913097**
Date of Withdrawal from FAA: June 25, 2021
Number of Acres to be Withdrawn: 1.40
Reason for Withdrawal: Roadway
Date FAA In-lieu Fee is Due: July 25, 2021
FAA In-lieu Fee: \$293.18

The FAA in-lieu fee is now a lien upon the property until paid. Interest will be charged beginning **30 days** from the date of this rollback billing notice. **The FAA in-lieu fee is to be paid to the Washington County Treasurer.** Please include the property parcel number on your check.

If you want to appeal the imposition of the FAA in-lieu fee, you must file an appeal application with the **County Auditor** no later than **45 days** from the date of this notice. The market value on which the FAA in-lieu fee is calculated cannot be appealed. The only matters that may be appealed are a challenge to the withdrawal of the land from the FAA (Greenbelt) or a challenge to the mathematical computation of the FAA in-lieu fee.

If you have questions regarding this matter, please contact the **Assessor's Office**.

Respectfully,

FAA Administrator
Land Appraisal Group
Washington County Assessor's Office

Washington County

Farmland Assessment Act

Fee-In-Lieu Notice

Item 4.

BILL TO:
APPLE VALLEY TOWN
1777 N MEADOWLARK DR
APPLE VALLEY, UT 84737

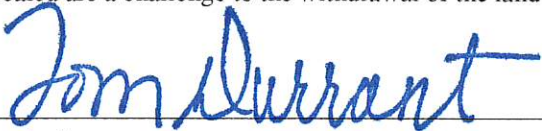
PARCEL NUMBER: AV-1-3-5-322
ACCOUNT NUMBER: 0913097
ACRES: 1.400
WITHDRAWAL DATE: 06-25-2021
PAYMENT DUE DATE: 07-25-2021

Year	District	Market Value	Tax Rate	Taxable	FAA Taxable	Taxes	FAA Taxes
2021	45	\$6,300	0.009505	\$6,300	\$15	\$59.88	\$0.14
2020	45	\$6,300	0.009505	\$6,300	\$15	\$59.88	\$0.14
2019	45	\$6,300	0.009803	\$6,300	\$15	\$61.76	\$0.15
2018	45	\$6,300	0.010514	\$6,300	\$17	\$66.24	\$0.18
2017	45	\$4,410	0.010480	\$4,410	\$18	\$46.22	\$0.19

TOTAL TAXES DUE: \$293.98
LESS FAA TAXES PAID: \$0.80
TOTAL FEE-IN-LIEU DUE: \$293.18

Interest will be charged beginning 30 days from the date of this rollback billing notice.

If you wish to appeal the imposition of the rollback tax, you must file an appeal application with the county auditor no later than 45 days from the date of this notice. The market value on which the rollback is calculated cannot be appealed. The only matters that may be appealed are a challenge to the withdrawal of the land from the FAA (greenbelt) or a challenge to the mathematical computation.



County Assessor

JUN 25 2021

Date

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

DOC # 20210011921

Dedication Page 1 of 2
Gary Christensen Washington County Recorder
02/19/2021 02:55:38 PM Fee \$ 40.00
By ALLRED HEBER

Item 4.



TAX I.D. No. AV-1-3-5-321 & AV-1-3-5-322

DEED OF DEDICATION

HEBER ALLRED, AND JAMES ALLRED, of Apple Valley Town, County of Washington, State of Utah, **Grantor**,

Hereby **CONVEYS** to:

APPLE VALLEY TOWN, A UTAH MUNICIPAL CORPORATION, of Apple Valley, County of Washington, State of Utah, **Grantee**,

For the sum of TEN AND NO/100 (and other good and valuable considerations) DOLLARS the following described tracts of land, **AS PUBLIC ROADWAYS**, located in Washington County, State of Utah, being described as follows:

**A PORTION OF 400 WEST STREET (COYOTE ROAD),
300 SOUTH STREET (ROADRUNNER LANE), AND 500 WEST STREET (CACTUS ROAD):**

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N88°42'08"W, ALONG THE SECTION LINE, 33.00 FEET TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,000.00 FEET, AND A CENTRAL ANGLE OF 10°16'56". (RADIAL LINE BEARS N88°48'17"W); THENCE NORTHWESTERLY ALONG SAID CURVE, 179.46 FEET TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,033.00 FEET, AND A CENTRAL ANGLE OF 10°20'15"; THENCE NORTHERLY ALONG SAID CURVE, 186.38 FEET; THENCE N01°15'03"E, 246.91 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 89°57'10"; THENCE NORTHWESTERLY ALONG SAID CURVE, 39.25 FEET; THENCE N88°42'08"W, 520.26 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°02'05"; THENCE SOUTHWESTERLY ALONG SAID CURVE, 39.29 FEET; THENCE S01°15'47"W, 49.97 FEET; THENCE N88°44'13"W, 50.00 FEET; THENCE N01°15'47"E, 50.03 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 89°57'55"; THENCE NORTHWESTERLY ALONG SAID CURVE, 39.25 FEET; THENCE N88°42'08"W, 50.03 FEET; THENCE N01°17'52"E, 50.00 FEET; THENCE S88°42'08"E, 49.97 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°02'05"; THENCE NORTHEASTERLY ALONG SAID CURVE, 39.29 FEET; THENCE N01°15'47"E, 79.97 FEET; THENCE S88°44'13"E, 50.00 FEET; THENCE S01°15'47"W, 80.03 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 89°57'55"; THENCE SOUTHEASTERLY ALONG SAID CURVE, 39.25 FEET; THENCE S88°42'08"E, 520.24 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°02'50"; THENCE NORTHEASTERLY ALONG SAID CURVE, 39.29 FEET; THENCE N01°15'03"E, 610.69 FEET TO A POINT LOCATED ON THE 1/16TH SECTION LINE AND THE SOUTHWEST CORNER OF 7400 EAST STREET (COYOTE ROAD), AN APPLE VALLEY TOWN PUBLIC ROADWAY, AS DESCRIBED AND CONVEYED BY WARRANTY DEED DOCUMENT No. 20150019610, WASHINGTON COUNTY OFFICIAL RECORDS; THENCE S88°42'08"E, ALONG THE 1/16TH SECTION LINE AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID ROADWAY, 66.00 FEET TO THE SOUTHEAST CORNER OF SAID ROADWAY, AND TO THE CENTERSOUTH 1/16TH SECTION CORNER; THENCE S01°15'03"W, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 1,321.42 FEET TO THE POINT OF BEGINNING. CONTAINING 2.89 ACRES.

