APPLE VALLEY TOWN COUNCIL PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, October 18, 2023 at 6:00 PM

AGENDA

Notice is given that a meeting of the Town Council of the Town of Apple Valley will be held on **Wednesday, October 18, 2023**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Mayor| Frank Lindhardt |
Council Members | Barratt Nielson | Kevin Sair | Robin Whitmore | Jarry Zaharias |

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/87607542551
if the meeting requests a password use 1234
To call into meeting, dial (253) 215 8782 and use Meeting ID 876 0754 2551

CALL TO ORDER
PLEDGE OF ALLEGIANCE
PRAYER
ROLL CALL

DECLARATION OF CONFLICTS OF INTEREST

MAYOR'S TOWN UPDATE

PUBLIC HEARING

1. Consider Approval to Amend Title 12.02.040 Adoption Of Codes By Reference, Ordinance-O-2023-35.

PUBLIC COMMENTS

DISCUSSION AND POSSIBLE ACTION

2. Consider Approval to Amend Title 12.02.040 Adoption Of Codes By Reference, Ordinance-O-2023-35.
3. Consider Approval of Impact Fee Payoff for Dan Tygard.
4. Consider Approval of Preliminary Plat Application for Crimson Peaks subdivision. Agent: Travis Holm, Scout Holm.

   *Planning Commission recommended approval on 10/4/2023 with conditions.
5. Consider Approval for Preliminary Plat Application for West Temple Village Subdivision. Owner: Holm House LLC -Travis Holm, Agent: Matt Loo.

   *Planning Commission recommended approval on 10/4/2023 with conditions.
6. Consider Approval of Appointment of a Public Works Director, Resolution-R-2023-32.
7. Consider Approval to Amend Title 11.02.190 Grading Permit By Exception, Ordinance-O-2023-31.

   *Planning Commission recommended approval on 10/4/2023.

8. Consider Approval to Amend Title 10.28.310 Grading And Grubbing Of Vacant Lots, Ordinance-O-2023-32.

   *Planning Commission recommended approval on 10/4/2023.

9. Consider Approval to Amend Title 10.18.020 Residential Lots; Access, Ordinance-O-2023-34.

   *Planning Commission recommended approval on 10/4/2023.

10. Consider Approval of Amending the Personnel Policy and Procedures Manual, Resolution-R-2023-33.

11. Consider Approval of Residential Solid Waste Disposal Fee Increase, Resolution-R-2023-34.

12. Consider Approval to Amend Fee Schedule, Resolution-R-2023-35.

13. Discussion on Declaration of Law and Duty Regarding Unconstitutional Government Surveillance.

CONSENT AGENDA

The Consent Portion of the Agenda is approved by one (1) non-debatable motion. If any Council Member wishes to remove an item from the Consent Portion of the agenda, that item becomes the first order of business on the Regular Agenda.

14. Disbursement Listing for September 2023.

15. Budget Report for Fiscal Year 2023 through September 2023.

APPROVAL OF MINUTES

16. Minutes: September 19, 2023

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

REQUEST FOR A CLOSED SESSION

ADJOURNMENT

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

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

APPLE VALLEY
ORDINANCE O-2023-35

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

SECTION 1: **AMENDMENT** "12.02.040 Adoption Of Codes By Reference" of the Apple Valley Municipal Code is hereby *amended* as follows:

AMENDMENT

12.02.040 Adoption Of Codes By Reference

The most recent version adopted by the state of Utah of the following codes and the appendices and the state's amendment are incorporated by reference and adopted as the building codes of Apple Valley: International Building Code, International Mechanical Code, International Fuel Gas Code, International Residential Code, International Fire Code, International Urban Wildland Interface Code, International Energy Conservation Code, International Plumbing Code, National Electrical Code, HUD Code, and the Model Manufactured Home Installation Standard (Utah Code Title15A-Chapter2-Section 103). One~~Three~~ (1~~3~~) copy~~ies~~ of each of the codes shall be kept on file in the office of the town clerk for use and examination by the public.~~:~~

For Snow Load Information and Report for submission for building, go to Utah Snow Load (https://www.usu.edu/utahsnowload/)

~~A. The cited sections of the International Residential Code are amended as follows:~~

~~Table R301.2(1). Replace with attachment A, Snow Loads, For Areas in Washington County~~

~~ATTACHMENT A~~

Snow Loads for Areas in Washington County		
AREA	FOOTING DEPTH (Inches)	LIVE LOAD/SNOW LOAD (PSF)
Kolob	36	150
Cedar Mountain	36	150
Pine Valley	36	75
New Harmon/Harmony Heights	30	50
Blackridge/New Harmony Farms, Point & Ridge	30	40
Enterprise	30	40
Central/Dixie Deer Estates	30	40
Brookside/Pine Valley Mtn. Farms	30	40
Veyo	22	30
Dammeron Valley Farms, Ranches, Old Farms, Homesteads & Pinions Hills	22	30
Springdale/Rockville	20	25
Hildale	20	25
Appel Valley Ranches, Gooseberry & Canaan Mtn. Estates	20	25
Pintura	20	25
Diamond Valley Acres, Topaz Est., Kathie's Acres, Paradise Est. & Ridge I, II & I-A	18	20
Gunlock	18	20
Winchester Hills/JEL	16	20
Silver Reef Est./Silver Valley Est./Eldorado Hills/Bonanza Est./Casa De Ora & Homespun Village	12	20
Grassy Meadows Sky Ranch/Cliffdwellers/Hurricane Cliffs & Cliff View Est.	12	20
Compaction Tests: 90 percent Wind capacity: 70 miles per hour Seismic zone: Site Specific		

Section P2603.6.1. Insert: 12 inches (304 mm)

B. The cited sections of the International Plumbing Code are amended as follows:

Section 305.6.1. Insert: 12 inches (304 mm)

Section 904.1. Insert: 12 inches (304)

C. International Urban-Wildland Interface Code, 2006 Edition:

1. The International Urban-Wildland Interface Code, 2003 edition, as currently amended by the division of forestry, fire and state lands under rule R652-122 of the Utah administrative code (the 2006 Utah wildland-urban interface code), is hereby adopted as the wildland-urban interface code of the town, for regulating and governing the mitigation of hazard to life and property from the intrusion of fire from wildland exposures, fire from adjacent structures and prevention of structure fires from spreading to wildland fuels as therein provided; providing for the issuance of permits and the collection of fees therefor; and each and all of the regulations, provisions penalties, conditions and terms of said wildland-urban interface code on file in the office of the town clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions and changes as set forth in rule R652-122 of the Utah administrative code and as set forth in subsection C2 of this section.

2. The following sections are hereby revised:

Chapter 1

Section 101.1 Scope

Exceptions:

1. A structure that is no more than 1,000 square feet, with the required defensible space and without reasonable access to a municipal, or similar, water system.

2. A structure that originally did not exceed 1,000 square feet, when adding an addition of 25% or less to the total original square footage.

Chapter 2

Definitions

Approved. Acceptable to the building official, fire official, or authority having jurisdiction.

Chapter 4

Section 402.2 Individual Structures

~~402.2.1 Access. Individual structures hereafter constructed or relocated into or with-in the wildland urban interface areas shall be provided with approved fire apparatus access roads and driveways in accordance with section 403.2.2...~~

~~402.2.2 Water Supply~~

~~Exceptions:~~

~~2. A structure that is no more than 1,000 square feet, with the required defensible space and without reasonable access to a municipal, or similar, water system~~.

~~Section 403.2 Driveways~~

~~Exceptions:~~

~~1. New structures and additions to existing structures on existing approved driveways.~~

~~2. Approved driveways through easements less than the required driveway width.~~

~~Section 403.3 Fire Apparatus Access Roads. When required, fire apparatus access roads shall be approved roads with...~~

~~Exceptions:~~

~~1. Fire apparatus access roads on federal and state land.~~

~~2. Fire apparatus access roads through easements less than the required road width.~~

~~3. Existing fire apparatus access roads.~~

SECTION 2: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from October 18, 2023.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL _____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor | Frank Lindhardt				
Council Member | Jarry Zaharias				
Council Member | Barratt Nielson				
Council Member | Kevin Sair				
Council Member | Robin Whitmore				

Attest

Presiding Officer

_____
Jenna Vizcardo, Town Clerk, Apple Valley

_____
Frank Lindhardt, Mayor, Apple Valley

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

APPLICATION TO APPEAR BEFORE TOWN COUNCIL

Name: Dan Tygard Date: 10/4/23

Address: 1350 N. State St.
Apple Valley, UT 84737

Phone: (916) 240-1808

Date of Town Council meeting for this agenda item to appear: 10/18/23

Purpose of Request:

Impact fee payoff

Note: Final approval of this application is subject to all necessary paperwork being submitted, as well as Town staff requirements being met. When other earlier deadlines are not specified, this application must be submitted no later than 4:00 p.m. the Wednesday, one week and one day prior to the regularly scheduled Council meeting.

Dan Tygard / 10/4/23
Applicant Signature Date

/
Town Administration Date

range
RV CAMPGROUND

Impact Fee Payoff Proposal

Background
On June 21, 2023, during the town council meeting, I proposed a new plan to payoff Knollwood85, LLC's impact fee balance of $157,502.67. The proposed plan was to make a one time payment of $130,000.00.

Since the June 21st, 2023 town council meeting, I have secured the $130,000.00 and have been using it to make monthly payments towards Knollwood85, LLC's impact fee balance. As of September 28, 2023, Knollwood85, LLC has paid a total of $12,000.00 towards the impact fee balance leaving a current balance of $145,502.67.

Current Impact Fee Balance: $145,502.67
New Proposed Payoff Plan: Knollwood85, LLC will make a one time payment of $118,000.00 to satisfy the impact fee balance as soon as the town council approves the payoff amount.

Payments made since proposing the $130,000.00 payoff amount

1. June 26, 2023: $3,000.00
2. August 16, 2023: $3,000.00
3. August 29, 2023: $3,000.00
4. September 28, 2023: $3,000.00

Thank you for your consideration,

Dan Tygard
Owner
Range RV Campground
Knollwood85, LLC

Planning Commission recommended approval on 10/4/2023 with conditions.

7. Consider Recommendation of Approval for Preliminary Plat Application for Crimson Peaks subdivision. Agent: Travis Holm, Scout Holm.

Chairman Farrar commented in the future, applications will not go on the agenda until the Board has verified it meets all the Town Ordinances for preliminary plat.

MOTION: Chairman Farrar motioned that we recommend approval for preliminary plat application for Crimson Peaks subject to the following conditions:

1. Big Plains Water Special Service District requires said developer to pay for a water study report to ensure there is an adequate supply of water in the Town's aquifer for this project.

2. I have already talked to Travis Holm about this but I wanted to add it on to make a record of it. Developer will be required to reimburse the Range RV campground for the cost of the deacceleration lane installed on Highway 59 per the agreement that Travis made with and I've already talked to Travis, he's good with that, he remembers and understands it, they have no problem with that.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

Shums Coda Associates
www.shumscoda.com (844) 674-5179

Planning Commission agenda report for August 30, 2023: UPDATED Preliminary Plat for Crimson Peaks subdivision. (2nd Revision)

Zone: Single Family SF-.50 for entire parcel (based on updated info from Mayor Lindhardt)
Acres: 176 acres in this Preliminary Plat
Project location: South side of Hwy 59 between Crimson Parkway and Gooseberry Way
# of Lots: 262
Applicants: Travis and Scout Holm
Report prepared by Bob Nicholson, Planning Consultant with Shums Coda

Preliminary plat: The plat contains 262 lots located on the south side of Hwy 59 and generally between Crimson Parkway and Gooseberry Way. Contrary to previous assumption the entire area was zoned SF 0.5 some years ago so the applicant has submitted a similar plat to the submittal provided about 2 months ago with half acre lots for the entire subdivision. The preliminary plat shows compliance with the minimum lot sizes in the SF 0.5 zone. The proposed subdivision is laid out in a grid pattern with square blocks and public streets. There are no hills, springs or seeps located on the property according to the plat submittal information.
Streets and Utilities: The proposed subdivision will be served with public streets to city standards. The Master Road Plan shows an East -West road along the northern portion of the subdivision and this road is planned through the subdivision in a location slightly to the south.

The Big Plains Water District has issued a preliminary will serve letter for a total of 31 lots (lots 1-10, 50-63, and 80-86). A 8" water main will be installed to serve the subdivision.
A final "Will Serve Letter" will be issued on a phase by phase basis it appears.

The Ash Creek SS District needs to grant approval of the applicant's wastewater disposal plan. The wastewater plan includes a pressurized 6" sewer main and also septic tanks with each lot. The Ash Creek SS District has issued a conditional will serve letter for sewer service.

Storm drainage and flooding control will be reviewed and approved by the City Engineer (Sunrise Engineers) as part of the final plat submittals.
Recreational amenities (ie, pool & clubhouse) are proposed but the long-term maintenance and ownership of these amenities is not explained in the application and it is unclear if a HOA is proposed to provide the long-term maintenance.

Staff Comments: Preliminary Plat consideration should include a discussion on the following issues;

1. Subject to approval of a wastewater disposal plan by Ash Creek SS District. The final plat will require a final approval by Ash Creek SS District for the wastewater plan.
2. The present water commitment is for only 31 lots, and not for the entire project of 262 lots. The applicant should work with both the Ash Creek SSD and the Big

Plains Water SSD to obtain approvals for the water and sewer service for the entire proposed project.

3. Explanation of how long-term maintenance on the pool and clubhouse will be provided.

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

Fee: $2,700.00

Preliminary Plat Application

Applications Must Be Submitted By The First Wednesday of the Month

Owner: Fountainhead Consulting, Inc, Mark Bryan, Trustee, Reggie Scout Holm, Fred / Jackie Kravetz	Phone: [redacted]
Address: [redacted]	Email: [redacted]
City: [redacted] State: [redacted] Zip: [redacted]	
Agent: (If Applicable) Travis Holm , Scout Holm	Phone: [redacted]
Address/Location of Property: Crimson Peaks subdivision	Parcel ID: Attached***
Subdivision Name: Crimson Peaks	Phase: 1-12
For Planned Development Purposes: Acreage in Parcel 176.087	Acreage in Application 176.087 # of Lots 262
Proposed Use: Single Family 1/2	
Signature: [signature] Title: Agent	Date: 4-1-23

Official Use Only	Amount Paid: $ 2,700	Receipt No: 44496
Date Received: RECEIVED APR 11 2023	Date Application Deemed Complete:	
By: [signature]	By:	

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

☐ 1. Description: In a title block located in the lower right corner of the sheet, the following is required:
- _____a. The proposed name of the subdivision
- _____b. The location of the subdivision, including the address and section, township and range.
- _____c. The names and addresses of the owner or subdivider, if other than named above.
- _____d. Date of preparation, and north point.
- _____e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Title 11 Subdivisions.

☐ 2. Existing Conditions: The preliminary plat shall show:
- _____a. The location of the nearest monument.
- _____b. The boundary of the proposed subdivision and the acreage included.
- _____c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)

feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.

_____e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.

_____f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

_____g. Existing ditches, canals, natural drainage channels and open waterways and any proposed realignments.

_____h. Contours at vertical intervals not greater than five (5) feet.

_____i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.

_____j. Information on whether property is located in desert tortoise take area.

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

_____a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.

_____b. The layout, numbers and typical dimensions of lots.

_____c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.

_____d. Easements for water, sewers, drainage, utilities, lines and other purposes.

_____e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)

_____f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.

_____g. Approximate radius of all center line curves on highways or streets.

_____h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)

_____i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.

_____j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.

_____k. A letter from Ash Creek Special Service District , and Big Plains Water Special Service District, and Rocky Mountain Power indicating if the proposed plan meets their standards and if so, a preliminary plan for needed services and timeframe for availability of services.

_____l. Will this subdivision be phased? If yes, show possible phasing lines.

_____m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

☐ 4. Required copies of plans:

_____a. Three copies of all full-scale drawings.

_____b. One copy of each drawing on an 11 x 17 inch sheets. (8 ½ x 11 inch is acceptable if the project is small and the plans are readable at that size).

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

☐ 6. Signed and notarized Acknowledgement of Water Supply (see attached).

Note: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the first Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 noon ten (10) full business days before the Planning Commission meeting at which you plan for your application to be heard.

PURPOSE

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

WHEN REQUIRED

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

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

Subdivision approval process:

1. Determine current zoning for property.
2. If zoning fits desired subdivision, meet with Planning Staff to discuss the proposed project.
3. Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
4. Submit completed application, preliminary plat, and required fee to the Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting.
5. Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from the Planning Commission.
6. Appear at the next scheduled Town Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear Town Council comments, answer questions, and receive Town Council decision. Town Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.
7. If preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to the Town standards. Construction drawings must be approved by the Planning and Zoning department, Town Engineer, Rocky Mountain Power, South Central Communications, Ashcreek Special Service

District, Southwest Public Health Department, Big Plains Water Special Service District, and any other utility provider approved by the Town. Approval means changes are made and all required signatures are obtained.

8. The owner/developer has read and understand that the Fee Schedule for the Town of Apple Valley requires that any engineering review costs incurred by the Town of Apple Valley or Big Plains Water Special Service District for review of any and all plans and or designs needed as part of the approval of their construction plans, shall be paid for by the owner/Developer.
9. Once the preliminary plat is approved by the Town Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one-year time limit is reached. The Planning Commission will review and make recommendation to the Town Council on the final plat when submitted. The Town Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

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

PARCEL ID:

AV-1325

AV-1317-B, AV-1317-D, AV-1313-D-2

AV-1-2-19-314, AV-1-2-19-420, AV-1-2-19-312, AV-1-2-19-313, AV-1-2-19-315,

AV-1-2-19-316, AV-1-2-19-317

AV-1322-A, AV-1323-A,

AV-1324-A

Town of Apple Valley
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www.applevalleyut.gov

Parcel ID# AV-1325, AV-1317-D, AV-1313-D-2, AV-1313-D-1

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Travis Holm am/are the applicant(s) of the application known as Crimson Peaks Subdivision / West Temple Subdivision located on parcel(s) AV-1325, AV-1317-D, AV-1317-B, AV-1313-D-2, AV-1313-D-1 within the Town of Apple Valley, Washington County, Utah.

By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):

Name	Applicant/Owner	Date
		4-5-23

State of Utah)
)§
County of Washington)

On this 5 day of April, in the year 2023, before me, Sophie McDougal a notary public, personally appeared Travis Holm, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal. _____
(notary signature)

(seal)

Sophie McDougal
Notary Public State of Utah
My Commission Expires on:
July 30, 2025
Comm. Number: 719516

Affiliated
Real Estate Solutions
Search, Signing, and Recording Services
20 North Main # 403, St. George, UT 84770 Phone: (435) 632-1131 Fax: 435-986-9349

Effective Date	March 29, 2023	File #	25298

Property and Ownership Report

Client	Elwin Prince / SUTC	**Order #**	Ownership Report
Current Owner	Fountainhead Consulting, Inc, Mark Bryan, Trustee, Reggie Scout Holm, Fred / Jackie Kravetz		
Property Address	"Proposed Crimson Peaks" see attached Exhibit "A"	Apple Valley	Utah
APN #/Parcel #	See attached Exhibit "Parcel No. / Taxes"	**County Location**	Washington

Vesting Deed Information

Grantor Prior Owner	*See attached Exhibit "FULL VESTING"	**Deed Date**	N/A
Grantee (s)		**Recorded Date**	N/A
Consideration	*$10.00 and other good and valuable consideration*	**Instrument #**	N/A
Notes:	*See Attached for complete legal and vesting*	**Deed Type**	N/A

See attached for additional ownership documents

Additional Information

Covenants, Restrictions, Easements, Right of Way, P.O.A., Agreements, Resolutions, Farmland/Greenbelt, Etc.