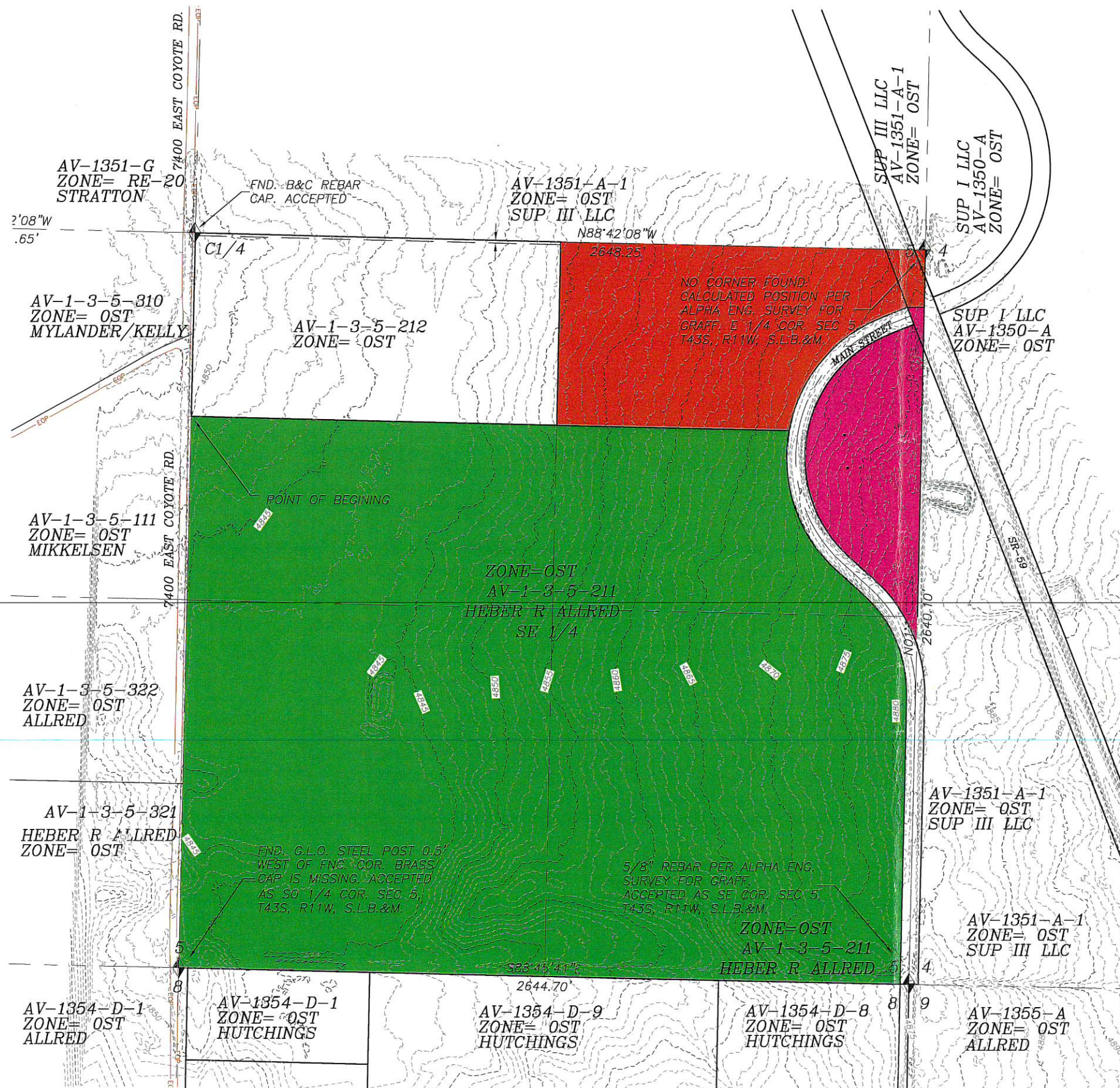
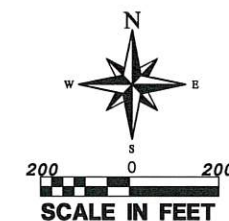
ZONE CHANGE MAP FOR: ALLRED ZONE CHANGE MAP #2

LOCATED IN SECTION 5, T43S, R11W, S.L.B.&M.
WASHINGTON COUNTY, UTAH

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- X EXISTING FENCE
- SECTION LINE
- ◆ SECTION CORNER AS DESCRIBED

- ZONE C-3 - GENERAL COMMERCIAL
- ZONE TC - TOURIST COMMERCIAL
- SF-.50 - SINGLE FAMILY 1/2 ACRE



LEGAL DESCRIPTION

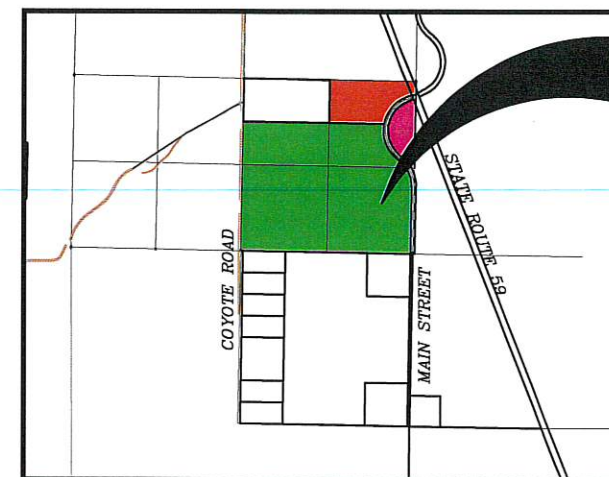
SECTION :5 T: 43S R: 11W; ALL OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST OF THE SALT LAKE BASE AND MERIDIAN.

LESS- THAT PORTION OF LAND LYING EASTERLY OF THE WESTERLY RIGHT OF WAY LINE OF UTAH STATE ROUTE-59 (SR-59), SAID PARCEL BEING MORE COMPLETELY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE NORTH 01 DEG. 15' 03" EAST ALONG THE NORTH-SOUTH CENTER SECTION LINE, 2,642.84 FEET TO THE CENTER QUARTER CORNER; THENCE SOUTH 88 DEG. 42' 08" EAST ALONG THE EAST-WEST CENTER SECTION LINE, 2,500.91 FEET TO A POINT LOCATED ON THE WESTERLY RIGHT OF WAY LINE OF UTAH STATE ROUTE-59 (SR-59); THENCE DEPARTING SAID SECTION LINE AND RUNNING SOUTH 21 DEG. 17' 44" EAST ALONG SAID HIGHWAY LINE, 383.06 FEET TO A POINT LOCATED ON THE EAST LINE OF SAID SECTION 5; THENCE DEPARTING SAID HIGHWAY LINE AND RUNNING SOUTH 01 DEG. 19' 35" WEST ALONG SAID SECTION LINE 2,288.71 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 88 DEG. 42' 43" WEST ALONG THE SOUTH LINE OF SAID SECTION 5, 2,644.76 FEET TO THE POINT OF BEGINNING.

LESS- THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST OF THE SALT LAKE BASE AND MERIDIAN; MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N01°15'03"E ALONG THE SOUTH-NORTH CENTER SECTION LINE, 1982.13 FEET TO THE POINT OF BEGINNING; RUNNING THENCE N1°15'03"E 860.71 FEET; THENCE S88°42'08"E 1324.13 FEET; THENCE S1°17'21"W 660.37 FEET; THENCE N88°43'01"W 1323.68 FEET TO THE POINT OF BEGINNING.

LESS- THAT PORTION DEEDED FOR THE NEW MAIN STREET.

CONTAINS 137.13 ACRES.



PROJECT LOCATION

NO.	REVISIONS	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 800 West, Suite 1
Provo, Utah 84601
Phone: (435) 466-9801



ZONE CHANGE MAP FOR:
ALLRED ZONE CHANGE MAP #2

LOCATED IN SECTION 5, T43S, R11W, S.L.B.&M.

DATE: 6/28/2021
SCALE: 1"=200'

JOB NO.
607-002

SHEET NO.
2 OF 35



NOTICE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

6-07-2021

Town of Apple Valley
Invoice Register - 7/1/2021 to 8/18/2021 - All Invoices

Item 5.