Document	Entry #	Recorded Date
NOT INCLUDED IN THIS REPORT		

Property Information

Land	*NOT INCLUDED IN THIS REPORT	**2022 Tax Amount**	$0.00
Improvements			
Total		***DUE 11/30/2022***	

Judgments and Liens

Doc # or Case #	Description	Date Recorded	Amount
NOT INCLUDED			

Affiliated
Real Estate Solutions
Search, Signing, and Recording Services
20 North Main # 403, St. George, UT 84770 Phone: (435) 632-1131 Fax: 435-986-9349

EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the Southwest corner of Section 19, Township 42 South, Range 11 West, Salt Lake Base and Meridian; thence South 00°04'01" West 764.72 feet to the point of beginning, said point being on the Northwesterly right-of-way line of State Highway SR-59; running thence North 53°09'51" West along said line, 100.00 feet; thence departing said line and running Easterly along the arc of a 25.00 foot radius curve to the Left a distance of 39.27 feet, through a central angle of 90°00'00" (long chord bears: North 81°50'09" East 35.36 feet); thence North 36°50'09" East 1200.72 feet; thence Northerly along the arc of a 275.00 foot radius curve to the Left a distance of 172.56 feet, through a central angle of 35°57'09" (long chord bears: North 18°51'34" East 169.74 feet); thence North 00°53'02" East 707.83 feet; thence South 88°59'07" East 50.00 feet to the West sectional Lot lines of lots 11, 8 and 5; thence North 00°53'02" East along said Lot lines, 2577.40 feet; thence South 88°54'25" East 2640.76 feet; thence South 88°49'25" East 12.94 feet; thence Northeasterly along the arc of a non-tangent curve to the right, having a radius of 120.00 feet and a radial bearing of South 60°17'48" East, A distance of 128.57 feet, through a central angle of 61°23'24" (long chord bears: North 60°23'54" East 122.51 feet); thence South 88°54'24" East 242.78 feet; thence Northeasterly along the arc of a 25.00 foot radius curve to the Left a distance of 46.98 feet, through a central angle of 107°40'13" (long chord bears: North 37°15'29" East 40.37 feet); thence Southerly along the arc of a non-tangent curve to the Right, having a radius of 271.45 feet and a radial bearing of South 73°16'35" West, a distance of 84.16 feet, through a central angle of 17°45'48" (long chord bears: South 07°50'31" East 83.82 feet); thence South 00°53'44" West 12.32 feet; thence North 88°54'24" West 197.95 feet; thence South 00°53'44" West 2146.14 feet: thence North 89°00'18" West 659.20 feet; thence South 00°59'42" West 660.12 feet; thence North 88°59'07" West 144.30 feet; thence North 88°59'07 West 2035.53 feet; thence South 00°53'02" West 474.73 feet; thence Southerly along the arc of a 325.00 foot radius curve to the Right a distance of 203.93 feet, through a central angle of 35°57'06" (long chord bears: South 18°51'35" West 200.60 feet); thence South 36°50'09" West 1200.72 feet; thence Southerly along the arc of a 25.00 foot radius curve to the Left a distance of 39.26 feet, through a central angle of 89°59'59" (long chord bears: South 08°09'51" East 35.35 feet) to the point of beginning.

Proposed "CRIMSON PEAKS"

Tax Serial No.(s) AV-1325, AV-1317-B, AV-1323-A, AV-1322-A, AV-1324-A, AV-1313-D-2, AV-1317-D, AV-1-2-19-420, AV-1-2-19-317, AV-1-2-19-316, AV-1-2-19-315, AV-1-2-19-314, AV-1-2-19-312, AV-1-2-19-313

***

Affiliated
Real Estate Solutions
Search, Signing, and Recording Services
20 North Main # 403, St. George, UT 84770 Phone: (435) 632-1131 Fax: 435-986-9349

"FULL VESTING"

Fountainhead Consulting, Inc., a Utah corporation, who also appears of record as Fountainhead Counsulting, Inc., a Utah corporation, as to a portion (that portion being taxed under Tax Serial No.AV-1325);

Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016, as to a portion (that portion being taxed under Tax Serial No.(s) AV-1317-B, AV-1317-D, AV-1313-D-2);

Reggie Scout Holm, as to a portion (that portion being taxed under Tax Serial No.(s) AV-1-2-19-314, AV-1-2-19-420, AV-1-2-19-312, AV-1-2-19-313, AV-1-2-19-315, AV-1-2-19-316, AV-1-2-19-317);

Fred Kravetz and Jackie Kravetz, husband and wife, as joint tenants, as to the remainder (that portion being taxed under Tax Serial No.(s) AV-1322-A, AV-1323-A, AV-1324-A).

NOTE: The effect of WARRANTY DEED, executed by Fred Kravetrz and Jackie Kravetz, in favor of The Kravetz Family Living Trust, Dated September 26, 2008, recorded March 15, 2023, as Doc No. 20230006906, Official Washington County Records.

(Note: Said document was rejected by the Washington County Recorders office because of the misspelling of the Grantors name as well as failing to state the name of the Trustee's)

(Affects that portion being taxed under Tax Serial No.(s) AV-1322-A, AV-1323-A, AV-1324-A)

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"Parcel No.'s / Taxes"

Taxes for the year 2021, in the following amount(s), which are liens, now due and payable, but will not become delinquent until December 1, 2021: (For a current payoff contact the Washington County Treasurer's Office at #435-634-5711)

$16.04 under Tax Serial No. AV-1313-D-2, Account No. 0583172;

$527.41 under Tax Serial No. AV-1317-D, Account No. 0798641;

$106.02 under Tax Serial No. AV-1-2-19-420, Account No. 0897049;

$106.02 under Tax Serial No. AV-1-2-19-312, Account No. 0897272;

$106.02 under Tax Serial No. AV-1-2-19-313; Account No. 0897289.

(NOTE: Taxes for the year 2021, in the following amount(s), are PAID:

$5,232.26 under Tax Serial No. AV-1317-B, Account No. 0314685;

$106.02 under Tax Serial No. AV-1323-A, Account No. 0896084;

$106.02 under Tax Serial No. AV-1322-A, Account No. 0896077;

$106.02 under Tax Serial No. AV-1324-A, Account No. 0897001;

$106.02 under Tax Serial No. AV-1-2-19-317, Account No. 0905506;

$106.02 under Tax Serial No. AV-1-2-19-316, Account No. 0905498;

$106.02 under Tax Serial No. AV-1-2-19-315, Account No. 0905481;

$106.02 under Tax Serial No. AV-1-2-19-314, Account No. 0905474.

THIS IS AN OWNERSHIP REPORT ONLY AND SHOULD BE ACKNOWLEDGED AS SUCH. THE SERVICE FOR PROVIDING THIS REPORT IS TO SHOW ONLY THE OWNERSHIP, LEGAL DESCRIPTION AND PARCEL NUMBER'S FOR PROPERTIES FOR "PROPOSED CRIMSON PEAKS". THERE ARE NO ENCUMBRANCES, LIENS OR ANY OTHER ITEMS INCLUDED IN THIS REPORT, AND SHOULD NOT BE CONSIDERED AS SUCH.

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This report is not an Abstract of Title, Report of the Condition of Title, Legal Opinion, Opinion of Title, or other Representation of the Status of Title. It is a summary of Public Records requested by our client.

Subject to the effects of:

Rights of way for any roads, ditches, fences, canals, Utilities, improvements, bridges, foot or bike paths, public access, right-of-ways, or transmission lines now existing over, under, or across said property. Subject to any matters that may be disclosed by a Survey.

Various Covenants, Conditions, Restrictions, Resolutions, Annexations, Ordinances and Maps may have been recorded in the abstract records of the parcel in this report and are not specifically referenced in this report. Copies can be obtained upon request.

Said documents may have the ability to assess and collect fees. All such resolutions and special service districts should be contacted by the lender to verify payoff and/or status of fees owing if any.

Documents represent conveyances recorded in the abstract of the County Recorder under the tax parcel I.D. number of the current vested owner(s) at the address provided, other than those listed above, if any.
Judgments not recorded with the County Recorder in Utah are NOT considered liens against the property.
No search bankruptcy or federal tax Lien records. No search for unrecorded liens was performed.

Subject to Information:

No inspection has been made to see if Construction has begun and company makes no assurances that any lien priority has been broken or in force.

No representation is made to the effect, completeness, validity or the accuracy of the various documents reported herein. No opinion as to the effects if any, of said documents are to be inferred or interpreted other than being recorded and abstracted under the legal description of a portion thereof.

This is a report on a Limited Search from the recorded date of the current Vesting Deed or the last Encumbrance of Record, whichever document was recorded last to the effective date of this report. If evidence of Title is required, Title Insurance or an Abstract should be purchased. Liability of this report is limited to the fee paid to Affiliated Real Estate Solutions for this report.

REPORT IS CONTINUED ON NEXT PAGE AND BY THIS REFERENCE MADE A PART HEREOF

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Real Estate Solutions
Search, Signing, and Recording Services
20 North Main # 403, St. George, UT 84770 Phone: (435) 632-1131 Fax: 435-986-9349

Notes and Comments:
24 Month Chain – Vesting Deed recorded, and no subsequent deeds recorded. See attached additional documents in chain as referenced above, if any.

Assessment verifications will need to be confirmed with the existing Municipality. Proof or full satisfaction that all Special Improvement Districts and/or Special Service Districts affecting said property be must be paid in full or paid current.

Any facts, rights, interests, or claims which are not shown by the public records but which could be by an inspection of the land or which may be asserted by persons in possession, or claiming be in possession, thereof.

•Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.

•Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey of the land would disclose, and which are not shown by the public records.

•Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public records.

•(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.

•Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

•Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.

•Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the records or attaching subsequent to the effective date hereof.

•Claim, right, title or interest to water or water rights whether or not shown by the Public Records.

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•Rights of way for any roads, ditches, fences, rivers, public access, utilities, canals, or transmission lines now existing over, under, or across said property.

REPORT IS CONTINUED ON NEXT PAGE AND BY THIS REFERENCE MADE A PART HEREOF

•Any defect in title to said property by reason of the failure of said property to be assessed on the Washington County Assessment and/or tax rolls.

•Subject to any discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct Survey would disclose.

•Taxes for the current year, and prior are not being assessed on the General Property Tax Rolls.

•Subject to any claim or assertion that title is deemed unmarketable as the result of, or failure of said land to be located within a recorded subdivision.

This report is not an Abstract of Title, Report of the Condition of Title, Legal Opinion, Opinion of Title, or other Representation of the Status of Title. It is a summary of Public Records requested by our client.

The procedures used by the Company to determine validity of the Title, including any search and examination, are proprietary to the Company, and were performed solely for the benefit of the Company, and create NO extra Contractual Liability to any person, or other entity.

The Company's obligation under this report is to issue a Public Record Summary report as requested to a proposed Client identified in accordance with the terms and provisions of this Report. The Company has no liability or obligation involving the content of this Report to any other person and or firm other than the one contracting and paying for this service.

Affiliated Real Estate Solutions

by_____
Britani' K. Cowdin, Title Officer

Date Good through:___MARCH 29, 2023___

* * * *

ROCKY MOUNTAIN POWER

Let's turn the answers on.

Dixie Service Center
Estimating Dept.
455 N. Old Hwy 91
Hurricane, UT 84737
Fax # (435)688-8351

March 31, 2023

Karl Rasmussen
[redacted]

Re: Crimson Peaks Subdivision

Located: Parcel #AV-1317-D

Dear Karl:

After reviewing the proposed plans for the above mentioned project, I have determined that there is power within a near proximity. Rocky Mountain Power intends to serve the project with electrical service based on load requirements and specifications submitted. All electrical installations will be provided in accordance with the "Electric Service Regulations, as filed with the Utah Public Service Commission after receiving an approved plat showing easements approved by Rocky Mountain Power. Additionally, Rocky Mountain Power is not able to serve this project until its new substation currently under construction is complete.

For additional consultation in this matter, please do not hesitate to call.

Sincerely,

Ruston Jenson
Estimator
Dixie Service Center
435-688-3708

Big Plains Water Special Service District
1777 N. Meadowlark Dr, Apple Valley, Utah 84737
Phone: 435-877-1190 Fax: 435-877-1192
www.applevalleyut.gov

Chairman Andy McGinnis
Board Member Frank Lindhardt
Board Member Harold Merritt
Board Member Ross Gregerson
Board Member Jarry Zaharias

December 15, 2022
Travis Holm

[redacted]

Parcel ID: AV-1325, AV-1317-B

Preliminary Water Service Letter
For
Travis Holm

Crimson Peak Phase 1

This letter is provided as a preliminary look at the needs of your proposed development and provides options as well as potential requirements for your project.

1. This letter is for Lots 1 thru 10, 50 thru 63, and 80 thru 86 (31 lots).
2. Connect to district water main next to Gooseberry Way and provide a looped system in accordance with District and Engineering requirements.
3. Option to build a tank and infrastructure designed to meet future needs of your development.
4. Municipal water rights deeded to the District by phase of your development.
5. Easements as required for water infrastructure and District access.
6. Upon completion of the water system by the Developer and approval of the District's designated engineer and Water Superintendent, said water system will be deeded to the District.

The above is not an all-encompassing list, but a preliminary one and may expand as your development progresses.
The District provides this letter for the purpose of a preliminary plat application, and it is NOT a Will Serve Letter.
A Final Water Service Letter(Will Serve Letter) will be required for the Final Plat process and as a condition for building permit issuance. The expiration of this letter will be concurrent with that of the Preliminary Plat.

Andy McGinnis
Chairman
Big Plains SSD

April 6, 2023

Apple Valley
Kyle Layton
1777 North Meadowlark Drive
Apple Valley, UT 84737

Subject: Crimson Peaks Subdivision

Kyle ,

Ash Creek SSD is providing a conditional will serve for the Crimson Peaks Subdivision.

The developers understand and agree that they will need to complete a preliminary feasibility study and meet the discharge limits set by the State Department of Water Quality. Approvals for this subdivision will be given on a phase-by-phase basis based on meeting the discharge limits set by the State.

The developers understand and agree that they will need to get plan approval for the sewer system and treatment system.

After approval, developers agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

Amber Gillette

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District

1350 South Sandhollow Road, Hurricane, UT 84737
phone: 435.635.2348
email: ashcreek@infowest.com

AFFIDAVIT
PROPERTY OWNER

STATE OF CALIFORNIA)
) ss
COUNTY OF SAN JOAQUIN)

I, **Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016**, being duly sworn, deposed and say that I am the owner of the property identified in the attached subdivision application for CRIMSON PEAKS SUBDIVISION and that the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

Apple Valley Development Trust,

Mark-Linn Bryan.
BY Mark Bryan, Trustee

ACKNOWLEDGMENT

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

California State }
San Joaquin County }

On January 10, 2022 before me, D. Patel Notary Public

personally appeared Mark Bryan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the California State that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature _____ (Seal)

D. PATEL
COMM # 2245358
NOTARY PUBLIC-CALIFORNIA
SAN JOAQUIN COUNTY
My Commission Expires
July 04, 2022

AGENT AUTHORIZATION

I, **Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016**, am the owner of the real property described in the attached application, do authorize as my agent, STANDARD DEVELOPMENT/TRAVIS HOLMES, to represent me regarding the attached application and to appear on my behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as my argent in matters pertaining to the attached application.

Apple Valley Development Trust,

Mark-Linn: Bryan.
by Mark Bryan, TTE

ACKNOWLEDGMENT

California State }
San Joaquin County }

On January 10, 2022 before me, D. Patel Notary Public

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

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

WITNESS my hand and official seal.

Signature _____ **(Seal)**

D. PATEL
COMM # 2245358
NOTARY PUBLIC-CALIFORNIA
SAN JOAQUIN COUNTY
My Commission Expires
July 04, 2022

AFFIDAVIT
PROPERTY OWNER

STATE OF UTAH)
:ss
COUNTY OF Washington

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

BRANDON HANSEN
(Property Owner)

FOUNTAIN HEAD CONSULTING
(Property Owner)

Subscribed and sworn to me this 13th day of January 2022

(Notary Public)

Residing in: St. George, Utah

My Commission Expires: 3-23-24

JILL N. CANNON
Notary Public
State Of Utah
My Commission Expires 03-23-2024
COMMISSION NO. 710994

AGENT AUTHORIZATION

I (we), Brandon Hansen, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Travis Holm 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.

BRANDON HANSEN
(Property Owner)

FOUNTAIN HEAD CONSULTING
(Property Owner)

Subscribed and sworn to me this 13th day of January 2022

(Notary Public)

Residing in: St. George, Utah

My Commission Expires: 3-23-24

JILL N. CANNON
Notary Public
State Of Utah
My Commission Expires 03-23-2024
COMMISSION NO. 710994

Survey Authorization

Frederick and/or Jackie Kravetz, owners of the real property described as lots, AV1322-A, AV-1323A and AV-1324-A in the town of Apple Valley, Utah, authorize Scout Holm, representative of Standard Development, to conduct the necessary surveys needed in developing the forementioned lots and finalizing the final plat application.

Frederick Kravetz

Jackie Kravetz

State of: NEVADA)

County of: WASHOE)

Subscribed and sworn to me this 18TH day of JANUARY 2022.

Notary Republic

Residing In: 1285 BARING BLVD. SPARKS, NV.

My Commission Expires: 03/22/2023

DIANA LEE MILLER
Notary Public, State of Nevada
Appointment No. 19-1699-2
My Appt. Expires Mar 22, 2023

SUBDIVISION APPROVAL PROCESS

AFFIDAVIT PROPERTY OWNER

STATE OF ~~UTAH~~ ARIZONA)
)§
COUNTY OF ~~WASHINGTON~~ MOHAVE)

I (We) Scout Holm, 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 thisapplication.

Property Owner

Property Owner

Subscribed and sworn to me this 14th day of April, 2023.

VILLIA HOLM
Notary Public - Arizona
Mohave County
Commission # 623068
My Comm. Expires Apr 7, 2026

Notary Public

Residing in: Colorado City AZ My

Commission Expires: 4-7-2026

AGENT AUTHORIZATION

I (We), Scout Holm, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Travis Holm, Landon Holm to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Property Owner

Property Owner

Subscribed and sworn to me this 14th day of April, 2023.

VILLIA HOLM
Notary Public - Arizona
Mohave County
Commission # 623068
My Comm. Expires Apr 7, 2026

Notary Public

Residing in: Colorado City AZ My

Commission Expires: 4-7-2026

AFFIDAVIT
PROPERTY OWNER

STATE OF CALIFORNIA)
)ss
COUNTY OF SAN JOAQUIN)

I, MARK BRYAN, Trustee of the Apple Valley Development Trust, Dated September 27, 2016, being duly sworn, deposed and say that I am the owner of the property Identified as parcels AV-1317-B and AV-1317-D, and that the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

Apple Valley Development Trust,

Mark-Linn Bryan, TTEE

BY Mark Bryan, Trustee

ACKNOWLEDGMENT

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

California State)
San Joaquin County)

On June 29, 2023 before me, D. Patel Notary Public

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

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

WITNESS my hand and official seal.

Signature _____ (SEAL)

D. PATEL
COMM. # 2407594
NOTARY PUBLIC - CALIFORNIA
SAN JOAQUIN COUNTY
MY COMM. EXP. JULY 4, 2026

AGENT AUTHORIZATION

I, **Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016,** am the owner of the real property described in the attached application, do authorize as my agents, TRAVIS HOLM/ SCOUT HOLM, to represent me regarding any and all applications and to appear on my behalf before any administrative body in the Town of Apple Valley considering any and all applications and to act in all respects as my agent.