<u>Invoice No.</u>	<u>Vendor</u>	<u>Check No.</u>	<u>Ledger Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Account No.</u>	<u>Account Name.</u>	<u>Description</u>
08042021	AT&T Mobility	4875	8/17/2021	8/17/2021	\$181.71			
					181.71	104141.280	Admin Telephone and Internet	wireless service
287282963359X	AT&T Mobility	4855	7/13/2021	7/13/2021	\$187.10			
					187.10	104141.280	Admin Telephone and Internet	
	Vendor Total:				\$368.81			
8397	Backyard Services	4862	7/23/2021	7/23/2021	\$580.00			
					580.00	104540.110	Park/Rec Wages and Contract L	Lawn care for June
8402	Backyard Services	4878	8/17/2021	8/17/2021	\$725.00			
					725.00	104540.110	Park/Rec Wages and Contract L	Lawn care for July
	Vendor Total:				\$1,305.00			
070621	Beddo, Dale	4847	7/6/2021	7/6/2021	\$2,663.78			
					2,663.78	104141.340	Admin Accounting	
070721	Beddo, Dale	4849	7/7/2021	7/7/2021	\$265.96			
					265.96	104141.340	Admin Accounting	reimburse for Susan Gonzalez p
	Vendor Total:				\$2,929.74			
1237	CCP Cemtech	4840	7/5/2021	7/5/2021	\$720.00			
					720.00	104410.380	Road Department Services	2 trucks pumped
205	Cottam Law LLC	4843	7/5/2021	7/5/2021	\$400.00			
					400.00	104141.330	Admin Legal Wages and Contra	invoice date 12/30/17
206	Cottam Law LLC	4843	7/5/2021	7/5/2021	\$580.00			
					580.00	104141.330	Admin Legal Wages and Contra	invoice date 12/31/18
207	Cottam Law LLC	4843	7/5/2021	7/5/2021	\$1,080.00			
					1,080.00	104141.330	Admin Legal Wages and Contra	invoice date 12/31/19
208	Cottam Law LLC	4843	7/5/2021	7/5/2021	\$900.00			
					900.00	104141.330	Admin Legal Wages and Contra	invoice date 12/31/20
	Vendor Total:				\$2,960.00			
2021-0077/0089	DS Accounting Services	4867	7/28/2021	7/28/2021	\$2,250.00			
					2,250.00	104141.340	Admin Accounting	Apr, May, June monthly accounti
777899	Durham Jones & Pinegar	4844	7/5/2021	7/5/2021	\$42.00			
					42.00	104141.330	Admin Legal Wages and Contra	
230158046199	Gallian Welker & Beckstrom, L.C.	4865	7/28/2021	7/28/2021	\$3,532.90			
					3,532.90	104141.330	Admin Legal Wages and Contra	Fuel for Grader
230158047038	Gallian Welker & Beckstrom, L.C.	4876	8/17/2021	8/17/2021	\$2,005.50			
					2,005.50	104141.330	Admin Legal Wages and Contra	legal issues
	Vendor Total:				\$5,538.40			
Refund: 1500	Genesis Construction	4857	7/15/2021	7/15/2021	\$116.00			
					116.00	101311	Accounts receivable	Refund: 1500 - Genesis Constru
22393	Hooray! The Engraving Shoppe	4863	7/28/2021	7/28/2021	\$27.50			
					27.50	104141.240	Admin Office supplies	Name Plate
CP161	Internal Revenue Service	4856	7/13/2021	7/13/2021	\$458.82			
					458.82	104141.390	Admin Bank service charges	late fees
PR071021-144	Internal Revenue Service		7/14/2021	7/14/2021	\$1,120.94			
					623.84	102221	Accrued SS, MC & FWT payabl	Social Security Tax
					145.92	102221	Accrued SS, MC & FWT payabl	Medicare Tax
					351.18	102221	Accrued SS, MC & FWT payabl	Federal Income Tax
PR071021-144	Internal Revenue Service		7/15/2021	7/15/2021	\$154.13			
					99.20	102221	Accrued SS, MC & FWT payabl	Social Security Tax

Town of Apple Valley
Invoice Register - 7/1/2021 to 8/18/2021 - All Invoices

Item 5.