Apple Valley Development Trust,

Mark-Lynn Bryan, TTEE

By Mark Bryan, Trustee

ACKNOWLEDGMENT

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

California State)
San Joaquin County)

On June 29, 2023 before me, D. Patel Notary Public

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

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

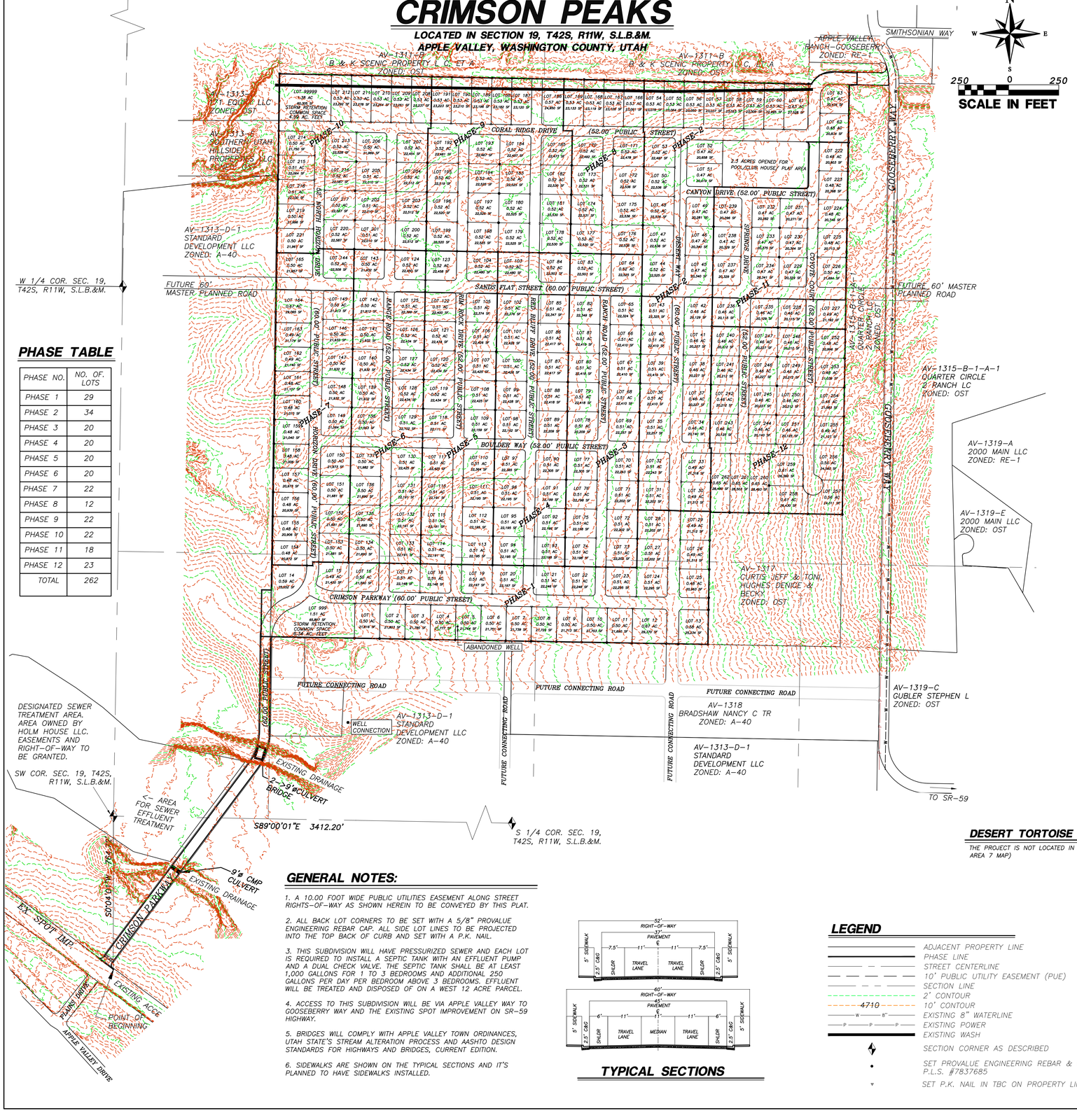
WITNESS my hand and official seal.

Signature _____ (SEAL)

D. PATEL
COMM. # 2407594
NOTARY PUBLIC - CALIFORNIA
SAN JOAQUIN COUNTY
MY COMM. EXP. JULY 4, 2026

PRELIMINARY PLAT FOR:
CRIMSON PEAKS

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



PHASE TABLE

PHASE NO.	NO. OF. LOTS
PHASE 1	29
PHASE 2	34
PHASE 3	20
PHASE 4	20
PHASE 5	20
PHASE 6	20
PHASE 7	22
PHASE 8	12
PHASE 9	22
PHASE 10	22
PHASE 11	18
PHASE 12	23
TOTAL	262

GENERAL NOTES:

1. A 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG STREET RIGHTS-OF-WAY AS SHOWN HEREIN TO BE CONVEYED BY THIS PLAT.

2. ALL BACK LOT CORNERS TO BE SET WITH A 5/8" PROVALUE ENGINEERING REBAR CAP. ALL SIDE LOT LINES TO BE PROJECTED INTO THE TOP BACK OF CURB AND SET WITH A P.K. NAIL.

3. THIS SUBDIVISION WILL HAVE PRESSURIZED SEWER AND EACH LOT IS REQUIRED TO INSTALL A SEPTIC TANK WITH AN EFFLUENT PUMP AND A DUAL CHECK VALVE. THE SEPTIC TANK SHALL BE AT LEAST 1,000 GALLONS FOR 1 TO 3 BEDROOMS AND ADDITIONAL 250 GALLONS PER DAY PER BEDROOM ABOVE 3 BEDROOMS. EFFLUENT WILL BE TREATED AND DISPOSED OF ON A WEST 12 ACRE PARCEL.

4. ACCESS TO THIS SUBDIVISION WILL BE VIA APPLE VALLEY WAY TO GOOSEBERRY WAY AND THE EXISTING SPOT IMPROVEMENT ON SR-59 HIGHWAY.

5. BRIDGES WILL COMPLY WITH APPLE VALLEY TOWN ORDINANCES, UTAH STATE'S STREAM ALTERATION PROCESS AND AASHTO DESIGN STANDARDS FOR HIGHWAYS AND BRIDGES, CURRENT EDITION.

6. SIDEWALKS ARE SHOWN ON THE TYPICAL SECTIONS AND IT'S PLANNED TO HAVE SIDEWALKS INSTALLED.

TYPICAL SECTIONS

LEGEND

- ADJACENT PROPERTY LINE
- PHASE LINE
- STREET CENTERLINE
- 10' PUBLIC UTILITY EASEMENT (PUE)
- SECTION LINE
- 4710 2' CONTOUR
- 4710 10' CONTOUR
- W 8" EXISTING 8" WATERLINE
- P P P EXISTING POWER
- EXISTING WASH
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S0°04'01"W 764.72 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY SR-59;
RUNNING THENCE N53°09'51"W ALONG SAID LINE, 100.00 FEET;
THENCE DEPARTING SAID LINE AND RUNNING EASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 39.27 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" (LONG CHORD BEARS: N81°50'09"E 35.36 FEET);
THENCE N36°50'09"E 1200.72 FEET;
THENCE NORTHERLY ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 172.56 FEET, THROUGH A CENTRAL ANGLE OF 35°57'09" (LONG CHORD BEARS: N18°51'34"E 169.74 FEET);
THENCE N00°53'02"E 707.83 FEET;
THENCE S88°59'07"E 50.00 FEET TO THE WEST SECTIONAL LOT LINES OF LOTS 11, 8 AND 5 ; THENCE N00°53'02"E ALONG SAID LOT LINES, 2577.40 FEET; THENCE S88°54'25"E 2640.76 FEET; THENCE S88°49'25"E 12.94 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET AND A RADIAL BEARING OF S60°17'48"E, A DISTANCE OF 128.57 FEET, THROUGH A CENTRAL ANGLE OF 61°23'24" (LONG CHORD BEARS: N60°23'54"E 122.51 FEET);
THENCE S88°54'24"E 242.78 FEET;
THENCE NORTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 46.98 FEET, THROUGH A CENTRAL ANGLE OF 107°40'13" (LONG CHORD BEARS: N37°15'29"E 40.37 FEET);
THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 271.45 FEET AND A RADIAL BEARING OF S73°16'35"W, A DISTANCE OF 84.16 FEET, THROUGH A CENTRAL ANGLE OF 17°45'48" (LONG CHORD BEARS: S07°50'31"E 83.82 FEET);
THENCE S00°53'44"W 12.32 FEET; THENCE N88°54'24"W 197.95 FEET;
THENCE S00°53'44"W 2146.14 FEET; THENCE N89°00'18"W 659.20 FEET;
THENCE S00°59'42"W 660.12 FEET; THENCE N88°59'07"W 144.30 FEET;
THENCE N88°59'07"W 2035.53 FEET; THENCE S00°53'02"W 474.73 FEET;
THENCE SOUTHERLY ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 203.93 FEET, THROUGH A CENTRAL ANGLE OF 35°57'06" (LONG CHORD BEARS: S18°51'35"W 200.60 FEET);
THENCE S36°50'09"W 1200.72 FEET;
THENCE SOUTHERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 39.26 FEET, THROUGH A CENTRAL ANGLE OF 89°59'59" (LONG CHORD BEARS: S08°09'51"E 35.35 FEET) TO THE POINT OF BEGINNING.

AREA CONTAINS 7,670,369 SQUARE FEET OR 176.087 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)

PROJECT LOCATION

OWNER'S INFORMATION

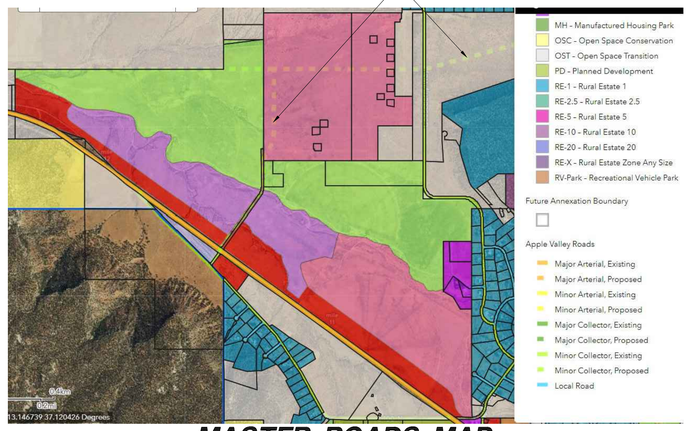
FOUNTAINHEAD CONSULTING INC
1224 S RIVER RD STE A106
SAINT GEORGE, UT 84790

KRAVETZ FREDERICK M TR
3431 RANCH VIEW ST
LAS VEGAS, NV 89108

HOLM REGGIE SCOUT
PO BOX 185
CANNONVILLE, UT 84776

BRYAN MARK TR
PO BOX 240
VICTOR, CA 95253-0240

60 FOOT MASTER ROAD (MINOR ARTERIAL)



MASTER ROADS MAP

ADDITIONAL NOTES

STORM WATER CAN BE LOCALLY RETAINED AND CONTROLLED USING RETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. TWO BASINS ARE PROPOSED. NORTHWEST BASIN SHALL BE 200,000 CUBIC FEET. SOUTHWEST BASIN SHALL BE 276,000 CUBIC FEET.

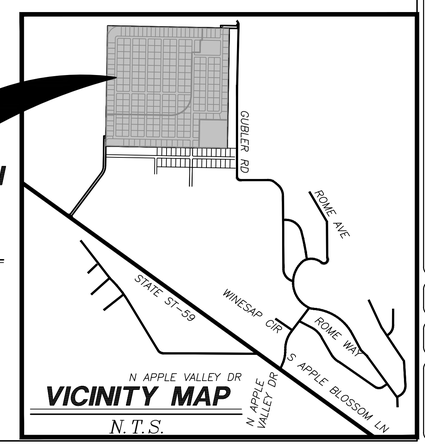
THERE ARE NO IRRIGATION FACILITIES.

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.

STORM WATER SYSTEM WILL HAVE STORM PIPES.



VICINITY MAP
N. T. S.

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
APPLE VALLEY City Utah 84737
Phone: (435) 668-8567

PROFESSIONAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
9/11/23
STATE OF UTAH

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

DATE: 9/11/2023
SCALE: 1"=250'

JOB NO.
276-028

SHEET NO:
1 OF 4

NORTH LOTS IN PRELIMINARY PLAT FOR:
CRIMSON PEAKS

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

LEGEND

- ADJACENT PROPERTY LINE
- PHASE LINE
- STREET CENTERLINE
- 10' PUBLIC UTILITY EASEMENT (P.U.E.)
- SECTION LINE
- EXISTING WASH
- 50' NO BUILD ZONE
- 2' CONTOUR
- 4710 — 10' CONTOUR
- W 8" — EXISTING 8" WATERLINE
- P P P — EXISTING POWER
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET CENTERLINE MONUMENT WITH RING AND LID
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- W 8" — PROPOSED 8" WATERLINE
- SS 8" — PROPOSED 8" SEWERLINE

N
W E
S

100 0 100
SCALE IN FEET

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REVISIONS

NO	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers- Land Surveyors - Land Planners
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Phone: (435) 668-8567

PRO VALUE ENGINEERING

KARL BRADLEY RASMUSSEN
No. 191090
9/11/23

NORTH LOTS IN PRELIMINARY PLAT FOR:
CRIMSON PEAKS
LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 9/11/2023
SCALE: 1"=100'

JOB NO.
276-029

SHEET NO:
2 OF 4

SOUTH LOTS IN PRELIMINARY PLAT FOR:
CRIMSON PEAKS

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

N
W E
S
100 0 100
SCALE IN FEET

LEGEND

- ADJACENT PROPERTY LINE
- PHASE LINE
- STREET CENTERLINE
- 10' PUBLIC UTILITY EASEMENT (P.U.E.)
- SECTION LINE
- EXISTING WASH
- 50' NO BUILD ZONE
- 2' CONTOUR
- 4710 10' CONTOUR
- W 8" EXISTING 8" WATERLINE
- P P EXISTING POWER
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET CENTERLINE MONUMENT WITH RING AND LID
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- W 8" PROPOSED 8" WATERLINE
- SS 8" PROPOSED 8" SEWERLINE

PHASE-7 PHASE-6 PHASE-5 PHASE-4 PHASE-3 PHASE-2 PHASE-1

STORM RETENTION
COMMON SPACE
6.34 AC. FEET

ABANDONED WELL

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NO	DESCRIPTION	DATE	BY

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PRO VALUE ENGINEERING

KBR No. 191090 KARL BRADLEY RASMUSSEN 9/11/23 STATE OF UTAH

SOUTH LOTS IN PRELIMINARY PLAT FOR:
CRIMSON PEAKS
LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 9/11/2023
SCALE: 1"=100'

JOB NO.
216-029

SHEET NO.
3 OF 4

PRELIMINARY PLAT CURVE AND LINE TABLE FOR:

CRIMSON PEAKS

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

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CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.81'	15.00'	21.39'	S45°34'32"W	90°57'16"
C2	95.35'	215.00'	94.58'	N55°29'52"E	25°24'41"
C3	90.88'	155.00'	89.59'	N51°24'23"E	33°35'40"
C4	90.88'	155.00'	89.59'	N17°48'43"E	33°35'40"
C5	20.62'	15.00'	19.04'	N20°38'07"W	78°46'36"
C6	36.43'	185.00'	36.37'	S24°27'22"W	11°16'58"
C7	36.43'	185.00'	36.37'	N35°44'21"E	11°16'58"
C8	66.80'	215.00'	66.53'	N9°56'34"E	17°48'06"
C9	21.60'	15.00'	19.78'	N51°08'00"E	82°30'42"
C10	20.67'	15.00'	19.07'	S43°18'07"E	78°56'38"
C11	23.82'	15.00'	21.39'	N43°26'33"W	90°58'08"
C12	23.77'	15.00'	21.36'	S45°16'29"E	90°47'22"
C13	23.49'	15.00'	21.16'	S46°53'32"W	89°43'43"
C14	23.56'	15.00'	21.21'	N43°59'08"W	89°59'59"
C15	5.27'	50.00'	5.27'	S3°00'45"E	6°02'13"
C16	23.56'	15.00'	21.21'	S46°00'53"W	90°00'00"
C17	23.61'	15.00'	21.25'	N44°04'51"W	90°11'29"
C18	23.54'	15.00'	21.20'	N45°52'08"E	89°54'35"
C19	23.44'	15.00'	21.13'	N46°23'03"E	89°32'26"
C20	23.42'	15.00'	21.11'	S44°12'48"E	89°27'41"
C21	23.72'	15.00'	21.33'	N43°40'48"W	90°36'42"
C22	23.77'	15.00'	21.36'	S45°38'57"W	90°48'34"
C23	21.65'	15.00'	19.82'	N50°20'14"E	82°41'07"
C24	21.61'	15.00'	19.79'	S48°17'38"E	82°33'42"
C25	20.42'	15.00'	18.88'	S42°23'11"E	78°00'45"
C26	21.78'	15.00'	19.92'	N49°58'37"E	83°12'38"
C27	79.20'	155.00'	78.34'	N74°32'23"W	29°16'35"
C28	23.45'	15.00'	21.14'	S46°21'06"W	89°34'55"
C29	23.54'	15.00'	21.19'	N44°13'38"W	89°54'03"
C30	23.71'	15.00'	21.32'	S45°43'56"W	90°34'25"
C31	23.78'	15.00'	21.37'	N43°34'34"W	90°49'41"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C32	21.96'	15.00'	20.05'	S47°24'38"E	83°53'24"
C33	22.70'	15.00'	20.60'	N47°50'54"E	86°43'28"
C34	26.01'	15.00'	22.87'	N41°57'43"E	99°21'40"
C35	24.26'	15.00'	21.70'	S42°38'03"E	92°39'13"
C36	23.52'	15.00'	21.19'	N44°00'02"W	89°51'03"
C37	23.63'	15.00'	21.26'	S46°04'20"W	90°15'05"
C38	23.48'	15.00'	21.15'	N46°01'46"E	89°40'42"
C39	23.56'	15.00'	21.21'	S44°03'25"E	89°58'16"
C40	23.56'	15.00'	21.21'	N43°59'07"W	90°00'00"
C41	23.56'	15.00'	21.21'	S46°00'53"W	90°00'00"
C42	23.56'	15.00'	21.21'	N46°00'53"E	90°00'00"
C43	23.56'	15.00'	21.21'	N43°59'07"W	90°00'00"
C44	23.56'	15.00'	21.21'	N43°59'07"W	90°00'00"
C45	23.56'	15.00'	21.21'	S46°00'51"W	90°00'00"
C46	23.62'	15.00'	21.25'	N45°52'44"E	90°13'03"
C47	23.70'	15.00'	21.31'	S43°54'07"E	90°30'49"
C48	23.49'	15.00'	21.16'	N44°05'11"W	89°44'21"
C49	22.71'	15.00'	20.60'	N44°38'14"E	86°43'38"
C50	22.36'	15.00'	20.34'	N48°30'02"E	85°23'57"
C51	22.38'	15.00'	20.36'	N46°27'47"W	85°30'08"
C52	22.33'	15.00'	20.32'	S46°33'25"E	85°17'18"
C53	22.51'	15.00'	20.46'	N48°16'36"E	85°59'19"
C54	23.64'	15.00'	21.27'	S45°49'58"W	90°18'21"
C55	23.19'	15.00'	20.95'	N44°42'23"W	88°35'28"
C56	24.31'	15.00'	21.74'	S44°38'59"W	92°52'16"
C57	24.38'	15.00'	21.79'	N42°29'51"W	93°08'02"
C58	24.42'	15.00'	21.81'	S42°26'07"E	93°17'20"
C59	24.32'	15.00'	21.74'	N44°37'51"E	92°53'47"
C60	23.35'	15.00'	21.06'	S46°23'11"W	89°12'02"
C61	23.04'	15.00'	20.84'	S45°02'47"E	88°01'01"
C62	23.36'	15.00'	21.07'	S44°16'11"E	89°14'19"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C63	23.57'	15.00'	21.22'	S46°05'37"W	90°01'44"
C64	24.00'	15.00'	21.52'	S44°01'51"E	91°39'28"
C65	23.75'	15.00'	21.34'	N45°42'18"E	90°42'49"
C66	23.56'	15.00'	21.21'	S46°00'53"W	90°00'00"
C67	23.56'	15.00'	21.21'	N43°59'07"W	90°00'00"
C68	23.56'	15.00'	21.21'	N43°59'07"W	90°00'00"
C69	23.56'	15.00'	21.21'	N46°00'53"E	90°00'00"
C70	23.24'	15.00'	20.98'	N44°38'26"W	88°45'35"
C71	23.54'	15.00'	21.20'	S45°58'28"W	89°55'11"
C72	23.86'	15.00'	21.43'	N45°31'06"E	91°09'18"
C73	23.25'	15.00'	20.99'	S44°34'23"E	88°47'22"
C74	22.65'	15.00'	20.56'	N45°44'51"W	86°30'54"
C75	23.33'	15.00'	21.05'	N46°33'06"E	89°05'45"
C76	23.09'	15.00'	20.88'	N46°54'35"E	88°12'09"
C77	23.26'	15.00'	21.00'	N44°35'40"W	88°51'20"
C78	23.99'	15.00'	21.51'	S43°11'51"E	91°38'01"
C79	23.89'	15.00'	21.44'	N45°26'05"E	91°15'15"
C80	24.62'	15.00'	21.95'	S44°07'24"W	94°03'10"
C81	24.70'	15.00'	22.00'	N41°57'49"W	94°21'03"
C82	22.26'	15.00'	20.27'	N47°42'57"E	85°01'15"
C83	23.49'	15.00'	21.16'	S44°06'49"E	89°43'14"
C84	23.47'	15.00'	21.15'	S46°11'17"W	89°39'39"
C85	23.55'	15.00'	21.21'	N43°59'52"W	89°58'11"
C86	23.61'	15.00'	21.25'	S43°47'00"E	90°11'52"
C87	23.46'	15.00'	21.14'	N46°56'04"E	89°36'57"
C88	23.97'	15.00'	21.50'	S43°11'29"E	91°34'16"
C89	23.96'	15.00'	21.50'	N45°17'51"E	91°31'58"
C90	23.63'	15.00'	21.26'	N43°56'12"W	90°15'53"
C91	23.49'	15.00'	21.17'	S46°03'59"W	89°44'31"
C92	23.56'	15.00'	21.21'	N46°01'30"E	89°58'46"
C93	94.03'	60.00'	84.70'	S46°12'00"W	89°47'41"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C94	23.20'	15.00'	20.95'	N44°33'53"W	88°36'49"
C95	23.07'	15.00'	20.87'	N46°56'58"E	88°08'14"
C96	23.33'	15.00'	21.05'	N45°18'30"W	89°07'10"
C97	23.01'	15.00'	20.82'	S44°47'43"E	87°52'57"
C98	24.02'	15.00'	21.54'	N45°14'20"E	91°46'03"
C99	23.55'	15.00'	21.20'	S45°56'37"W	89°56'09"
C100	23.71'	15.00'	21.31'	S43°40'58"E	90°32'57"
C101	19.58'	15.00'	18.22'	N36°21'30"W	74°47'02"
C102	37.78'	50.00'	36.89'	N52°11'30"W	43°17'27"
C103	131.00'	50.00'	96.62'	N44°30'47"E	150°07'07"
C104	47.47'	50.00'	45.71'	S33°13'46"E	54°23'47"
C105	182.12'	155.00'	171.82'	S34°32'37"W	67°19'11"
C106	100.65'	215.00'	99.74'	N54°47'31"E	26°49'23"
C107	20.61'	15.00'	19.03'	N80°44'21"E	78°43'02"
C108	109.05'	215.00'	107.88'	S74°36'07"E	29°03'39"
C109	93.75'	185.00'	92.75'	S74°25'14"E	29°02'11"
C110	86.61'	185.00'	85.82'	N54°47'31"E	26°49'23"
C112	217.37'	185.00'	205.08'	N34°32'37"E	67°19'11"
C113	57.47'	185.00'	57.24'	N9°54'53"E	17°48'01"

WATER PLAN

- IT'S PLANNED TO HAVE WATER FOR THIS SUBDIVISION SERVICED BY BIG PLAINS SPECIAL SERVICE DISTRICT.
- AN 8" WATER MAIN WILL BE INSTALLED IN THIS SUBDIVISION.

PLAN FOR STORM DRAINAGE

- DETENTION BASINS WILL BE INSTALLED ON THE NORTHWEST AND SOUTHWEST CORNERS OF THIS PROJECT. CURB & GUTTER WITH CATCH BASINS WILL BE INSTALLED ON ALL ROADS

PLAN FOR COMMUNICATIONS INFRASTRUCTURE

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

SEWER PLAN

- THE PLAN IS TO INSTALL A 6" PRESSURE SEWER MAIN FROM ROME AVE. DOWN GUBLER DRIVE TOWARD THE SEWER TREATMENT CENTER THAT WILL BE INSTALLED WEST OF DESERT ROSE BOULEVARD, JUST SOUTH OF COULDS WASH.
- THE LOTS WILL HAVE THEIR OWN SEPTIC TANK AND EFFLUENT PUMPS TO CREATE A S.T.E.P. AND S.T.E.G. SYSTEM.
- THE TREATMENT AREA WILL USE THE TREATED WASTEWATER TO WATER A NEW TOWN PARK.

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	L2-LOW2-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.



SOILS DESCRIPTION OF PROPERTY:
QAE: MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL-SORTED, FINE-TO MEDIUM-GRAINED, REDDISH-BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAEO) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 M) THICK.

SOILS DESCRIPTION OF PROPERTY:
QA: STRATIFIED, MODERATELY TO WELL-SORTED GRAVEL, SAND, SILT, AND MINOR CLAY DEPOSITED IN RIVER AND STREAM CHANNELS AND FLOOD PLAINS; INCLUDES LOCAL SMALL ALLUVIAL-FAN AND COLLUVIAL DEPOSITS, STREAM-TERRACE DEPOSITS LESS THAN ABOUT 10 FEET (<3 M) ABOVE MODERN BASE LEVEL, AND HIGHER-LEVEL STREAM-TERRACE DEPOSITS TOO SMALL TO MAP SEPARATELY; TYPICALLY 10 TO 25 FEET (3-8 M) THICK.

NO	DESCRIPTION	DATE	BY

REVISIONS

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
APPLE VALLEY, Utah 84737
Phone: (435) 668-8567

PRO VALUE ENGINEERING

UTAH LICENSED PROFESSIONAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
9/11/23

CURVE AND LINE TABLE FOR:
CRIMSON PEAKS
LOCATED IN SECTION 19, T42S, R11W, S.L.B.&M.
APPLE VALLEY, WASHINGTON COUNTY, UTAH

DATE: 9/11/2023
SCALE: 1"=100'

JOB NO.
276-029

SHEET NO:
4 OF 4

11.02.060 Preliminary Plat Process

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

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

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

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

Planning Commission recommended approval on 10/4/2023 with conditions.

8. Consider Recommendation of Approval for Preliminary Plat Application for West Temple Village Subdivision. Owner: Holm House LLC -Travis Holm, Agent: Matt Loo.

MOTION: Chairman Farrar motioned that we recommend approval for preliminary plat application for West Temple Village subject to the following conditions:

1. Big Plains Water Special Service District requires said developer to pay for a water study report to ensure there is an adequate supply of water in the Town's aquifer for this project.

2. Developer will be required to reimburse the Range RV campground for the cost of the deacceleration lane installed on Highway 59 per the agreement made with Travis Holm.

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

Shums Coda Associates
www.shumscoda.com (844) 674-5179

Planning Commission agenda report for August 30, 2023: UPDATED Preliminary Plat for West Temple subdivision.

Zones: Single Family SF-.50 and SF-1.0
Acres: 220 acres this Preliminary Plat (528 acres for total site)
Project location: South side of Hwy 59 at approximately Apple Valley Drive
# of Lots: 167
Report prepared by Bob Nicholson, Planning Consultant with Shums Coda

Preliminary plat: The plat contains 167 lots located on the south side of Hwy 59 at about Apple Valley Drive. The property (ie, plat area) comprises two zones, SF-.50 and SF-1.0, and minimum lots sizes in these zones are 20,000 square feet and 1 acre respectively. The preliminary plat shows compliance with these minimum lot sizes. The frontage along Hwy 59 is proposed for commercial development with the single-family subdivision located behind the proposed commercial lots. Approval for the commercial development will be considered in the future when a commercial development is proposed. Access to the commercial lots will need to be approved by UDOT as each individual lot will likely not have a separate street access. Also a deceleration and acceleration lanes should be provided at the proposed entrances off Hwy 59, and also require UDOT approval.

Streets & Utilities:
The proposed streets are public streets to be dedicated to the city for public use. A wash runs along a portion of the proposed project and appears to limit street connectivity across the wash. A Storm Drainage Report has been prepared by Rosenberg Associates and the City Engineer (Sunrise Engineering) will rely on that information in reviewing the storm drainage plan.
Big Plains Water District has issued a tentative approval of lots 1 -27 of the proposed subdivision and not for the 167 lots proposed in the preliminary plat. Per the Big Plains Water District letter additional water rights must be dedicated to the Water District with each phase. Ash Creek Special Service District has provided a "**Conditional** Will Serve Letter" for wastewater approval subject to sewer improvements provided with each phase of the project.
Storm Drainage and Flood control should be reviewed and approved by the City Engineer (Sunrise Engineering) as part of the final plat review and approval process.
Staff Comments: The Big Plains Water District has issued a letter stating water approval for only lots 1 – 27, and that water rights must be deeded to Big Plains Water Special Service District with each phase of the proposed project. Also, they state that a "Will Serve" commitment for water is required for the Final Plat approval. Also, sewer improvement plans must be approved by the Ash Creek SSD prior to any final plat approvals.
Also, the previous lot split for 23 acres which violated city rules has been reversed by the applicant to eliminate this issue from preventing plat approval.

Shums Coda Associates
www.shumscoda.com (844) 674-5179

Fire Comments: The subdivision appears to have only one point of access. Because there are more than 30 homes, two points of access are required unless all homes are provided with an automatic fire sprinkler system. (2018 IFC 503.1.2)

Staff recommends approval of West Temple Preliminary plat.

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

Fee: $2,700.00

Preliminary Plat Application

Applications Must Be Submitted By The First Wednesday of the Month

Owner: Holm House LLC - Travis Holm	Phone: [redacted]
Address: [redacted]	Email: [redacted]
City: [redacted] State: [redacted] Zip: [redacted]	
Agent: (If Applicable) Matt Loo	Phone: [redacted]
Address/Location of Property: S. of Hwy 59 near Apple Valley Drive	Parcel ID: AV-1313-D-1
Subdivision Name: West Temple	Phase: 1-7
For Planned Development Purposes: Acreage in Parcel 497.25	Acreage in Application 220 Acres # of Lots 167
Proposed Use: Mixed-Use Residential and Commercial	
Signature	Title: Manager Date: 8-15-23

Official Use Only	Amount Paid: $ 2,700	Receipt No: 44495
Date Received: RECEIVED AUG 16 2023	Date Application Deemed Complete:	
By:	By:	

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

☒ 1. Description: In a title block located in the lower right corner of the sheet, the following is required:
- _____a. The proposed name of the subdivision
- _____b. The location of the subdivision, including the address and section, township and range.
- _____c. The names and addresses of the owner or subdivider, if other than named above.
- _____d. Date of preparation, and north point.
- _____e. Scale shall be of sufficient size to adequately describe in legible form, all required conditions of Title 11 Subdivisions.

☐ 2. Existing Conditions: The preliminary plat shall show:
- _____a. The location of the nearest monument.
- _____b. The boundary of the proposed subdivision and the acreage included.
- _____c. All property under the control of the subdivider, even though only a portion is being subdivided. (Where the plat submitted covers only a part of the subdivider's tract, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted, and the street system of the part submitted shall be considered in light of existing Master Street Plan or other Commission studies.)
- _____d. The location, width and names/numbers of all existing streets within two hundred (200)

feet of the subdivision and of all prior streets or other public ways, utility rights of way, parks and other public open spaces, within and adjacent to the tract.

_____e. The location of all wells and springs or seeps, proposed, active and abandoned, and of all reservoirs or ponds within the tract and at a distance of at least one hundred feet (100') beyond the tract boundaries.

_____f. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating the pipe sizes, grades, manholes and the exact locations.

_____g. Existing ditches, canals, natural drainage channels and open waterways and any proposed realignments.

_____h. Contours at vertical intervals not greater than five (5) feet.

_____i. Identification of potential geotechnical constraints on the project site (such as expansive rock and soil, collapsible soil, shallow bedrock and caliche, gypsiferous rock and soil, potentially unstable rock or soil units including fault lines, shallow groundwater, and windblown sand) and recommendations for their mitigation.

_____j. Information on whether property is located in desert tortoise take area.

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

_____a. The layout of streets, showing location, widths, and other dimensions of proposed streets, crosswalks, alleys and easements.

_____b. The layout, numbers and typical dimensions of lots.

_____c. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.

_____d. Easements for water, sewers, drainage, utilities, lines and other purposes.

_____e. Typical street cross sections and street grades where required by the Planning Commission. (All street grades over 5% should be noted on the preliminary plat)

_____f. A tentative plan or method by which the subdivider proposes to handle the storm water drainage for the subdivision.

_____g. Approximate radius of all center line curves on highways or streets.

_____h. Each lot shall abut a street shown on the subdivision plat or on an existing publicly dedicated street. (Double frontage or flag lots shall be prohibited except where conditions make other design undesirable)

_____i. In general, all remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allow to remain as unusable parcels.

_____j. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the Planning Commission.

_____k. A letter from Ash Creek Special Service District , and Big Plains Water Special Service District, and Rocky Mountain Power indicating if the proposed plan meets their standards and if so, a preliminary plan for needed services and timeframe for availability of services.

_____l. Will this subdivision be phased? If yes, show possible phasing lines.

_____m. A tentative plan or method for providing non-discriminatory access to the subdivision for purposes of placement of communications infrastructure, and for purposes of placement of utility infrastructure.

☐ 4. Required copies of plans:

_____a. Three copies of all full-scale drawings.

_____b. One copy of each drawing on an 11 x 17 inch sheets. (8 ½ x 11 inch is acceptable if the project is small and the plans are readable at that size).

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

☐ 6. Signed and notarized Acknowledgement of Water Supply (see attached).

Note: It is important that all applicable information noted above is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. A deadline missed due to an incomplete application, could result in a month's delay. Planning Commission meetings are held on the first Wednesday of each month at 6:00 p.m. The deadline to submit an application to be placed on an agenda is no later than 12:00 noon ten (10) full business days before the Planning Commission meeting at which you plan for your application to be heard.

PURPOSE

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

WHEN REQUIRED

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

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

Subdivision approval process:

1. Determine current zoning for property.
2. If zoning fits desired subdivision, meet with Planning Staff to discuss the proposed project.
3. Obtain a preliminary plat application form and complete the application and have a plat prepared by an engineer to meet the requirements on the preliminary plat application.
4. Submit completed application, preliminary plat, and required fee to the Planning Department before noon on the Wednesday two weeks before desired Planning Commission meeting.
5. Appear at the scheduled Planning Commission meeting to discuss preliminary plat, hear comments, answer questions, and receive recommendation of approval or disapproval from the Planning Commission.
6. Appear at the next scheduled Town Council meeting that occurs after the Planning Commission meeting at which a recommendation was received. Hear Town Council comments, answer questions, and receive Town Council decision. Town Council can approve the plat with conditions, recommend changes and send it back to the Planning Commission, or deny the plat.
7. If preliminary plat is approved, have construction drawings for utilities and streets prepared by an engineer according to the Town standards. Construction drawings must be approved by the Planning and Zoning department, Town Engineer, Rocky Mountain Power, South Central Communications, Ashcreek Special Service

District, Southwest Public Health Department, Big Plains Water Special Service District, and any other utility provider approved by the Town. Approval means changes are made and all required signatures are obtained.

8. The owner/developer has read and understand that the Fee Schedule for the Town of Apple Valley requires that any engineering review costs incurred by the Town of Apple Valley or Big Plains Water Special Service District for review of any and all plans and or designs needed as part of the approval of their construction plans, shall be paid for by the owner/Developer.
9. Once the preliminary plat is approved by the Town Council, the applicant has one year after receiving approval of the preliminary plat to submit the final plat to the Planning Commission for action. The Planning Commission may authorize a one-year time extension, provided the extension request is made before the one-year time limit is reached. The Planning Commission will review and make recommendation to the Town Council on the final plat when submitted. The Town Council will typically review the Planning Commission recommendation within 1-2 weeks after the Commission action on the final plat.

APPEALS

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

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

Parcel ID# AV-1325, AV-1317-D, AV-1313-D-2, AV-1313-D-1

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Travis Holm am/are the applicant(s) of the application known as Crimson Peaks Subdivision / West Temple Subdivision located on parcel(s) AV-1325, AV-1317-D, AV-1317-B, AV-1313-D-2, AV-1313-D-1 within the Town of Apple Valley, Washington County, Utah.

By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):

Name	Applicant/Owner	Date
		4-5-23

State of Utah)
)§
County of Washington)

On this 5 day of April, in the year 2023, before me, Sophie McDougal a notary public, personally appeared Travis Holm, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

(notary signature)

(seal)

Sophie McDougal
Notary Public State of Utah
My Commission Expires on:
July 30, 2025
Comm. Number: 719516

Account 0425028

Location	Owner	Value
Account Number 0425028	**Name** HOLM HOUSE LLC	**Market** (2022) $3,256,440
Parcel Number AV-1313-D-1	2120 S COTTONWOOD CANYON # 125 CANNONVILLE, UT 84718	**Taxable** $73,810
Tax District 45 - Apple Valley Town		**Tax Area:** 45 **Tax Rate**: 0.007228
Acres 497.25		
Situs 0, 0		

Type	Actual	Assessed	Acres
Farm Land FAA	$3,256,440	$73,810	542.740

Legal S: 19 T: 42S R: 11W BEGININNG AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, THENCE N. 0°04'55" W. ALONG THE SECTION LINE 143.51 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG SAID RIGHT-0F-WAY LINE N. 54°10'15" W. 77.08 FEET TO A RIGHT-OF-WAY MARKER, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE N. 54°09'33" W. 1959.84 FEET TO THE TRUE POINT OF BEGINNING, THENCE N. 54°10'49" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 7938.54 FEET TO A FOUND REBAR, THENCE N. 45°00'21" W. 873.58 FEET TO A FOUND REBAR, THENCE N. 70°39'33" W. 513.76 FEET TO A FOUND REBAR ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2914.79 FEET A DISTANCE OF 911.15 FEET (THE CHORD OF SAID CURVE BEARS N. 67°02'27" W. 907.45 FEET) TO THE WEST LINE OF THE NE1/4SW1/4 OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. 0°02'22" W. ALONG THE 1/16 LINE
796.97 FEET TO THE NORTHWEST CORNER OF SAID NE1/4SW1/4, THENCE S. 89°59'21" E ALONG THE 1/4 SECTION LINE 3961.60 FEET TO THE EAST 1/4 CORNER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. 0°01'23" W. ALONG THE SECTION LINE 474.67 FEET TO A FOUND REBAR, THENCE N. 82°38'25" E 771.67 FEET TO A FOUND REBAR, THENCE S. 0°07'25" E. 2804.18 FEET TO A FOUND 1/2" GALVANIZED PIPE, THENCE N. 89°52'51" E. 370.34 FEET TO A FOUND REBAR, THENCE N. 0°02'39" W. 247.22 FEET TO A FOUND REBAR, THENCE N. 89°59'16" W. 197.73 FEET TO A FOUND REBAR, THENCE N. 0°06'40" W. 248.04 FEET, THENCE S. 89°58'49" E. 998.19 FEET, THENCE S. 0°05'58" E. 466.69 FEET, THENCE S. 89°58'49" E 1866.76 FEET, THENCE S. 0°08'17" E 255.62 FEET TO A FOUND REBAR, THENCE S. 89°59'43" E 794.18 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET A DISTANCE OF 137.89 FEET (THE CHORD OF SAID CURVE BEARS S. 67°25'19" E 134.35 FEET), THENCE S. 44°50'54" E 109.00 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 410.00 FEET A DISTANCE OF 74.73 FEET (THE CHORD C

DOC ID 20230002012

Warranty Deed Page 1 of 3
Gary Christensen Washington County Recorder
01/24/2023 02:56:30 PM Fee $40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
Standard Development LLC
2120 S Cottonwood Canyon, #125
Cannonville, UT 84718

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

Order No. 226766 - EFP
Tax I.D. No. AV-1313-D-1, AV-1348-B, AV-1349 & AV-1359

Space Above This Line for Recorder's Use

WARRANTY DEED

K & D Family, L.L.C., a Utah limited liability company and KDLR LLC, a Nevada Limited Liability Company , grantor(s), of Enterprise, County of Washington, State of Utah, hereby **CONVEY and WARRANT to**

Standard Development LLC, a Utah limited liability company , grantee(s) of Cannonville, County of Garfield, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

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

Excepting therefrom all water rights.

WITNESS the hand(s) of said grantor(s), this 19 day of January, ~~2013~~ 2023.

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

By: Kerry Holt
Kerry Holt, Manager

KDLR LLC, a Nevada Limited Liability Company

By: Kerry Holt
Kerry Holt, Manager

STATE OF Utah)
:ss.
COUNTY OF Washington)

On the 19 day of January, ~~2013~~ 2023, personally appeared before me, Kerry Holt, who being by me duly sworn, did say that he/she is the Manager of K & D Family, L.L.C., a Utah limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Kerry Holt acknowledged to me that said limited liability company executed the same.

NOTARY PUBLIC
JUSTIN SEEGMILLER
Commission No. 727452
Commission Expires
OCTOBER 21, 2026
STATE OF UTAH

NOTARY PUBLIC

My Commission Expires:

STATE OF Utah)
:ss.
COUNTY OF Washington)

On the 19 day of January, 2023, personally appeared before me, Kerry Holt, who being by me duly sworn, did say that he/she is the Manager of KDLR LLC, a Nevada Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Kerry Holt acknowledged to me that said limited liability company executed the same.

NOTARY PUBLIC
JUSTIN SEEGMILLER
Commission No. 727452
Commission Expires
OCTOBER 21, 2026
STATE OF UTAH

NOTARY PUBLIC

My Commission Expires:

Attachment to that certain Warranty Deed executed by K & D Family, L.L.C., a Utah limited liability company and KDLR LLC, a Nevada Limited Liability Company grantor(s), to Standard Development LLC, a Utah limited liability company grantee(s).