<u>Invoice No.</u>	<u>Vendor</u>	<u>Check No.</u>	<u>Ledger Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Account No.</u>	<u>Account Name.</u>	<u>Description</u>
					23.20	102221	Accrued SS, MC & FWT payabl	Medicare Tax
					31.73	102221	Accrued SS, MC & FWT payabl	Federal Income Tax
PR072421-144	Internal Revenue Service		7/28/2021	7/28/2021	(\$154.13)			
					-99.20	102221	Accrued SS, MC & FWT payabl	Social Security Tax
					-23.20	102221	Accrued SS, MC & FWT payabl	Medicare Tax
					-31.73	102221	Accrued SS, MC & FWT payabl	Federal Income Tax
PR072421-144	Internal Revenue Service		7/28/2021	7/28/2021	\$1,405.44			
					783.56	102221	Accrued SS, MC & FWT payabl	Social Security Tax
					183.28	102221	Accrued SS, MC & FWT payabl	Medicare Tax
					438.60	102221	Accrued SS, MC & FWT payabl	Federal Income Tax
PR072421-144	Internal Revenue Service		7/29/2021	7/29/2021	\$154.13			
					99.20	102221	Accrued SS, MC & FWT payabl	Social Security Tax
					23.20	102221	Accrued SS, MC & FWT payabl	Medicare Tax
					31.73	102221	Accrued SS, MC & FWT payabl	Federal Income Tax
PR080721-144	Internal Revenue Service		8/11/2021	8/11/2021	\$1,397.24			
					779.84	102221	Accrued SS, MC & FWT payabl	Social Security Tax
					182.40	102221	Accrued SS, MC & FWT payabl	Medicare Tax
					435.00	102221	Accrued SS, MC & FWT payabl	Federal Income Tax
	Vendor Total:				\$4,536.57			
3352350	KS State Bank	4852	7/12/2021	7/12/2021	\$16,060.00			
					16,060.00	104415.720	Public Works Principle	2016 Case 580SN Loader Back
072821	Little Creek Station	4866	7/28/2021	7/28/2021	\$248.90			
					248.90	104410.560	Road Equipment Fuel	Fuel for Grader
18974	LP Windows and Doors, LLC	4842	7/5/2021	7/5/2021	\$438.00			
					438.00	104141.270	Admin Utilities	rain gutter installed
071621	Resolute Electric	4879	8/17/2021	8/17/2021	\$3,000.00			
					3,000.00	104540.110	Park/Rec Wages and Contract L	Apple Valley bathrooms
605927	Revco Leasing	4853	7/13/2021	7/13/2021	\$253.76			
					253.76	104141.250	Admin Equipment maintenance	
608536	Revco Leasing	4877	8/17/2021	8/17/2021	\$230.69			
					230.69	104141.250	Admin Equipment maintenance	Lease Payment
	Vendor Total:				\$484.45			
070721	South Central Communications	4851	7/7/2021	7/7/2021	\$390.07			
					390.07	104141.280	Admin Telephone and Internet	
081721	South Central Communications	4874	8/17/2021	8/17/2021	\$389.35			
					389.35	104141.280	Admin Telephone and Internet	Phone and Internet
	Vendor Total:				\$779.42			
3-325145	Steamroller Copies	4880	8/17/2021	8/17/2021	\$150.48			
					150.48	104141.240	Admin Office supplies	Council packet
3-325228	Steamroller Copies	4873	8/17/2021	8/17/2021	\$50.16			
					50.16	104141.240	Admin Office supplies	
	Vendor Total:				\$200.64			
0118557	Sunrise Engineering	4861	7/23/2021	7/23/2021	\$1,701.75			
					1,701.75	104141.320	Admin Engineering/Professional	Road Planning, Rome Way impr
410016023	Sunroc	4859	7/23/2021	7/23/2021	\$778.44			
					778.44	104415.450	Public Works Supplies	supplies for sidewalks in park
41015689	Sunroc	4859	7/23/2021	7/23/2021	\$3,020.78			
					3,020.78	104415.450	Public Works Supplies	Supplies for sidewalk in park

Town of Apple Valley
Invoice Register - 7/1/2021 to 8/18/2021 - All Invoices

Item 5.

<u>Invoice No.</u>	<u>Vendor</u>	<u>Check No.</u>	<u>Ledger Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Account No.</u>	<u>Account Name.</u>	<u>Description</u>	
Vendor Total:					\$3,799.22				
55577	Supreme Green	4845	7/5/2021	7/5/2021	\$890.00				
					890.00	104141.260	Admin Building & ground mainte		
0003941478	The Spectrum	4841	7/5/2021	7/5/2021	\$165.65				
					165.65	104141.220	Admin Public notices	Town notices	
PR071021-326	Utah State Tax Commission		7/14/2021	7/14/2021	\$218.13				
					218.13	102222	Accrued SWT payable	State Income Tax	
PR071021-326	Utah State Tax Commission		7/15/2021	7/15/2021	\$32.44				
					32.44	102222	Accrued SWT payable	State Income Tax	
PR072421-326	Utah State Tax Commission		7/28/2021	7/28/2021	(\$32.44)				
					-32.44	102222	Accrued SWT payable	State Income Tax	
PR072421-326	Utah State Tax Commission		7/28/2021	7/28/2021	\$281.07				
					281.07	102222	Accrued SWT payable	State Income Tax	
PR072421-326	Utah State Tax Commission		7/29/2021	7/29/2021	\$32.44				
					32.44	102222	Accrued SWT payable	State Income Tax	
PR080721-326	Utah State Tax Commission		8/11/2021	8/11/2021	\$279.20				
					279.20	102222	Accrued SWT payable	State Income Tax	
Vendor Total:					\$810.84				
070621	Voran, Jeff	4850	7/7/2021	7/7/2021	\$220.00				
					220.00	104141.290	Admin Postage		
080521	Voran, Jeff	4870	7/30/2021	7/30/2021	\$236.50				
					236.50	104141.290	Admin Postage	Postage for office	
Vendor Total:					\$456.50				
AV-1354-D	Washington County Assessor	4864	7/28/2021	7/28/2021	\$720.52				
					720.52	104141.331	Admin Assessment legal fees	Farmland assessment parcel AV	
300	Washington County Sheriff's Office	4860	7/23/2021	7/23/2021	\$3,780.00				
					3,780.00	104210.110	Police Salaries & wages	Patrol Services 2nd quarter	
111386	Washington County Solid Waste	4881	8/17/2021	8/17/2021	\$3,824.30				
					3,824.30	104420.460	Solid Waste Service	Solid Waste-July	
081721	Washington County Treasurer	4872	8/17/2021	8/17/2021	\$1,053.79				
					1,053.79	104141.330	Admin Legal Wages and Contra	road dedication/donated propert	
Total:					\$59,208.00				
							<u>GL Account Summary</u>		
					116.00	101311	Accounts receivable		
					4,077.75	102221	Accrued SS, MC & FWT payabl		
					810.84	102222	Accrued SWT payable		
					165.65	104141.220	Admin Public notices		
					228.14	104141.240	Admin Office supplies		
					484.45	104141.250	Admin Equipment maintenance		
					890.00	104141.260	Admin Building & ground mainte		
					438.00	104141.270	Admin Utilities		
					1,148.23	104141.280	Admin Telephone and Internet		
					456.50	104141.290	Admin Postage		
					1,701.75	104141.320	Admin Engineering/Professional		
					9,594.19	104141.330	Admin Legal Wages and Contra		
					720.52	104141.331	Admin Assessment legal fees		
					5,179.74	104141.340	Admin Accounting		
					458.82	104141.390	Admin Bank service charges		
					3,780.00	104210.110	Police Salaries & wages		
					720.00	104410.380	Road Department Services		

Town of Apple Valley
Invoice Register - 7/1/2021 to 8/18/2021 - All Invoices

Item 5.