Order No. 226766
Tax I.D. No. AV-1313-D-1, AV-1348-B, AV-1349 & AV-1359

EXHIBIT "A"

PARCEL 2: (AV-1313-D-1)

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°03'32"W, ALONG THE SECTION LINE, 143.51 FEET TO THE NORTHWESTERLY BOUNDARY LINE OF STATE ROUTE 59; THENCE N54°08'51"W, ALONG SAID BOUNDARY LINE OF STATE ROUTE 59, 77.08 FEET; THENCE N54°08'09"W, ALONG SAID BOUNDARY, 1959.87 FEET TO THE POINT OF BEGINNING; THENCE N54°09'25"W, ALONG SAID BOUNDARY LINE OF STATE ROUTE 59, 742.80 FEET; THENCE N35°50'32"E 379.99 FEET; THENCE N17°32'51"E 185.12 FEET; THENCE N10°52'32"E 150.23 FEET; THENCE N05°11'57"E 135.13 FEET; THENCE N00°35'25"W 155.91 FEET; THENCE N06°00'48"W 116.71 FEET; THENCE N09°50'44"W 62.70 FEET; THENCE N13°11'57"W 125.80 FEET; THENCE N18°17'16"W 123.41 FEET; THENCE N48°43'46"W 148.67 FEET; THENCE N35°50'23"E 150.00 FEET; THENCE N54°09'37"W 137.02 FEET; THENCE N35°50'23"E 226.65 FEET; THENCE N52°01'03"E 201.07 FEET; THENCE S61°34'53"E 219.25 FEET; THENCE S28°37'39"E 268.82 FEET; THENCE N87°42'33"E 220.17 FEET; THENCE S00°05'16"E 2052.67 FEET; THENCE WESTERLY ALONG THE ARC OF A 235.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S89°46'44"W 4.46 FEET), CENTER POINT LIES N00°45'54"W THROUGH A CENTRAL ANGLE OF 01°05'15" A DISTANCE OF 4.46 FEET; THENCE N89°40'35"W 321.29 FEET TO THE POINT OF BEGINNING.

PROPOSED "WEST TEMPLE VILLAGE PHASE 1"

PARCEL 4: (AV-1359)

The West half of the Northwest Quarter (W½NW¼) of Section 10, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 5: (AV-1349)

The Southwest Quarter of the Southwest Quarter (SW¼SW¼) and the South 4.5 acres of the Northwest Quarter of the Southwest Quarter (NW¼SW¼) of Section 3, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 6: (AV-1348-B)

The North 35.5 acres of the Northwest Quarter of the Southwest Quarter (NW¼SW¼)of Section 3, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

***

Initials KW / KH

DOC ID 20230002011

Gary Christensen Washington County Recorder
01/24/2023 02:56:30 PM Fee $40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
Holm House LLC
2120 S Cottonwood Canyon, #125
Cannonville, UT 84718

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

Order No. 226766 - EFP
Space Above This Line for Recorder's Use
Tax I.D. No. AV-1313-D-1, AV-1326, AV-1327, AV-1345, AV-1346,and AV-1348-A

WARRANTY DEED

K & D Family, L.L.C., a Utah limited liability company and KDLR LLC, a Nevada Limited Liability Company , grantor(s), of Enterprise, County of Washington, State of Utah, hereby **CONVEY and WARRANT to**

Holm House LLC, a Utah limited liability company , grantee(s) of Cannonville, County of Garfield, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

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

Excepting therefrom all water rights.

WITNESS the hand(s) of said grantor(s), this 19 day of January, ~~2013~~ 2023.

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

By: Kerry Holt
Kerry Holt, Manager

KDLR LLC, a Nevada Limited Liability Company

By: Kerry Holt
Kerry Holt, Manager

STATE OF Utah)
:ss.
COUNTY OF Washington)

On the 19 day of January, ~~2013~~ 2023, personally appeared before me, Kerry Holt, who being by me duly sworn, did say that he/she is the Manager of K & D Family, L.L.C., a Utah limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Kerry Holt acknowledged to me that said limited liability company executed the same.

NOTARY PUBLIC JUSTIN SEEGMILLER
Commission No. 727452
Commission Expires
OCTOBER 21, 2026
STATE OF UTAH

NOTARY PUBLIC

My Commission Expires:

STATE OF Utah)
:ss.
COUNTY OF Washington)

On the 19 day of January, ~~2013~~ 2023, personally appeared before me, Kerry Holt, who being by me duly sworn, did say that he/she is the Manager of KDLR LLC, a Nevada Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Kerry Holt acknowledged to me that said limited liability company executed the same.

NOTARY PUBLIC

NOTARY PUBLIC
JUSTIN SEEGMILLER
Commission No. 727452
Commission Expires
OCTOBER 21, 2026
STATE OF UTAH

My Commission Expires:

Attachment to that certain Warranty Deed executed by K & D Family, L.L.C., a Utah limited liability company and KDLR LLC, a Nevada Limited Liability Company grantor(s), to Holm House LLC, a Utah limited liability company grantee(s).

Order No. 226766
Tax I.D. No. AV-1313-D-1, AV-1326, AV-1327, AV-1345, AV-1346,and AV-1348-A

EXHIBIT "A"

PARCEL 2: (AV-1313-D-1)

BEGINNNG AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, THENCE N. 0°04'55" W. ALONG THE SECTION LINE 143.51 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG SAID RIGHT-0F-WAY LINE N. 54°10'15" W. 77.08 FEET TO A RIGHT-OF-WAY MARKER, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE N. 54°09'33" W. 1959.84 FEET TO THE TRUE POINT OF BEGINNING, THENCE N. 54°10'49" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 7938.54 FEET TO A FOUND REBAR, THENCE N. 45°00'21" W. 873.58 FEET TO A FOUND REBAR, THENCE N. 70°39'33" W. 513.76 FEET TO A FOUND REBAR ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2914.79 FEET A DISTANCE OF 911.15 FEET (THE CHORD OF SAID CURVE BEARS N. 67°02'27" W. 907.45 FEET) TO THE WEST LINE OF THE NE1/4SW1/4 OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. 0°02'22" W. ALONG THE 1/16 LINE 796.97 FEET TO THE NORTHWEST CORNER OF SAID NE1/4SW1/4, THENCE S. 89°59'21" E. ALONG THE 1/4 SECTION LINE 3961.60 FEET TO THE EAST 1/4 CORNER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. 0°01'23" W. ALONG THE SECTION LINE 474.67 FEET TO A FOUND REBAR, THENCE N. 82°38'25" E. 771.67 FEET TO A FOUND REBAR, THENCE S. 0°07'25" E. 2804.18 FEET TO A FOUND 1/2" GALVANIZED PIPE, THENCE N. 89°52'51" E. 370.34 FEET TO A FOUND REBAR, THENCE N. 0°02'39" W. 247.22 FEET TO A FOUND REBAR, THENCE N. 89°59'16" W. 197.73 FEET TO A FOUND REBAR, THENCE N. 0°06'40" W. 248.04 FEET, THENCE S. 89°58'49" E. 998.19 FEET, THENCE S. 0°05'58" E. 466.69 FEET, THENCE S. 89°58'49" E. 1866.76 FEET, THENCE S. 0°08'17" E. 255.62 FEET TO A FOUND REBAR, THENCE S. 89°59'43" E. 794.18 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET A DISTANCE OF 137.89 FEET (THE CHORD OF SAID CURVE BEARS S. 67°25'19" E. 134.35 FEET), THENCE S. 44°50'54" E. 109.00 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 410.00 FEET A DISTANCE OF 74.73 FEET (THE CHORD OF SAID CURVE BEARS S. 39°37'37" E. 74.62 FEET) TO THE NORTH LINE OF SAID SECTION 30, THENCE N. 89°59'57" W. ALONG THE SECTION LINE AND NORTH LINE OF APPLE VALLEY RANCH SUBDIVISION PHASE II AMENDED 120.56 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION AND THE NORTHEAST CORNER OF THE WEST HALF OF THE NE1/4 OF SAID SECTION 30, THENCE S. 0°07'44" E. ALONG THE 1/16 LINE AND SUBDIVISION BOUNDARY 604.07 FEET TO A FOUND REBAR, THENCE S. 89°51'24" W. 541.18 FEET TO A FOUND REBAR, THENCE S. 0°08'20" E. 951.93 FEET TO A FOUND REBAR, THENCE S. 61°36'17" E. 219.25 FEET, THENCE S. 28°39'03" E. 268.82 FEET, THENCE N. 87°41'09" E. 220.17 FEET TO THE WEST LINE OF APPLE VALLEY RANCH SUBDIVISION PHASE II AMENDED AND 1/16 LINE, THENCE S. 0°07'44" E. ALONG THE 1/16 LINE 751.16 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NE1/4 OF SAID SECTION 30, THENCE S. 0°06'03" E. ALONG THE 1/16 LINE 1301.51 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 235.00 FEET A DISTANCE OF 4.46 FEET (THE CHORD OF SAID CURVE BEARS S. 89°45'20" W. 4.46 FEET), THENCE N. 89°41'59" W. 323.25 FEET TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 2 THE FOLLOWING (50 FOOT WIDE ROADWAY):

BEGINNING AT A POINT S. 0°10'48" W. ALONG THE SECTION LINE 753.97 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF U-59, THENCE RUNNING N. 54°09'33" W. ALONG THE RIGHT-OF-WAY LINE 81.80 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE WITH RADIUS LINE BEARING N. 35°50'27" E., THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", THENCE N. 35°50'27" E. 1200.72 FEET TO THE BEGINNING OF A 275.00 FOOT RADIUS CURVE, THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 172.56 FEET THROUGH A CENTRAL ANGLE OF 35°57'07", THENCE N. 0°06'40" W. 707.83 FEET, THENCE S. 89°58'49" E. 50.00 FEET, THENCE S. 0°06'40" E. 707.71 FEET TO THE BEGINNING OF A 325.00 FOOT RADIUS CURVE, THENCE SOUTHWESTERLY TO THE RIGHT ALONG THE ARC OF SAID CURVE 203.93 FEET THROUGH A CENTRAL ANGLE OF 35°57'07", THENCE S. 35°50'27" W. 1200.72 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE, THENCE SOUTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U-59, THENCE N. 54°09'33" W. ALONG SAID RIGHT OF WAY LINE 18.20 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 2 THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°03'32"W, ALONG THE SECTION LINE, 143.51 FEET TO THE NORTHWESTERLY BOUNDARY LINE OF STATE ROUTE 59; THENCE N54°08'51"W, ALONG SAID BOUNDARY LINE OF STATE ROUTE 59, 77.08 FEET; THENCE N54°08'09"W, ALONG SAID BOUNDARY, 1959.87 FEET TO THE POINT OF BEGINNING; THENCE N54°09'25"W, ALONG SAID BOUNDARY LINE OF STATE ROUTE 59, 742.80 FEET; THENCE N35°50'32"E 379.99 FEET; THENCE N17°32'51"E 185.12 FEET; THENCE N10°52'32"E 150.23 FEET; THENCE N05°11'57"E 135.13 FEET; THENCE N00°35'25"W 155.91 FEET; THENCE N06°00'48"W 116.71 FEET; THENCE N09°50'44"W 62.70 FEET; THENCE N13°11'57"W 125.80 FEET; THENCE N18°17'16"W 123.41 FEET; THENCE N48°43'46"W 148.67 FEET; THENCE N35°50'23"E 150.00 FEET; THENCE N54°09'37"W 137.02 FEET; THENCE N35°50'23"E 226.65 FEET; THENCE N52°01'03"E 201.07 FEET; THENCE S61°34'53"E 219.25 FEET; THENCE S28°37'39"E 268.82 FEET; THENCE N87°42'33"E 220.17 FEET; THENCE S00°05'16"E 2052.67 FEET; THENCE WESTERLY ALONG THE ARC OF A 235.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (LONG CHORD BEARS: S89°46'44"W 4.46 FEET), CENTER POINT LIES N00°45'54"W THROUGH A CENTRAL ANGLE OF 01°05'15" A DISTANCE OF 4.46 FEET; THENCE N89°40'35"W 321.29 FEET TO THE POINT OF BEGINNING.

PARCEL 6: (AV-1348-A)

The North half of the Northwest Quarter (N½NW¼) of Section 3, Township 43 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 7: (AV-1346)

The Northeast Quarter (NE¼) and the North half of the Northwest Quarter (N½NW¼) of Section 34, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 8: (AV-1345)

The South half of the Northwest Quarter (S½NW¼) and the Southwest Quarter (SW¼) of Section 34, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 9: (AV-1327)

The Southwest Quarter of the Northeast Quarter (SW¼NE¼); the Southeast Quarter of the Northwest Quarter (SE¼NW¼); the Southeast Quarter (SE¼); the West half of the Northwest Quarter (W½NW¼) and the Southwest Quarter (SW¼) of Section 28, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM the following described property:

The North half of the West half of the Northwest Quarter (N2 W2 NW1/4) of Section 28, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

PARCEL 10: (AV-1326)

The South half of the Southwest Quarter (S½SW¼) of Section 27, Township 42 South, Range 11 West, Salt Lake Base and Meridian.

***

Initials KH, KH

Big Plains Water Special Service District
1777 N. Meadowlark Dr, Apple Valley, Utah 84737
Phone: 435-877-1190 Fax: 435-877-1192
www.applevalleyut.gov

Chairman Andy McGinnis
Board Member Frank Lindhardt
Board Member Harold Merritt
Board Member Ross Gregerson
Board Member Jarry Zaharias

December 15, 2022
Travis Holm

[redacted]

Parcel ID: AV-1325, AV-1317-B

Preliminary Water Service Letter
For
Travis Holm

West Temple Village

This letter is provided as a preliminary look at the needs of your proposed development and provides options as well as potential requirements for your project.

1. This letter is for Lots 1 thru 27 of West Temple Village. Lots 28 and 29 will be delt with separately due to their commercial use.
2. Connect to district water main next to HWY 59 and provide a looped system in accordance with District and Engineering requirements.
3. Option to build a tank and infrastructure designed to meet future needs of your development.
4. Municipal water rights deeded to the District by phase of your development.
5. Easements as required for water infrastructure and District access.
6. Upon completion of the water system by the Developer and approval of the District's designated engineer and Water Superintendent, said water system will be deeded to the District.

The above is not an all-encompassing list, but a preliminary one and may expand as your development progresses.
The District provides this letter for the purpose of a preliminary plat application, and it is NOT a Will Serve Letter.
A Final Water Service Letter(Will Serve Letter) will be required for the Final Plat process and as a condition for building permit issuance. The expiration of this letter will be concurrent with that of the Preliminary Plat.

Andy McGinnis
Chairman
Big Plains SSD

April 6, 2023

Apple Valley
Kyle Layton
1777 North Meadowlark Drive
Apple Valley, UT 84737

Subject: West Temple Subdivision

Kyle ,

Ash Creek SSD is providing a conditional will serve for the West Temple Subdivision.

The developers understand and agree that they will need to complete a preliminary feasibility study and meet the discharge limits set by the State Department of Water Quality. Approvals for this subdivision will be given on a phase-by-phase basis based on meeting the discharge limits set by the State.

The developers understand and agree that they will need to get plan approval for the sewer system and treatment system.

After approval, developers agree to pay all costs associated with construction and impact fees. Please let us know if you have any questions.

Sincerely,

Amber Gillette

Amber Gillette, P.E.
Engineer
Ash Creek Special Service District

1350 South Sandhollow Road, Hurricane, UT 84737
phone: 435.635.2348
email: ashcreek@infowest.com

ROCKY MOUNTAIN POWER

Let's turn the answers on.

Dixie Service Center
Estimating Dept.
455 N. Old Hwy 91
Hurricane, UT 84737
Fax # (435)688-8351

March 31, 2023

Karl Rasmussen
[redacted]

Re: West Temple

Located: Parcel #AV-1313-D-1

Dear Karl:

After reviewing the proposed plans for the above mentioned project, I have determined that power is within a near proximity. Rocky Mountain Power intends to serve the project with electrical service based on load requirements and specifications submitted. All electrical installations will be provided in accordance with the "Electric Service Regulations, as filed with the Utah Public Service Commission after receiving an approved plat showing easements approved by Rocky Mountain Power. Additionally, Rocky Mountain Power is not able to serve this development until its new substation currently under construction is completed.

For additional consultation in this matter, please do not hesitate to call.

Sincerely,

Ruston Jenson
Estimator
Dixie Service Center
435-688-3708

SUBDIVISION APPROVAL PROCESS

AFFIDAVIT PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) Travis Helm, 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 thisapplication.

Property Owner

Property Owner

Subscribed and sworn to me this 7th day of April, 2023

NOTARY PUBLIC
CHANTELLE MARTIN TAYLOR
COMM. # 713730
MY COMMISSION EXPIRES
AUGUST 25, 2024
STATE OF UTAH

Notary Public

Residing in: Utah County My

Commission Expires: 08-25-2024

AGENT AUTHORIZATION

I (We), Travis Helm, the owner(s) of the real property described in the attached application, do authorize as my(our) agent(s) Scott Helm to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative body in the Town of Apple Valley considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Property Owner

Property Owner

Subscribed and sworn to me this 7th day of April, 2023.

NOTARY PUBLIC
CHANTELLE MARTIN TAYLOR
COMM. # 713730
MY COMMISSION EXPIRES
AUGUST 25, 2024
STATE OF UTAH

Notary Public

Residing in: Utah County My

Commission Expires:

AFFIDAVIT
PROPERTY OWNER

STATE OF CALIFORNIA)
)ss
COUNTY OF SAN JOAQUIN)

I, MARK BRYAN, Trustee of the Apple Valley Development Trust, Dated September 27, 2016, being duly sworn, deposed and say that I am the owner of the property Identified as parcels AV-1317-B and AV-1317-D, and that the information provided identified in the attached plans and other exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Apple Valley Town planning staff have indicated they are available to assist me in making this application.

Apple Valley Development Trust,

: Mark-Linn Bryan, TTEE
BY Mark Bryan, Trustee

ACKNOWLEDGMENT

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

On June 29, 2023 before me, D. Patel Notary Public

personally appeared Mark Bryan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the persons(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the California State that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature _____ (SEAL)

D. PATEL
COMM. # 2407594
NOTARY PUBLIC - CALIFORNIA
SAN JOAQUIN COUNTY
MY COMM. EXP. JULY 4, 2026

AGENT AUTHORIZATION

I, **Mark Bryan, Trustee of the Apple Valley Development Trust, dated September 27, 2016,** am the owner of the real property described in the attached application, do authorize as my agents, TRAVIS HOLM/ SCOUT HOLM, to represent me regarding any and all applications and to appear on my behalf before any administrative body in the Town of Apple Valley considering any and all applications and to act in all respects as my agent.

Apple Valley Development Trust,

:Mark- Linn: Bryan, TTEE
By Mark Bryan, Trustee

ACKNOWLEDGMENT

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

California State)
San Joaquin County)

On June 29, 2023 before me, D. Patel Notary Public

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

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

WITNESS my hand and official seal.

Signature _____ (SEAL)

D. PATEL
COMM. # 2407594
NOTARY PUBLIC - CALIFORNIA
SAN JOAQUIN COUNTY
MY COMM. EXP. JULY 4, 2026

When Recorded Mail Deed and Tax Notice To:
Holm House LLC
2120 S Cottonwood Canyon Rd. #125
Cannonville, Utah 84718

DOC # 20230023162
Quit Claim Deed Page 1 of 4
Gary Christensen Washington County Recorder
08/02/2023 04:02:33 PM Fee $ 40.00
By HOLM HOUSE LLC

QUIT-CLAIM DEED

Holm House LLC, a Utah limited liability company, who took title as Holm House LLC, grantors, hereby **QUIT-CLAIMS to**

Holm House LLC, a Utah limited liability company, grantee(s) of Canonville, County of Garfield, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of UTAH:

See Exhibit "A" - Attached hereto and made a part hereof.

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

WITNESS the hand(s) of said grantor(s), this 2nd day of August, 2023.

Holm House LLC, a Utah limited liability company

By: Onland Management LLC, a Utah limited liability company, Manager

By: _____
Landon Holm, Member

See Attached page for the Notary Acknowledgment

Unofficial Copy

Notary Attachment to that certain QUIT-CLAIM DEED executed by Holm House LLC, a Utah limited liability company, grantor, in favor of Holm House LLC, a Utah limited liability company, grantee.

STATE OF UTAH)
ss
County of Washington)

On the 2nd day of August, 2023, personally appeared before me Landon Holm, who being by me duly sworn, says that he is the Member of Onland Management, LLC, a Utah limited liability company, the Manager of Holm House, LLC, a Utah limited liability company the Limited Liability Company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that they are authorized to execute this instrument on behalf of the Limited Liability Company.

ELWIN F PRINCE
Notary Public
State Of Utah
My Commission Expires 05/19/2027
COMMISSION NO. 730751

Notary Public

EXHIBIT "A"

BEGINNNG AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, THENCE N. 0°04'55" W. ALONG THE SECTION LINE 143.51 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG SAID RIGHT-0F-WAY LINE N. 54°10'15" W. 77.08 FEET TO A RIGHT-OF-WAY MARKER, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE N. 54°09'33" W. 1959.84 FEET TO THE TRUE POINT OF BEGINNING, THENCE N. 54°10'49" W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 7938.54 FEET TO A FOUND REBAR, THENCE N. 45°00'21" W. 873.58 FEET TO A FOUND REBAR, THENCE N. 70°39'33" W. 513.76 FEET TO A FOUND REBAR ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U-59, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 2914.79 FEET A DISTANCE OF 911.15 FEET (THE CHORD OF SAID CURVE BEARS N. 67°02'27" W. 907.45 FEET) TO THE WEST LINE OF THE NE1/4SW1/4 OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. 0°02'22" W. ALONG THE 1/16 LINE 796.97 FEET TO THE NORTHWEST CORNER OF SAID NE1/4SW1/4, THENCE S. 89°59'21" E. ALONG THE 1/4 SECTION LINE 3961.60 FEET TO THE EAST 1/4 CORNER OF SECTION 24, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M, THENCE N. 0°01'33" W. ALONG THE SECTION LINE 474.67 FEET TO A FOUND REBAR, THENCE N. 82°38'25" E. 771.67 FEET TO A FOUND REBAR, THENCE S. 0°07'25" E. 2804.18 FEET TO A FOUND 1/2" GALVANIZED PIPE, THENCE N. 89°52'51" E. 370.34 FEET TO A FOUND REBAR, THENCE N. 0°02'39" W. 247.22 FEET TO A FOUND REBAR, THENCE N. 89°59'16" W. 197.73 FEET TO A FOUND REBAR, THENCE N. 0°06'40" W. 248.04 FEET, THENCE S. 89°58'49" E. 998.19 FEET, THENCE S. 0°05'58" E. 466.69 FEET, THENCE S. 89°58'49" E. 1866.76 FEET, THENCE S. 0°08'17" E. 255.62 FEET TO A FOUND REBAR, THENCE S. 89°59'43" E. 794.18 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET A DISTANCE OF 137.89 FEET (THE CHORD OF SAID CURVE BEARS S. 67°25'19" E. 134.35 FEET), THENCE S. 44°50'54" E. 109.00 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 410.00 FEET A DISTANCE OF 74.73 FEET (THE CHORD OF SAID CURVE BEARS S. 39°37'37" E. 74.62 FEET) TO THE NORTH LINE OF SAID SECTION 30, THENCE N. 89°59'57" W. ALONG THE SECTION LINE AND NORTH LINE OF APPLE VALLEY RANCH SUBDIVISION PHASE II AMENDED 120.56 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION AND THE NORTHEAST CORNER OF THE WEST HALF OF THE NE1/4 OF SAID SECTION 30, THENCE S. 0°07'44" E. ALONG THE 1/16 LINE AND SUBDIVISION BOUNDARY 604.07 FEET TO A FOUND REBAR, THENCE S. 89°51'24" W. 541.18 FEET TO A FOUND REBAR, THENCE S. 0°08'20" E. 951.93 FEET TO A FOUND REBAR, THENCE S. 61°36'17" E. 219.25 FEET, THENCE S. 28°39'03" E. 268.82 FEET, THENCE N. 87°41'09" E. 220.17 FEET TO THE WEST LINE OF APPLE VALLEY RANCH SUBDIVISION PHASE II AMENDED AND 1/16 LINE, THENCE S. 0°07'44" E. ALONG THE 1/16 LINE 751.16 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NE1/4 OF SAID SECTION 30, THENCE S. 0°06'03" E. ALONG THE 1/16 LINE 1301.51 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 235.00 FEET A DISTANCE OF 4.46 FEET (THE CHORD OF SAID CURVE BEARS S.

89°45'20" W. 4.46 FEET), THENCE N. 89°41'59" W. 323.25 FEET TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 2 THE FOLLOWING (50 FOOT WIDE ROADWAY):

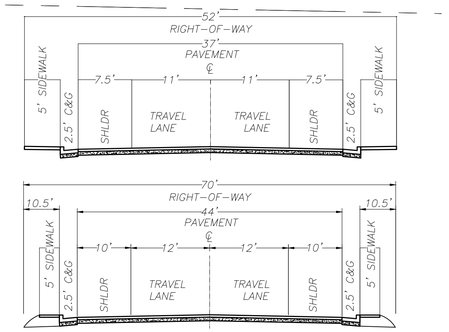
BEGINNING AT A POINT S. 0°10'48" W. ALONG THE SECTION LINE 753.97 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SLB&M, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF U-59, THENCE RUNNING N. 54°09'33" W. ALONG THE RIGHT-OF-WAY LINE 81.80 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE WITH RADIUS LINE BEARING N. 35°50'27" E., THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", THENCE N. 35°50'27" E. 1200.72 FEET TO THE BEGINNING OF A 275.00 FOOT RADIUS CURVE, THENCE NORTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 172.56 FEET THROUGH A CENTRAL ANGLE OF 35°57'07", THENCE N. 0°06'40" W. 707.83 FEET, THENCE S. 89°58'49" E. 50.00 FEET, THENCE S. 0°06'40" E. 707.71 FEET TO THE BEGINNING OF A 325.00 FOOT RADIUS CURVE, THENCE SOUTHWESTERLY TO THE RIGHT ALONG THE ARC OF SAID CURVE 203.93 FEET THROUGH A CENTRAL ANGLE OF 35°57'07", THENCE S. 35°50'27" W. 1200.72 FEET TO THE BEGINNING OF A 25.00 FOOT RADIUS CURVE, THENCE SOUTHEASTERLY TO THE LEFT ALONG THE ARC OF SAID CURVE 39.27 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U-59, THENCE N. 54°09'33" W. ALONG SAID RIGHT OF WAY LINE 18.20 FEET TO THE POINT OF BEGINNING.

TAX ID: AV-1313-D-1; AV-1-2230-240

Unofficial Copy

PRELIMINARY PLAT FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



ROAD TYPICAL SECTIONS

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 RETENTION BASINS. THIS IS THE METHOD TO HANDLE STORM WATER. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED RETENTION BASINS SHOWN FOR EACH PHASE.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

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.

IT IS RECOMMENDED THAT THE FOLLOWING RETENTION BASINS BE DESIGNED FOR EACH PHASE:
PHASES 1,3,4,6&7= 60,000 CUBIC FEET
PHASE 2= 80,000 CUBIC FEET
PHASE 5= 85,000 CUBIC FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- 5100 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- OPEN SPACE
- 0.5 ACRE LOTS
- > 1 ACRE LOTS
- COMMERCIAL LOTS
- W 10" EXISTING WATERLINE, 10"
- OHP OHP EXISTING POWER
- PHASE LINE

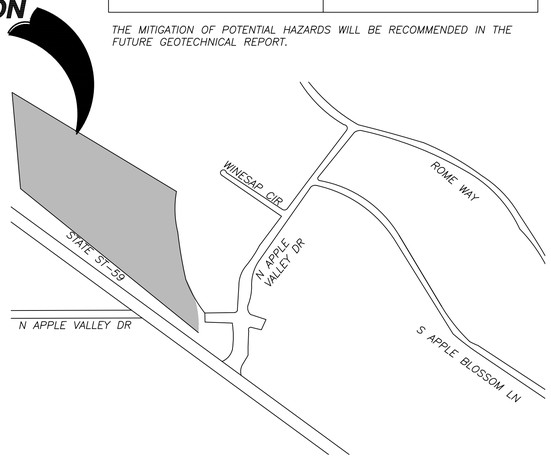
500 0 500
SCALE IN FEET

GEOLOGICAL HAZARDS

FAULTS & SURFACE FAULTING	NONE
LIQUEFACTION	L2-LOW2-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

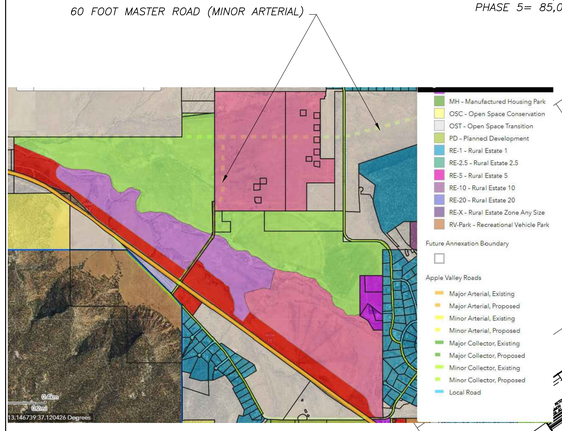
THE MITIGATION OF POTENTIAL HAZARDS WILL BE RECOMMENDED IN THE FUTURE GEOTECHNICAL REPORT.

PROJECT LOCATION



VICINITY MAP

N.T.S.



MASTER ROADS MAP



ACTUAL LOTS : 190 (171 RES. & 19 COMM.)

NOTE : PHASES ARE SHOWN FOR THE OVERALL PLAN & SHEETS 2-8

NOTE : PLEASE REFER TO SHEET 9 FOR PARCEL DATA AND CURVE TABLE

LEGAL DESCRIPTION

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S89°10'04"E 1316.76 FEET; THENCE N00°49'56"E 1333.50 FEET TO THE POINT OF BEGINNING; THENCE N88°43'08"W 319.59 FEET; THENCE N53°11'58"W 7946.13 FEET;
THENCE N44°01'30"W 873.58 FEET; THENCE N69°19'25"W 704.90 FEET; THENCE N38°48'51"E 1118.27 FEET; THENCE S56°28'26"E 2471.55 FEET; THENCE S60°46'56"E 1482.66 FEET; THENCE S89°08'18"E 370.34 FEET; THENCE S53°39'58"E 176.44 FEET; THENCE S60°39'27"E 599.87 FEET; THENCE S59°29'53"E 414.30 FEET; THENCE S57°15'27"E 738.63 FEET; THENCE S50°01'56"E 945.63 FEET;
THENCE S53°23'21"E 696.31 FEET; THENCE S70°27'25"E 299.79 FEET; THENCE S27°40'12"E 268.82 FEET; THENCE N88°40'00"E 220.17 FEET; THENCE S00°51'07"W 751.16 FEET; THENCE S00°52'48"W 1305.97 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 13,701,081 SQUARE FEET OR 314.534 ACRES.

GENERAL NOTES:

1. A 10.00 FOOT WIDE PUBLIC UTILITIES EASEMENT ALONG STREET RIGHTS-OF-WAY AS SHOWN HEREIN TO BE CONVEYED BY THIS PLAT.
2. ALL BACK LOT CORNERS TO BE SET WITH A 5/8" PROVALUE ENGINEERING REBAR CAP. ALL SIDE LOT LINES TO BE PROJECTED INTO THE TOP BACK OF CURB AND SET WITH A P.K. NAIL.
3. ACCESS TO THIS SUBDIVISION WILL BE VIA APPLE VALLEY WAY TO GOOSEBERRY WAY AND THE EXISTING SPOT IMPROVEMENT ON SR-59 HIGHWAY.
4. 4 BRIDGES WILL COMPLY WITH APPLE VALLEY TOWN ORDINANCES, UTAH STATE'S STREAM ALTERATION PROCESS AND AASHTO DESIGN STANDARDS FOR HIGHWAYS AND BRIDGES, CURRENT EDITION.
5. SIDEWALKS ARE SHOWN ON THE TYPICAL SECTIONS AND IT'S PLANNED TO HAVE SIDEWALKS INSTALLED.
6. STORM WATER SYSTEM WILL HAVE STORM PIPES.
7. 1 ACRE LOTS WILL HAVE CIRCULAR DRIVES.

OWNER'S INFORMATION

HOLM HOUSE LLC
2120 S COTTONWOOD CANYON # 125
CANNONVILLE, UT 84718

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NO	DESCRIPTION	DATE	BY
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20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8301

KARL BRADLEY RASMUSSEN
No. 191090
9/11/23
STATE OF UTAH

PRELIMINARY PLAT FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 9/11/2023
SCALE: 1"=500'

JOB NO.
276-013

SHEET NO:
1 OF 9

PRELIMINARY PLAT

PHASE 1 PLAN FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH





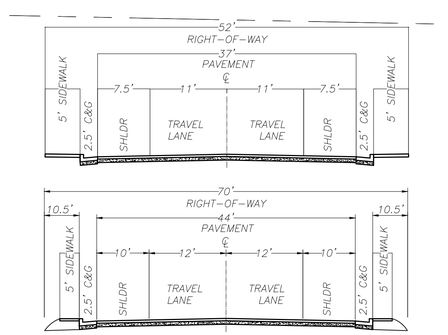
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SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- 5100 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PHASE LINE

PHASE 1 LOTS= 28+2 COMMERCIAL



ROAD TYPICAL SECTIONS

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. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

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.

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Phone: (435) 668-8301

PRO VALUE ENGINEERING

UTAH
No. 191090
KARL BRADLEY RASMUSSEN
9/11/23

PHASE 1 PLAN FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 9/11/2023
SCALE: 1"=100'

JOB NO.
276-013

SHEET NO:
2 OF 9

PHASE PLAN 1

PHASE 2 PLAN FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



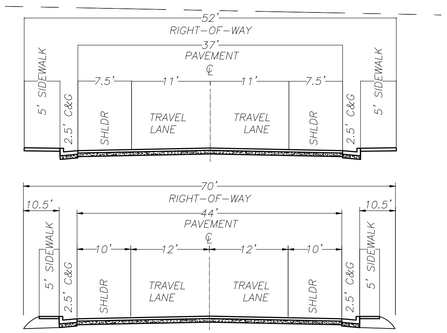


100 0 100

SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- 5100 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PHASE LINE



ROAD TYPICAL SECTIONS

DESERT TORTOISE TAKE AREA

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PRO VALUE ENGINEERING

No. 191090
KARL BRADLEY RASMUSSEN
9/11/23

PHASE PLAN 2 FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 9/11/2023
SCALE: 1"=100'

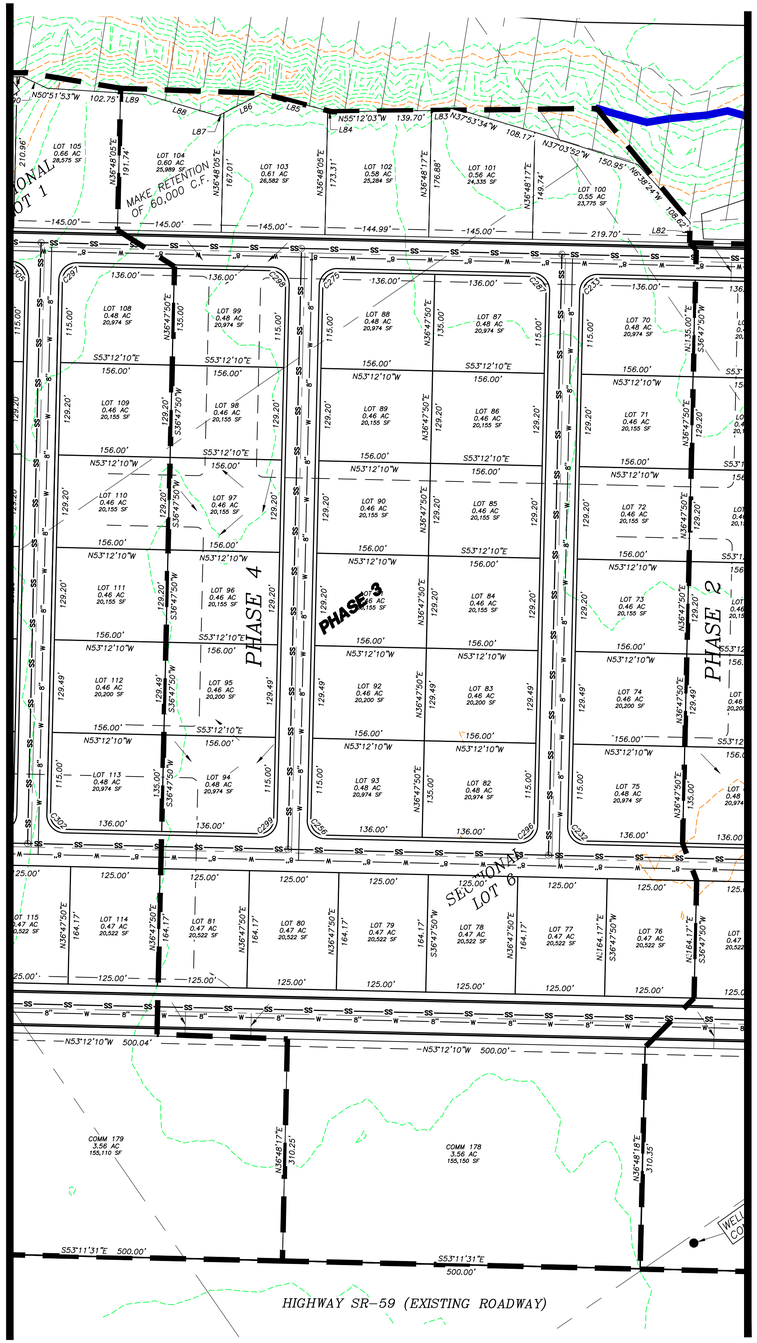
JOB NO.
276-013

SHEET NO:
3 OF 9

PHASE PLAN 2

PHASE 3 PLAN FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



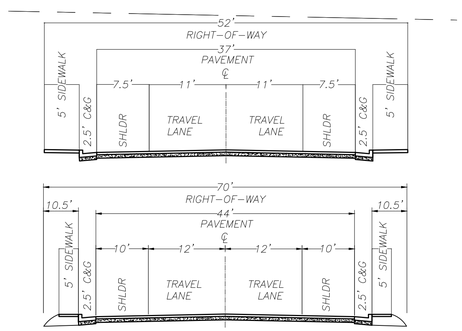


100 0 100

SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- 5100 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PHASE LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION



ROAD TYPICAL SECTIONS

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

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THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

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.