<u>Invoice No.</u>	<u>Vendor</u>	<u>Check No.</u>	<u>Ledger Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Account No.</u>	<u>Account Name.</u>	<u>Description</u>
					248.90	104410.560	Road Equipment Fuel	
					3,799.22	104415.450	Public Works Supplies	
					16,060.00	104415.720	Public Works Principle	
					3,824.30	104420.460	Solid Waste Service	
					4,305.00	104540.110	Park/Rec Wages and Contract L	
					59,208.00		Total	
					\$59,208.00		GL Account Summary Total	

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2021 to 08/18/2021
16.67% of the fiscal year has expired

Item 5.

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Change In Net Position					
Revenue:					
Taxes					
3110 General property taxes-current	0.00	28.17	59.75	111,933.00	0.05%
3120 Prior year's taxes-delinquent	489.07	627.74	1,218.16	8,000.00	15.23%
3130 General sales and use taxes	23,380.64	0.00	0.00	130,000.00	0.00%
3140 Energy and communication taxes	6,923.87	0.00	2,855.64	35,000.00	8.16%
3150 RAP Tax	1,036.70	1,381.34	2,872.26	13,000.00	22.09%
3160 Transient Taxes	299.75	0.00	0.00	3,500.00	0.00%
3170 Fee in lieu of personal property taxes	1,893.60	1,177.21	2,534.98	8,400.00	30.18%
3190 Highway/Transit Tax	2,157.49	0.00	0.00	9,600.00	0.00%
Total Taxes	36,181.12	3,214.46	9,540.79	319,433.00	2.99%
Licenses and permits					
3210 Business licenses	0.00	0.00	150.00	3,400.00	4.41%
3221 Building Permits-Fee	0.00	18,277.35	24,315.42	80,000.00	30.39%
3222 Building Permits-Non Surcharge	0.00	2,302.89	3,152.35	3,500.00	90.07%
3223 Building permit - HCP Valuation	0.00	843.40	843.40	0.00	0.00%
3224 Building Permits Surcharge	0.00	382.46	382.46	0.00	0.00%
3225 Animal licenses	20.00	0.00	0.00	500.00	0.00%
Total Licenses and permits	20.00	21,806.10	28,843.63	87,400.00	33.00%
Intergovernmental revenue					
3356 Class "C" road allotment	14,291.64	0.00	0.00	82,000.00	0.00%
3358 Liquor control profits	0.00	0.00	0.00	800.00	0.00%
3370 State Grants	3,588.50	0.00	0.00	45,000.00	0.00%
Total Intergovernmental revenue	17,880.14	0.00	0.00	127,800.00	0.00%
Charges for services					
3410 Clerical services	0.00	0.00	0.00	100.00	0.00%
3416 Other Interdepartmental Charges	0.00	0.00	0.00	10,000.00	0.00%
3420 Fire Department Contracts	3,769.50	0.00	0.00	7,514.00	0.00%
3431 Zoning and subdivision fees	6,866.00	0.00	500.00	30,000.00	1.67%
3440 Solid waste	7,562.50	0.00	3,987.50	48,800.00	8.17%
3441 Storm Drainage	7,041.96	3.22	3,414.84	38,880.00	8.78%
3461 GRAMA requests	5.00	0.00	0.00	200.00	0.00%
3470 Park and recreation fees	0.00	0.00	0.00	100.00	0.00%
3615 Late charges	104.85	(0.28)	(3.02)	2,000.00	-0.15%
Total Charges for services	25,349.81	2.94	7,899.32	137,594.00	5.74%
Fines and forfeitures					
3510 Fines	947.21	0.00	310.03	4,800.00	6.46%
Total Fines and forfeitures	947.21	0.00	310.03	4,800.00	6.46%
Interest					
3610 Interest earnings	391.17	73.41	183.09	4,800.00	3.81%
Total Interest	391.17	73.41	183.09	4,800.00	3.81%
Miscellaneous revenue					
3690 Sundry revenue	0.00	0.00	1.75	1,000.00	0.18%
3692 Fire department fundraisers	1,000.00	0.00	0.00	1,300.00	0.00%
3697 Park department fundraisers	0.00	0.00	0.00	800.00	0.00%
3801.1 Impact fees - Fire	0.00	5,064.00	5,967.00	2,000.00	298.35%
3801.2 Impact fees - police	0.00	684.00	798.00	0.00	0.00%
3801.3 Impact fees - roadways	0.00	15,960.00	19,134.00	18,000.00	106.30%
3801.6 Impact fees - storm water	0.00	2,816.27	4,662.03	15,000.00	31.08%
3801.7 Impact fees - parks, trails, OS	0.00	3,625.00	4,491.00	6,000.00	74.85%
Total Miscellaneous revenue	1,000.00	28,149.27	35,053.78	44,100.00	79.49%
Contributions and transfers					
3802.2 Contributions - public safety	0.00	0.00	0.00	300.00	0.00%
3802.7 Contributions - parks and recreation	0.00	0.00	0.00	100.00	0.00%
3802.8 Contributions - Contingency	0.00	0.00	0.00	100,000.00	0.00%
Total Contributions and transfers	0.00	0.00	0.00	100,400.00	0.00%
Total Revenue:	81,769.45	53,246.18	81,830.64	826,327.00	9.90%
Expenditures:					
General government					
Council					
4111.110 Council Salaries and wages	300.00	950.00	2,850.00	5,000.00	57.00%