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PRO VALUE ENGINEERING

UTAH LICENSED PROFESSIONAL ENGINEER
No. 191090
KARL BRADLEY RASMUSSEN
9/11/23

PHASE PLAN 3 FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 9/11/2023
SCALE: 1"=100'

JOB NO.
276-013

SHEET NO:
4 OF 9

PHASE PLAN 3

PHASE 4 PLAN FOR:
WEST TEMPLE

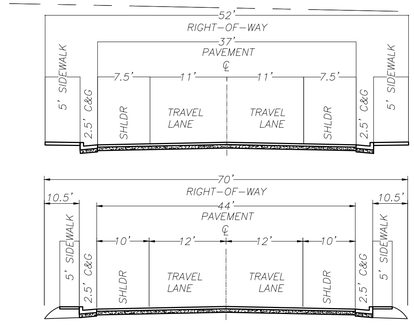
LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH





LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- 5100 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PHASE LINE



ROAD TYPICAL SECTIONS

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. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

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Phone: (435) 668-8301

PRO VALUE ENGINEERING

KARL BRADLEY RASMUSSEN No. 191090 9/11/23

PHASE PLAN 4 FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 9/11/2023
SCALE: 1"=100'

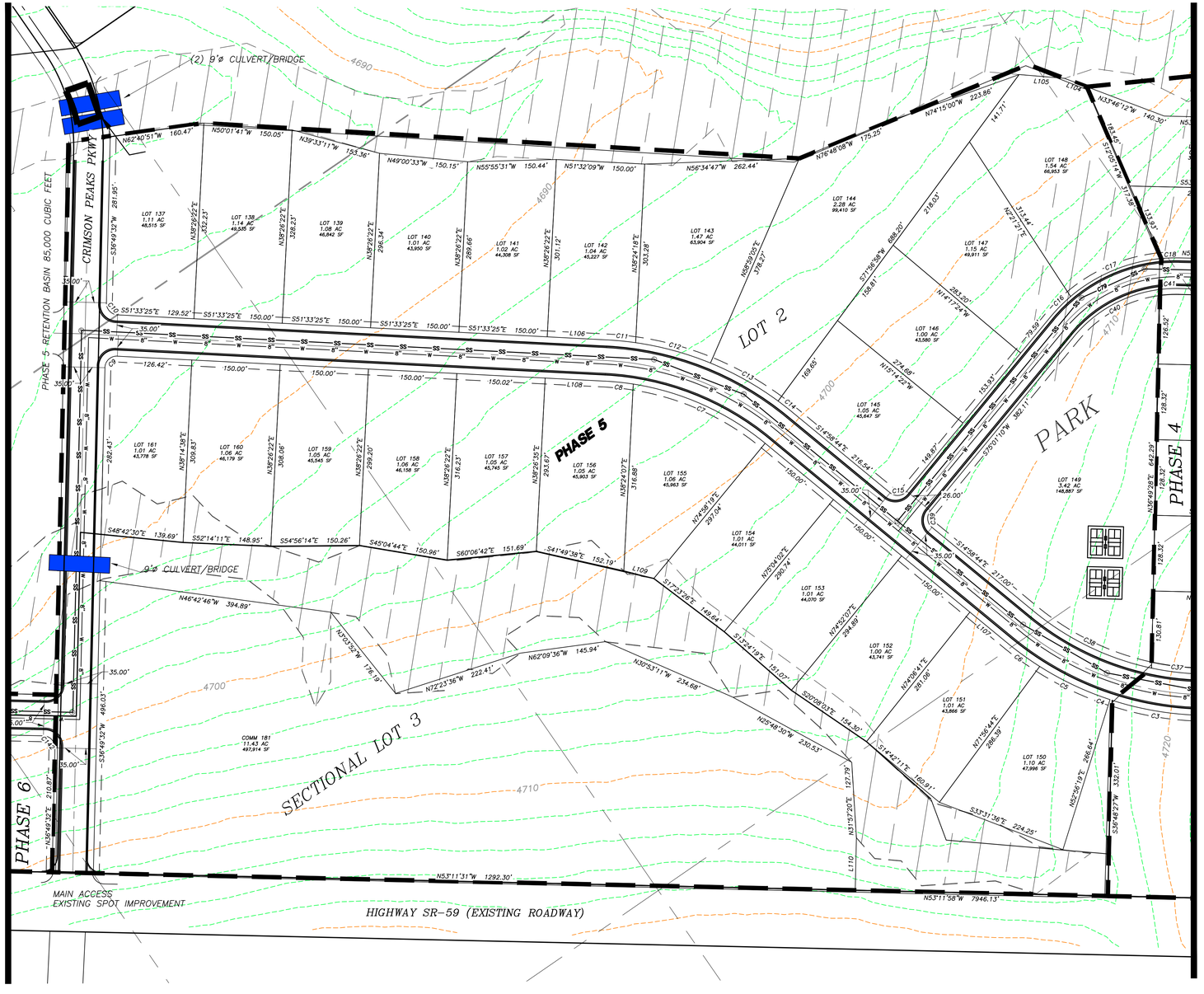
JOB NO.
276-013

SHEET NO:
5 OF 9

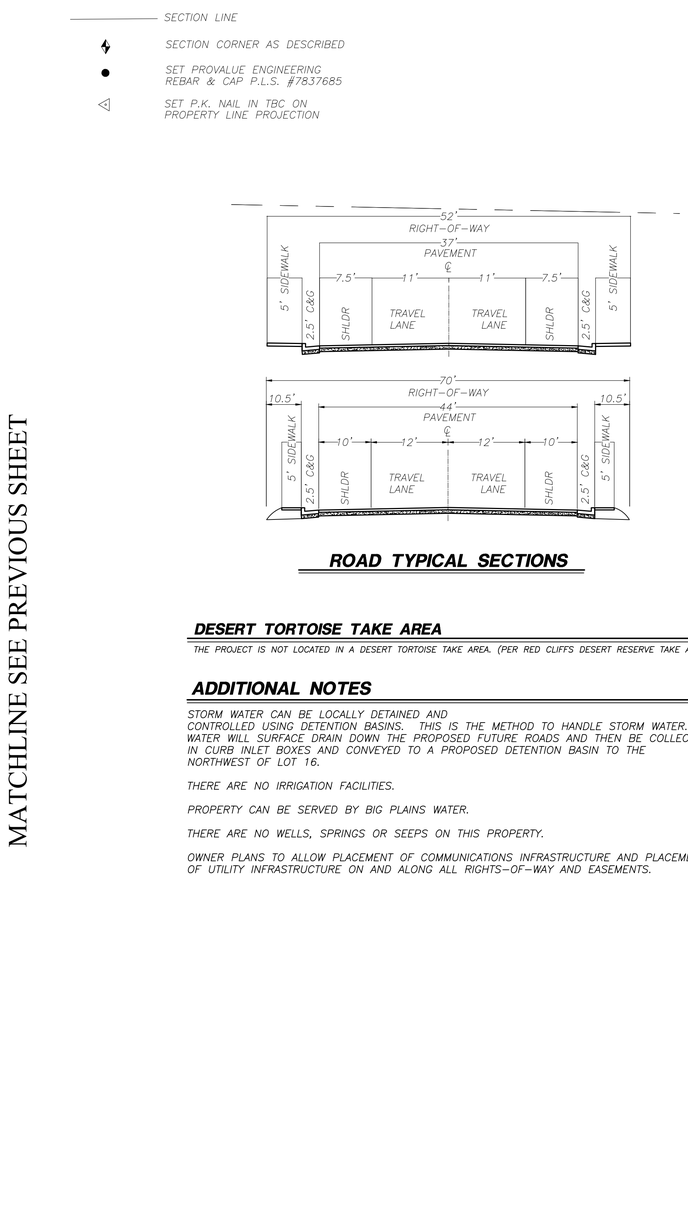
PHASE PLAN 4

PHASE 5 PLAN FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH









100 0 100

SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- 5100 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PHASE LINE

ROAD TYPICAL SECTIONS

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. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

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.

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PRO VALUE ENGINEERING

UTAH LICENSED PROFESSIONAL ENGINEER
KARL BRADLEY RASMUSSEN
No. 191090
9/11/23

PHASE PLAN 5 FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 9/11/2023
SCALE: 1"=100'

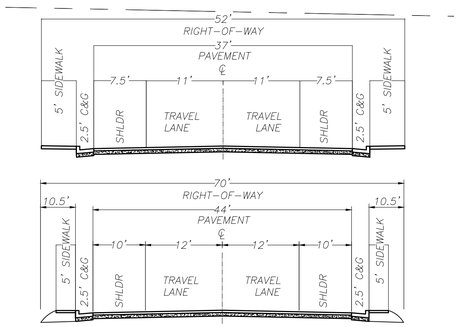
JOB NO.
216-013

SHEET NO.
6 OF 9

PHASE PLAN 5

PHASE 6 PLAN FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



ROAD TYPICAL SECTIONS

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. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

THERE ARE NO WELLS, SPRINGS OR SEEPS ON THIS PROPERTY.

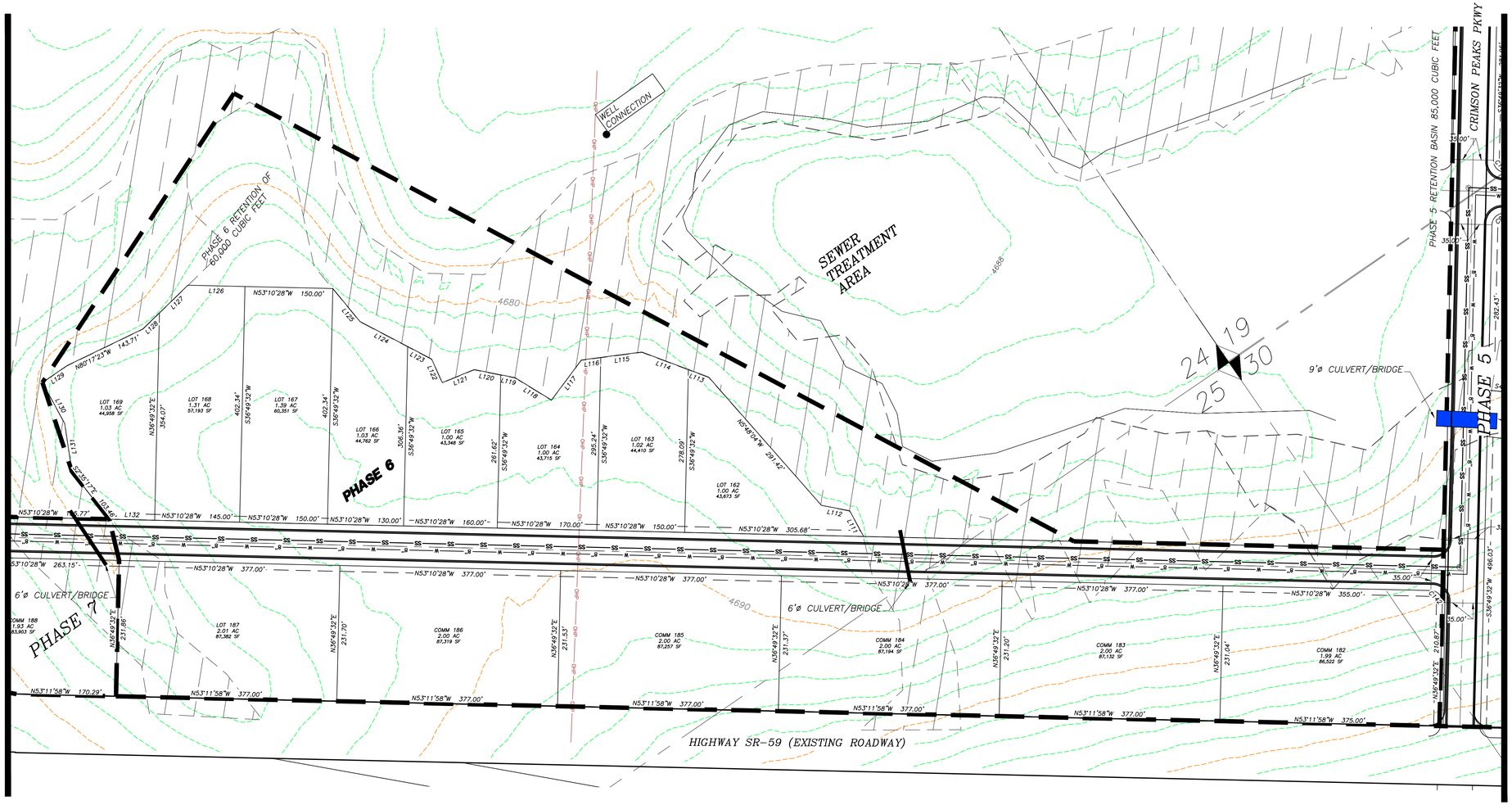
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N E S W

100 0 100
SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- 5100 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PHASE LINE



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PRO VALUE ENGINEERING

No. 191090
KARL BRADLEY RASMUSSEN
9/11/23
STATE OF UTAH

PHASE PLAN 6 FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

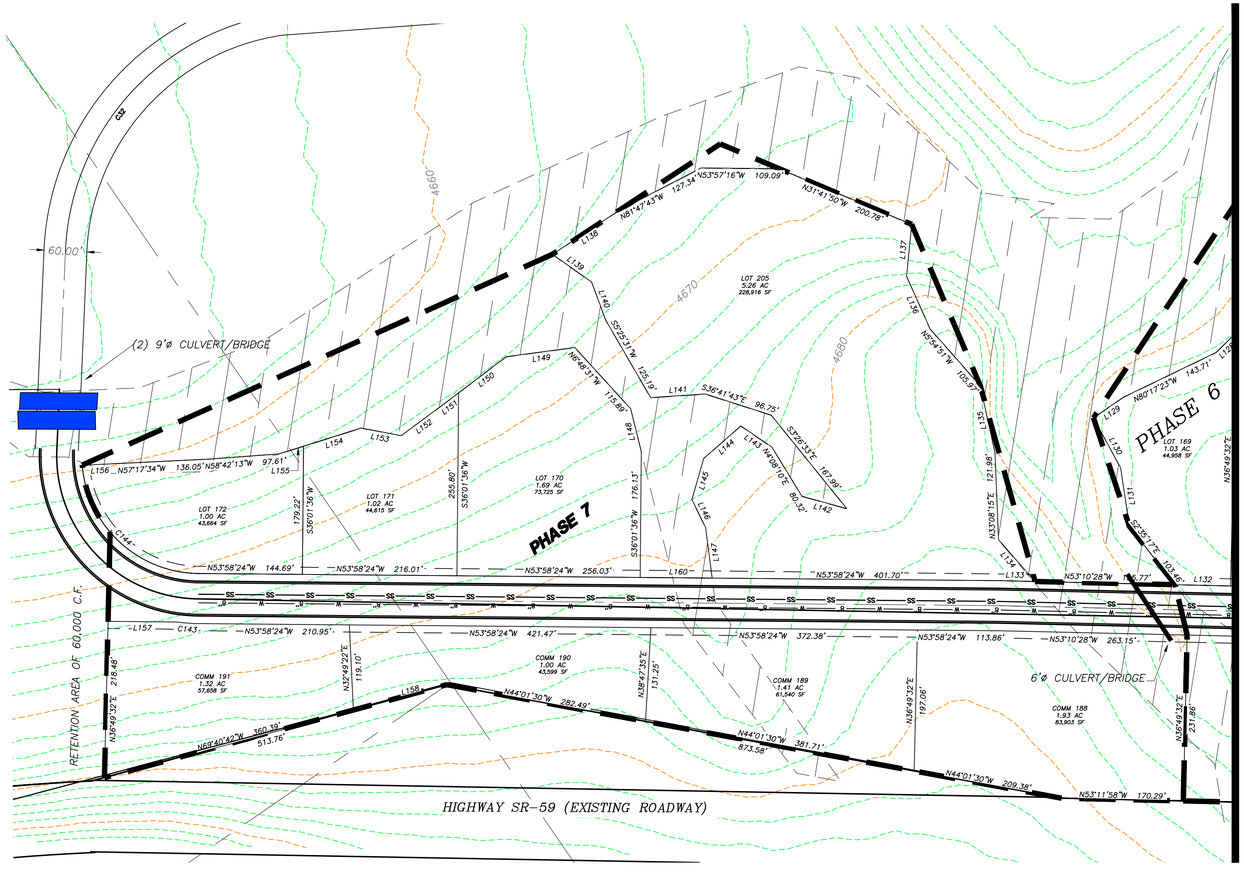
DATE: 9/11/2023
SCALE: 1"=100'

JOB NO.
276-013

SHEET NO:
7 OF 9

PHASE 7 PLAN FOR:
WEST TEMPLE

LOCATED IN APPLE VALLEY,
WASHINGTON COUNTY, UTAH



MATCHLINE SEE PREVIOUS SHEET

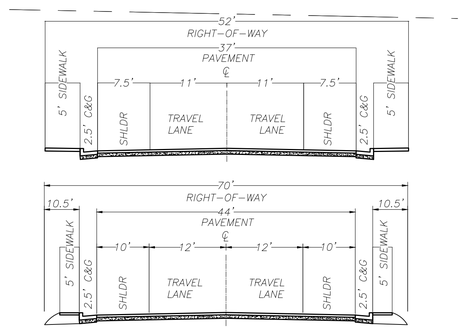


100 0 100

SCALE IN FEET

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTER LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION
- 5100 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PHASE LINE



ROAD TYPICAL SECTIONS

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. WATER WILL SURFACE DRAIN DOWN THE PROPOSED FUTURE ROADS AND THEN BE COLLECTED IN CURB INLET BOXES AND CONVEYED TO A PROPOSED DETENTION BASIN TO THE NORTHWEST OF LOT 16.

THERE ARE NO IRRIGATION FACILITIES.

PROPERTY CAN BE SERVED BY BIG PLAINS WATER.

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.

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
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Phone: (435) 668-8601

PRO VALUE ENGINEERING

UTAH LICENSED PROFESSIONAL ENGINEER
KARL BRADLEY RASMUSSEN
No. 191090
9/11/23

PHASE PLAN 7 FOR:
WEST TEMPLE
LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

DATE: 9/11/2023
SCALE: 1"=100'