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2021 to 08/18/2021
16.67% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
4111.130 Council Employee benefits	22.96	72.68	218.04	700.00	31.15%
4111.210 Council Travel Reimbursement	278.40	0.00	0.00	2,100.00	0.00%
4111.220 Council Training	0.00	0.00	0.00	1,900.00	0.00%
4111.610 Council Donations and discretionary spending	0.00	0.00	0.00	500.00	0.00%
Total Council	601.36	1,022.68	3,068.04	10,200.00	30.08%
Administrative					
4141.110 Admin Salaries and wages	12,232.21	4,554.43	13,235.21	90,000.00	14.71%
4141.130 Admin Employee benefits	1,995.38	348.41	1,012.49	13,400.00	7.56%
4141.140 Admin Employee Retirement - GASB 68	708.88	0.00	0.00	4,700.00	0.00%
4141.210 Admin Dues, subs & memberships	200.00	0.00	0.00	1,000.00	0.00%
4141.220 Admin Public notices	46.37	0.00	165.65	800.00	20.71%
4141.230 Admin Clerk training	0.00	0.00	0.00	900.00	0.00%
4141.240 Admin Office supplies	605.23	200.64	310.15	7,500.00	4.14%
4141.250 Admin Equipment maintenance	877.27	230.69	484.45	7,500.00	6.46%
4141.260 Admin Building & ground maintenance	0.00	0.00	890.00	1,000.00	89.00%
4141.270 Admin Utilities	373.58	0.00	438.00	5,800.00	7.55%
4141.280 Admin Telephone and Internet	1,310.78	621.06	1,198.23	15,000.00	7.99%
4141.290 Admin Postage	1,382.20	0.00	456.50	3,000.00	15.22%
4141.320 Admin Engineering/Professional Fees	8,000.00	0.00	1,701.75	20,000.00	8.51%
4141.330 Admin Legal Wages and Contract Labor	5,836.84	3,059.29	9,594.19	28,000.00	34.28%
4141.331 Admin Assessment legal fees	0.00	0.00	720.52	0.00	0.00%
4141.340 Admin Accounting	0.00	0.00	5,179.74	7,500.00	69.06%
4141.350 Building Inspector Fees	0.00	0.00	0.00	45,000.00	0.00%
4141.390 Admin Bank service charges	665.16	0.00	990.42	6,000.00	16.51%
4141.410 Admin Insurance	0.00	0.00	0.00	11,000.00	0.00%
4141.490 Admin Travel reimbursements	0.00	0.00	0.00	500.00	0.00%
4141.500 Admin Weed abatement	1,063.00	0.00	0.00	1,500.00	0.00%
4170 Elections	0.00	0.00	0.00	1,500.00	0.00%
4171 Contingency	0.00	0.00	0.00	30,000.00	0.00%
Total Administrative	35,296.90	9,014.52	36,377.30	301,600.00	12.06%
Total General government	35,898.26	10,037.20	39,445.34	311,800.00	12.65%
Public safety					
Police					
4210.110 Police Salaries & wages	0.00	0.00	3,780.00	15,000.00	25.20%
4210.250 Police Expenditures	1.00	0.00	0.00	100.00	0.00%
4253.250 Animal Control Supplies	62.90	0.00	0.00	100.00	0.00%
Total Police	63.90	0.00	3,780.00	15,200.00	24.87%
Fire					
4220.110 Fire Salaries & wages	4,386.48	784.62	2,353.86	22,000.00	10.70%
4220.130 Fire Employee Benefits	335.58	60.03	180.09	1,700.00	10.59%
4220.180 Fire Capital Contingency	0.00	0.00	0.00	35,000.00	0.00%
4220.230 Fire Travel & mileage	0.00	0.00	0.00	300.00	0.00%
4220.240 Fire Office expenses	75.87	0.00	0.00	0.00	0.00%
4220.250 Fire Equipment maintenance & repairs	0.00	0.00	0.00	300.00	0.00%
4220.260 Fire Rent expense	0.00	0.00	0.00	850.00	0.00%
4220.360 Fire Training	0.00	0.00	0.00	800.00	0.00%
4220.450 Fire Small Equip/Supplies	44.52	0.00	0.00	1,200.00	0.00%
4220.460 Fire Supplies-Fundraisers	0.00	0.00	0.00	200.00	0.00%
4220.465 Fire Gear	205.00	0.00	0.00	2,500.00	0.00%
4220.560 Fire Equipment Fuel	408.48	0.00	19.33	1,800.00	1.07%
4220.610 Fire Interest	342.70	0.00	0.00	2,400.00	0.00%
4220.620 Fire Principal	1,901.60	0.00	0.00	11,100.00	0.00%
4220.740 Fire Capital outlay	0.00	0.00	0.00	5,000.00	0.00%
Total Fire	7,700.23	844.65	2,553.28	85,150.00	3.00%
Total Public safety	7,764.13	844.65	6,333.28	100,350.00	6.31%
Highways and public improvements					
Highways					
4410.110 Road Wages and Contract Labor	0.00	0.00	0.00	3,500.00	0.00%
4410.130 Road Employee benefits	0.00	0.00	0.00	300.00	0.00%
4410.380 Road Department Services	0.00	0.00	720.00	400.00	180.00%
4410.450 Road Department Supplies	0.00	0.00	0.00	1,000.00	0.00%
4410.550 Road Equipment Maintenance	0.00	0.00	0.00	10,000.00	0.00%
4410.560 Road Equipment Fuel	0.00	0.00	248.90	5,400.00	4.61%
4410.740 Road Capital outlay	0.00	0.00	0.00	51,000.00	0.00%

Town of Apple Valley
Operational Budget Report
10 General Fund - 07/01/2021 to 08/18/2021
16.67% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
4410.810 Road Principal	1,542.37	0.00	0.00	41,100.00	0.00%
4410.820 Road Interest	218.37	0.00	0.00	35,000.00	0.00%
4415.110 Public Works Wages and Contract Labor	30.00	0.00	0.00	2,500.00	0.00%
4415.130 Public Works Employee benefits	2.30	0.00	0.00	200.00	0.00%
4415.320 Public Works Engineering/Professional Fees	0.00	0.00	0.00	40,000.00	0.00%
4415.450 Public Works Supplies	370.81	0.00	3,799.22	3,500.00	108.55%
4415.550 Public Works Equipment Maintenance	0.00	0.00	0.00	500.00	0.00%
4415.560 Public Works Equipment fuel	0.00	0.00	0.00	500.00	0.00%
4415.570 Public Works Travel Reimbursement	0.00	0.00	0.00	200.00	0.00%
4415.710 Public Works Interest	1,679.50	0.00	0.00	2,500.00	0.00%
4415.720 Public Works Principle	14,380.50	0.00	16,060.00	16,000.00	100.38%
Total Highways	18,223.85	0.00	20,828.12	213,600.00	9.75%
Sanitation					
4420.460 Solid Waste Service	7,452.10	3,824.30	3,824.30	44,500.00	8.59%
Total Sanitation	7,452.10	3,824.30	3,824.30	44,500.00	8.59%
Total Highways and public improvements	25,675.95	3,824.30	24,652.42	258,100.00	9.55%
Parks, recreation, and public property					
Parks					
4540.110 Park/Rec Wages and Contract Labor	725.00	3,725.00	4,305.00	6,000.00	71.75%
4540.130 Park/Rec Employee benefits	0.00	0.00	0.00	1,000.00	0.00%
4540.250 Park/Rec Department supplies	170.00	0.00	0.00	0.00	0.00%
4540.740 Parks Capital outlay	2,068.39	0.00	0.00	12,000.00	0.00%
Total Parks	2,963.39	3,725.00	4,305.00	19,000.00	22.66%
Total Parks, recreation, and public property	2,963.39	3,725.00	4,305.00	19,000.00	22.66%
Debt service					
4141.810 Debt service - principal	0.00	0.00	2,002.53	0.00	0.00%
Total Debt service	0.00	0.00	2,002.53	0.00	0.00%
Transfers					
4804 Transfer to Fund Balance	0.00	0.00	0.00	13,563.00	0.00%
4805 Transfer to capital projects	0.00	0.00	0.00	40,000.00	0.00%
4807 Transfer to Assigned Balance - Fire Impact Fees	0.00	0.00	0.00	2,000.00	0.00%
4809 Transfer to Assigned Balance - Roadway Impact Fee	0.00	0.00	0.00	18,000.00	0.00%
4810 Transfer to Assigned Balance -Storm Water Imp Fee	0.00	0.00	0.00	15,000.00	0.00%
4811 Transfer to Assigned Balance - Parks & Rec Fees	0.00	0.00	0.00	6,000.00	0.00%
Total Transfers	0.00	0.00	0.00	94,563.00	0.00%
Total Expenditures:	72,301.73	18,431.15	76,738.57	783,813.00	9.79%
Total Change In Net Position	9,467.72	34,815.03	5,092.07	42,514.00	11.98%

Town of Apple Valley
Operational Budget Report
41 Capital Projects Fund - 07/01/2021 to 08/18/2021
16.67% of the fiscal year has expired

	<u>Prior YTD</u>	<u>Current Period</u>	<u>Current YTD</u>	<u>Annual Budget</u>	<u>Percent Used</u>
Change In Net Position					
Expenditures:					
Miscellaneous					
4141.740 Capital Outlay expenses	810.94	0.00	0.00	0.00	0.00%
Total Miscellaneous	<u>810.94</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>
Total Expenditures:	<u>810.94</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>
Total Change In Net Position	<u>(810.94)</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>