JOB NO.
276-013

SHEET NO:
8 OF 9

PHASE PLAN 7

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	251.39'	325.00'	245.17'	N29°08'09"W	44°19'06"
C2	277.77'	310.00'	268.57'	N27°31'59"W	51°20'21"
C3	153.78'	535.00'	153.25'	N44°58'06"W	16°28'08"
C4	28.04'	535.00'	28.04'	N34°47'56"W	3°00'11"
C5	104.08'	535.00'	103.91'	N27°43'27"W	11°08'46"
C6	74.64'	546.59'	74.58'	N18°11'47"W	7°49'27"
C7	248.06'	465.00'	245.13'	N30°19'01"W	30°33'53"
C8	48.35'	465.00'	48.33'	N48°34'41"W	5°57'28"
C9	31.98'	20.00'	28.68'	S82°38'03"W	91°37'02"
C10	30.85'	20.00'	27.88'	S7°21'57"E	88°22'58"
C11	48.72'	535.00'	48.70'	S48°56'54"E	5°13'03"
C12	131.84'	535.00'	131.50'	S39°16'48"E	14°07'09"
C13	131.92'	535.00'	131.59'	S25°09'22"E	14°07'42"
C14	29.07'	535.00'	29.07'	S16°32'07"E	3°06'47"
C15	31.42'	20.00'	28.28'	S59°58'47"E	90°00'06"
C16	48.39'	276.00'	48.33'	N80°10'15"E	10°02'45"
C17	169.31'	276.00'	166.67'	S77°13'55"E	35°08'55"
C18	31.12'	276.00'	5153.40'	N56°25'38"W	6°27'38"
C19	31.41'	20.00'	28.28'	S81°48'52"W	89°58'39"
C20	23.10'	172.48'	23.09'	N33°01'08"E	7°40'29"
C21	93.14'	72.22'	86.82'	S61°00'51"W	73°53'24"
C22	52.40'	72.22'	51.26'	S61°15'13"E	41°34'27"
C23	24.99'	102.81'	24.93'	S47°56'13"E	13°55'35"
C36	31.41'	20.00'	28.28'	N81°48'41"E	89°58'18"
C37	86.88'	465.00'	86.75'	S47°51'01"E	10°42'17"
C38	230.56'	465.78'	228.21'	S28°18'27"E	28°21'40"
C39	31.42'	20.00'	28.28'	S30°01'13"W	89°59'54"
C40	171.30'	224.00'	167.16'	N83°14'30"W	43°49'01"
C41	31.85'	224.00'	31.83'	N57°15'34"W	8°08'52"
C42	31.42'	20.00'	28.29'	N8°11'08"W	90°01'21"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C86	13.62'	174.00'	5153.32'	S81°18'59"W	4°29'06"
C87	116.13'	1242.05'	116.09'	N3°10'08"W	5°21'25"
C90	148.59'	1228.51'	148.50'	N9°24'09"E	6°55'48"
C91	121.49'	1234.38'	121.44'	N15°38'35"E	5°38'21"
C92	37.82'	20.00'	32.43'	N72°37'37"E	108°20'27"
C93	25.45'	20.00'	23.77'	N16°43'27"W	72°54'41"
C94	92.09'	1291.76'	92.07'	N17°44'25"E	4°05'05"
C95	1.35'	1291.76'	1.35'	N15°40'05"E	0°03'35"
C96	128.61'	1291.76'	5154.91'	N12°47'09"E	5°42'16"
C97	129.53'	1291.76'	129.48'	S7°03'39"W	5°44'44"
C98	127.74'	1291.76'	127.68'	N1°21'19"E	5°39'57"
C99	99.36'	1291.76'	99.33'	S3°40'52"E	4°24'25"
C100	31.22'	20.00'	28.15'	S38°50'14"W	89°26'36"
C101	82.84'	174.00'	82.06'	N82°48'10"W	27°16'37"
C102	36.37'	1441.01'	36.37'	S10°39'24"W	1°26'46"
C103	36.37'	1441.01'	36.37'	S10°39'24"W	1°26'46"
C104	107.10'	1441.01'	5154.42'	N13°30'33"E	4°15'30"
C105	37.35'	1441.01'	37.35'	N16°22'51"E	1°29'07"
C106	127.00'	1441.01'	126.96'	N19°38'54"E	5°02'59"
C107	36.35'	20.00'	31.55'	S74°43'45"W	104°08'10"
C108	153.26'	1589.76'	153.20'	S19°53'58"W	5°31'25"
C109	159.40'	1589.76'	5155.77'	S14°15'55"W	5°44'42"
C110	158.90'	1589.76'	158.83'	N8°31'46"E	5°43'36"
C111	33.24'	1589.76'	33.24'	S5°04'02"W	1°11'52"
C112	94.41'	376.00'	94.16'	S11°39'40"W	14°23'09"
C113	12.96'	376.00'	12.96'	S19°50'28"W	1°58'28"
C114	31.41'	20.00'	28.28'	S24°10'04"E	89°59'33"
C118	41.66'	626.00'	41.65'	N55°06'33"W	3°48'46"
C119	31.42'	20.00'	28.29'	S81°47'35"W	90°00'31"
C120	29.13'	251.00'	29.11'	N40°06'48"E	6°38'57"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C121	28.00'	20.00'	25.77'	N3°20'06"E	80°12'19"
C122	85.43'	326.00'	85.18'	N29°15'37"W	15°00'52"
C128	38.20'	574.00'	38.19'	S55°06'33"E	3°48'46"
C129	22.46'	276.00'	22.46'	S54°41'02"E	4°39'46"
C130	100.97'	276.00'	100.40'	S41°52'21"E	20°57'36"
C131	101.00'	276.00'	100.44'	S20°54'32"E	20°58'02"
C132	100.82'	276.00'	100.26'	S0°02'23"W	20°55'47"
C133	49.73'	276.00'	49.66'	S15°39'59"W	10°19'25"
C134	92.51'	324.00'	92.20'	S12°38'54"W	16°21'37"
C135	27.02'	1641.76'	27.02'	S4°56'23"W	0°56'35"
C136	123.43'	1641.76'	123.40'	S7°33'54"W	4°18'27"
C137	149.39'	1641.76'	149.34'	S12°19'31"W	5°12'49"
C138	142.36'	1641.76'	142.31'	N17°24'58"E	4°58'05"
C139	101.96'	1641.76'	101.95'	S21°40'46"W	3°33'30"
C140	26.76'	20.00'	24.81'	S14°52'19"E	76°39'41"
C141	176.91'	380.00'	175.32'	S39°51'56"E	26°40'28"
C142	31.42'	20.00'	28.28'	N8°10'28"W	90°00'00"
C143	29.46'	235.00'	29.44'	N50°22'55"W	7°10'59"
C144	244.18'	165.00'	222.50'	N11°34'39"W	84°47'31"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	87.11'	S88°43'08"E
L2	68.88'	N39°27'20"E
L3	53.43'	N5°49'34"E
L4	36.82'	N29°34'15"W
L5	57.12'	N37°08'35"W
L6	33.89'	N24°19'27"W
L7	29.38'	N3°24'36"W
L8	16.35'	N14°40'13"E
L9	22.24'	N14°40'13"E
L10	58.07'	N14°08'49"E
L11	75.62'	N3°36'33"E
L12	15.12'	N37°38'47"E
L13	75.49'	N17°06'06"E
L14	10.86'	N0°51'43"W
L15	107.62'	N0°51'43"W
L16	86.54'	N0°51'43"W
L17	19.62'	N17°28'02"E
L18	29.73'	N17°28'02"E
L19	41.61'	N6°16'50"E
L20	60.65'	N23°05'14"E
L21	36.51'	N23°05'14"E
L22	45.90'	N28°20'37"E
L23	67.01'	N2°09'04"W
L24	9.92'	N9°08'46"E
L25	56.75'	N9°08'46"E
L26	85.21'	N22°05'18"E
L27	62.44'	N13°53'07"W
L28	37.55'	N54°18'39"W
L29	54.76'	N54°18'39"W
L30	32.45'	N67°59'39"W
L31	29.70'	N67°59'39"W
L32	69.43'	N38°40'01"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L33	9.93'	N25°07'16"W
L34	89.90'	N25°07'16"W
L35	16.38'	N35°24'27"W
L36	5.30'	N69°27'47"W
L37	71.66'	N69°27'47"W
L38	37.98'	N87°57'13"W
L39	54.07'	N87°57'13"W
L40	55.58'	N52°54'11"W
L41	58.10'	S53°12'12"E
L42	52.98'	N88°50'19"E
L43	100.00'	N53°12'10"W
L44	100.00'	S53°12'10"E
L45	19.68'	S53°12'10"E
L46	42.24'	S57°00'55"E
L47	100.22'	S57°00'55"E
L48	79.41'	S57°00'55"E
L49	50.60'	S20°49'42"W
L50	100.00'	S20°49'42"W
L51	100.00'	S20°49'42"W
L52	33.45'	S20°49'42"W
L53	25.47'	S9°25'38"W
L54	25.47'	N8°24'52"E
L55	56.67'	N4°45'45"E
L59	10.65'	N53°12'10"W
L60	54.85'	N57°00'55"W
L61	165.92'	S37°14'48"W
L66	86.10'	S20°49'42"W
L67	25.47'	N9°25'38"E
L68	25.47'	S8°24'52"W
L69	56.67'	N4°45'45"E
L70	36.83'	N4°45'45"E
L71	14.58'	N4°45'45"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L74	72.95'	S83°33'32"W
L82	28.91'	N36°48'05"E
L83	40.69'	N55°12'03"W
L84	5.54'	N39°33'37"W
L85	94.65'	N39°33'37"W
L86	60.26'	N81°34'09"W
L87	9.16'	N81°34'09"W
L88	106.98'	N38°11'29"W
L89	33.64'	N50°51'53"W
L90	38.46'	N29°29'37"W
L91	7.13'	N56°39'40"W
L92	16.26'	N56°39'40"W
L93	60.84'	N78°07'05"W
L94	70.63'	S46°48'02"W
L95	50.38'	N72°48'14"W
L96	94.84'	S67°15'35"W
L97	55.55'	S40°26'06"E
L98	49.44'	S53°12'10"E
L99	15.98'	N24°06'01"E
L103	74.21'	S53°12'10"E
L104	40.36'	N33°46'12"W
L105	77.32'	N49°41'08"W
L106	101.53'	S51°33'25"E
L107	75.53'	N14°58'44"W
L108	101.51'	N51°33'25"W
L109	52.52'	S39°54'15"E
L110	89.70'	N36°48'16"E
L111	49.89'	N7°05'46"E
L112	49.26'	N43°40'05"W
L113	37.07'	N33°56'51"W
L114	84.92'	N33°56'51"W
L115	70.65'	N61°58'42"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L116	33.47'	N61°58'42"W
L117	85.27'	S72°15'08"W
L118	72.94'	N22°57'43"W
L119	24.84'	N43°14'59"W
L120	46.22'	N43°14'59"W
L121	58.91'	N76°40'40"W
L122	44.12'	N11°14'10"E
L123	46.18'	N26°50'54"W
L124	91.92'	N26°50'54"W
L125	72.90'	N3°56'49"W
L126	97.50'	N53°10'28"W
L127	67.72'	S81°22'10"W
L128	39.58'	S81°22'10"W
L129	50.89'	N88°58'26"W
L130	79.45'	S6°57'09"W
L131	83.00'	S26°57'39"W
L132	77.47'	N53°10'28"W
L133	49.53'	N53°10'28"W
L134	77.55'	N5°39'20"W
L135	95.63'	N23°06'28"E
L136	80.51'	N11°26'42"E
L137	72.95'	N41°04'56"E
L138	113.30'	N87°50'00"W
L139	67.12'	S19°11'43"E
L140	56.74'	S15°11'53"W
L141	76.55'	S58°18'59"E
L142	65.12'	N39°05'02"W
L143	52.67'	N20°09'53"W
L144	68.97'	S84°18'30"W
L145	59.77'	S51°31'31"W
L146	43.88'	S9°36'35"W
L147	70.99'	S28°03'15"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L148	61.49'	N21°32'27"E
L149	96.71'	N62°10'18"W
L150	83.56'	S88°21'02"W
L151	33.47'	S88°21'02"W
L152	66.74'	S88°58'46"W
L153	56.74'	N43°34'20"W
L154	84.58'	N71°58'54"W
L155	36.06'	N71°58'54"W
L156	41.67'	N56°54'00"W
L157	96.90'	N53°52'53"W
L158	135.28'	N69°40'42"W
L159	20.00'	N53°12'10"W
L160	100.72'	S53°58'24"E

WATER PLAN

- IT'S PLANNED TO HAVE WATER FOR THIS SUBDIVISION SERVICED BY BIG PLAINS SPECIAL SERVICE DISTRICT.
- AN 8" WATER MAIN WILL BE INSTALLED IN THIS SUBDIVISION.

SEWER PLAN

- THE PLAN IS TO INSTALL A 6" PRESSURE SEWER MAIN FROM ROME AVE. DOWN GUBLER DRIVE TOWARD THE SEWER TREATMENT CENTER THAT WILL BE INSTALLED WEST OF DESERT ROSE BOULEVARD, JUST SOUTH OF GOULDS WASH.
- THE LOTS WILL HAVE THEIR OWN SEPTIC TANK AND EFFLUENT PUMPS TO CREATE A S.T.E.P. AND S.T.E.G. SYSTEM.
- THE TREATMENT AREA WILL USE THE TREATED WASTEWATER TO WATER A NEW TOWN PARK.

PLAN FOR STORM DRAINAGE

- DETENTION BASINS WILL BE INSTALLED ON THE NORTHWEST AND SOUTHWEST CORNERS OF THIS PROJECT. CURB & GUTTER WITH CATCH BASINS WILL BE INSTALLED ON ALL ROADS

PLAN FOR COMMUNICATIONS INFRASTRUCTURE

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



SOILS DESCRIPTION OF PROPERTY:
QAE: MODERATELY SORTED GRAVEL, SAND, AND SILT DEPOSITED IN SMALL CHANNELS AND ON ALLUVIAL FLATS, AND WELL-SORTED, FINE-TO MEDIUM-GRAINED, REDDISH-BROWN EOLIAN SAND LOCALLY REWORKED BY ALLUVIAL PROCESSES; YOUNGER DEPOSITS (QAE) FORM ACTIVE DEPOSITIONAL SURFACES, WHEREAS OLDER DEPOSITS (QAEO) TYPICALLY FORM INCISED, INACTIVE SURFACES; AS MUCH AS ABOUT 20 FEET (6 M) THICK.

SOILS DESCRIPTION OF PROPERTY:
QA: STRATIFIED, MODERATELY TO WELL-SORTED GRAVEL, SAND, SILT, AND MINOR CLAY DEPOSITED IN RIVER AND STREAM CHANNELS AND FLOOD PLAINS; INCLUDES LOCAL SMALL ALLUVIAL-FAN AND COLLUVIAL DEPOSITS, STREAM-TERRACE DEPOSITS LESS THAN ABOUT 10 FEET (<3 M) ABOVE MODERN BASE LEVEL, AND HIGHER-LEVEL STREAM-TERRACE DEPOSITS TOO SMALL TO MAP SEPARATELY; TYPICALLY 10 TO 25 FEET (3-8 M) THICK.

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NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
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20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: (435) 668-8301

PRO VALUE ENGINEERING

No. 191080
KARL BRADLEY RASMUSSEN
9/11/23
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

CURVE AND LINE TABLES OF PRELIMINARY PLAT FOR:

WEST TEMPLE

LOCATED IN APPLE VALLEY, UTAH
WASHINGTON COUNTY, UTAH

PRELIMINARY PLAT

DATE: 9/11/2023
SCALE: N.T.S.

JOB NO.
276-013

SHEET NO:
9 OF 9

11.02.060 Preliminary Plat Process

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

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

11. Approval of the preliminary plat by the Town Council shall authorize the subdivider to proceed with the preparation and review of construction drawings and the final plat.

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

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

Town of Apple Valley

RESOLUTION NO. R-2023-32

RESOLUTION FOR APPOINTMENT OF A PUBLIC WORKS DIRECTOR

WHEREAS, the Town's department head position of Public Works Director has been vacant since the end of FY2018; and

WHEREAS, the Town Administrator has determined an eligible candidate from within the current employees, which requires no publication of the position as per the policies & procedures; and

WHEREAS, the Town Council has determined that the Town's interests would be best served by the appointment of Trevor Turner as the Apple Valley Town Public Works Director; and

WHEREAS, compensation will be raised to $24.04 per hour beginning October 1, 2023.

NOW, THEREFORE, at a meeting of the Town Council of Apple Valley, Utah, duly called and noticed and held on the 18th day of October 2023, and upon motion duly made, seconded and passed as set forth below:

BE IT RESOLVED that Trevor Turner is appointed as the Public Works Director for the Town of Apple Valley, to serve at the discretion of the Town Council. Compensation is set at $24.04 per hour.

EFFECTIVE DATE: This Resolution shall be in full force and effect from October 18, 2023.

PRESIDING OFFICER

_____
Frank G. Lindhardt, Mayor

ATTEST:

_____
Jenna Vizcardo, Town Recorder

	AYE	NAY	ABSENT	ABSTAIN
Mayor | Frank Lindhardt	_____	_____	_____	_____
Council Member| Kevin Sair	_____	_____	_____	_____
Council Member | Robin Whitmore	_____	_____	_____	_____
Council Member | Andy McGinnis	_____	_____	_____	_____
Council Member | Barratt Nielson	_____	_____	_____	_____

APPLE VALLEY
ORDINANCE O-2023-31

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

SECTION 1: **AMENDMENT** "11.02.190 Grading Permit By Exception" of the Apple Valley Subdivisions is hereby *amended* as follows:

AMENDMENT

11.02.190 Grading Permit By Exception

To obtain a Grading Permit, please refer to the Uniform Building Code (UBC) Appendix Chapter 33 Excavation and Grading, or any updated pages, according to the currently adopted code (see Title 12.02.040).

Notwithstanding any other provision in this title to the contrary, the Zoning Administrator shall be authorized, upon an affirmative vote of the Town Council, to issue a grading permit for property not scheduled for immediate or reasonably imminent development upon such terms and conditions as may be deemed necessary by said Town Council to guarantee the protection of the property and neighboring properties against problems resulting from such grading, including, but not limited to, the accumulation of weeds, soil erosion, surface drainage and dust.

SECTION 2: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

EFFECTIVE DATE This Ordinance shall be in full force and effect from October 18, 2023.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL _____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor | Frank Lindhardt	_____	_____	_____	_____
Council Member | Jarry Zaharias	_____	_____	_____	_____
Council Member | Barratt Nielson	_____	_____	_____	_____
Council Member | Kevin Sair	_____	_____	_____	_____
Council Member | Robin Whitmore	_____	_____	_____	_____

Attest

_____
Jenna Vizcardo, Town Clerk, Apple Valley

Presiding Officer

_____
Frank Lindhardt, Mayor, Apple Valley

APPLE VALLEY
ORDINANCE O-2023- 32

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

SECTION 1: **AMENDMENT** "10.28.310 Grading And Grubbing Of Vacant Lots" of the Apple Valley Land Use is hereby *amended* as follows:

AMENDMENT

10.28.310 Grading And Grubbing Of Vacant Lots

1. No grading or grubbing of vacant lots shall be allowed prior to issuance of a building permit.
2. Soil testing is permitted prior to issuance of building permit.
3. Notwithstanding any other provision in this title to the contrary, the Zoning Administrator shall be authorized~~, upon an affirmative vote of the Town Council,~~ to issue a grading permit for property not scheduled for immediate or reasonably imminent development upon such terms and conditions as may be deemed necessary ~~by said Town Council~~ to guarantee the protection of the property and neighboring properties against problems resulting from such grading, including, but not limited to, the accumulation of weeds, soil erosion, surface drainage and dust.
4. To obtain a Grading Permit, please refer to the Uniform Building Code (UBC) Appendix Chapter 33 Excavation and Grading, or any updated pages, according to the currently adopted code (see Title 12.02.040).

SECTION 2: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from October 18, 2023.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL _____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor | Frank Lindhardt	_____	_____	_____	_____
Council Member | Jarry Zaharias	_____	_____	_____	_____
Council Member | Barratt Nielson	_____	_____	_____	_____
Council Member | Kevin Sair	_____	_____	_____	_____
Council Member | Robin Whitmore	_____	_____	_____	_____

Attest

_____
Jenna Vizcardo, Town Clerk, Apple Valley

Presiding Officer

_____
Frank Lindhardt, Mayor, Apple Valley

APPLE VALLEY
ORDINANCE O-2023-34

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

SECTION 1: **AMENDMENT** "10.18.020 Residential Lots; Access" of the Apple Valley Land Use is hereby *amended* as follows:

AMENDMENT

10.18.020 Residential Lots; Access

A. Borrow Ditch; Pipe Size: All driveway connections from a town road to a residential lot shall be constructed using a pipe (culvert) with a minimum inside diameter of eighteen inches (18") to provide access through the borrow ditch. Said pipe shall have a minimum length of at least two feet (2') beyond the sides of a paved driveway. Every lot, unless curb and gutter is required, shall have a borrow ditch running across the entire frontage of the lot which the property owner is responsible to maintain. The property owner shall be responsible to keep the borrow ditch and pipe clean of any debris or material that would impede the flow of water through the pipe and/or the borrow ditch. Borrow ditch shall be installed as per Town Design Standards & Specifications and shall not be lined with rock.
B. Inspection Prior To Occupancy Permit: No occupancy permit will be issued by the building department until the lot access has been inspected and approved by the town.
C. Limited Number of Driveways: No residential lot shall have more than two (2) driveways unless approved by the planning commission.
D. Distance between Driveways: No driveway shall be closer than twenty ~~sixteen~~ feet (20~~16~~') to another driveway or be more than twenty ~~eight~~ feet (20~~8~~') in width ~~unless approved by the building official~~. In no event shall the combined width of such driveways exceed sixty ~~fifty six~~ feet (60~~56~~') or fifty percent (50%) of the entire lot frontage, whichever is less.
E. Corner Lots: In no event shall a driveway be placed on any corner lot within a distance of twenty five feet (25') from the point of curvature of the radius, or forty feet (40') from the intersection of property lines nearest the intersection, whichever is farther from the intersection.

SECTION 2: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from October 18, 2023.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL _____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor | Frank Lindhardt				
Council Member | Jarry Zaharias				
Council Member | Barratt Nielson				
Council Member | Kevin Sair				
Council Member | Robin Whitmore				

Attest

Presiding Officer

_____
Jenna Vizcardo, Town Clerk, Apple Valley

_____
Frank Lindhardt, Mayor, Apple Valley

SECTION 1: **ADOPTION** "Vehicle Policy" of the Apple Valley Policies & Procedures is hereby *added* as follows:

BEFORE ADOPTION

Vehicle Policy (Non-existent)

AFTER ADOPTION

Vehicle Policy*(Added)*

Town vehicles represent a tremendous investment of the taxpayers' dollars and shall be respected as such. Operation of Town vehicles shall be in accordance with applicable laws and regulations.

Only authorized Town employees are permitted to drive Town vehicles as authorized by the Town Administrator. The Town Administrator may delegate authorization to the Fire Chief. for fire department vehicles. Authorization of use shall be done on a case-by-case basis. Prior to approving a driver and periodically thereafter, the human resources department must check the employee's driving record. Employees approved to drive on company business are required to inform their supervisor of any changes that may affect either their legal or physical ability to drive or their continued insurability.

All employees must exhibit good driving habits at all times. Employees are responsible for any driving infractions or fines as a result of their driving.

Employees must exercise due diligence to drive safely and to maintain the security of the vehicle and its contents.

Texting on cell phones is specifically prohibited.

Smoking or use of tobacco products in vehicles owned, leased, or rented by the Town is prohibited.

Employees are not permitted, under any circumstance, to operate a Town vehicle when any physical or mental impairment causes the employee to be unable to drive safely. Additionally, employees shall not operate any company vehicle at any time while using or consuming alcohol, illegal drugs or prescription medications that may affect their ability to drive.

Essential employees may be authorized to take a Town vehicle home so they can respond to business needs as soon as possible. Essential employees are those who conduct a range of operations and services that are typically essential to continue critical operations, who may be required to work after hours in order to meet operational requirements. The Town Administrator and Fire Chief will determine who is an essential worker.

All persons riding in a Town vehicle are required to use provided seat belts and must not be of an age or size to require child safety seating. Carrying of passengers should be limited to those with some direct relationship to the conduct of Town business. However, there may arise an unanticipated situation which may warrant the use of a Town vehicle to transport a family member. If, while an employee is on duty, a family member is stranded, ill, or likewise, and is unable to reasonably find transportation, or unable to transport themselves home or to another's care, the employee may transport the family member to the appropriate location. This should be done after receiving permission from a supervisor and should be in limited circumstances only.

Certain discretionary personal uses shall be permitted with Town vehicles during regular work hours such as break stops or short personal errands that fall within the immediate geographic area of specific business already being conducted for and in behalf of the Town.

Employees must report any accident, theft or malicious damage involving a Town vehicle to their supervisor and the human resources department, regardless of the extent of damage or lack of injuries. Such reports must be made as soon as possible but no later than 24 hours after the incident. Employees are expected to cooperate fully with the authorities in the event of an accident. However, employees should make no voluntary statement other than in reply to questions of investigating officers.

At times employees are required or expected to travel on District business using their personal vehicles. The District will reimburse employees at the current IRS authorized rate when required to do so.

SECTION 2: **AMENDMENT** "Leaves Of Absence" of the Apple Valley Policies & Procedures is hereby *amended* as follows:

BEFORE AMENDMENT

Leaves Of Absence

A. ABSENT WITHOUT LEAVE.

1. Any unauthorized absence of an employee from duty shall be grounds for disciplinary action, up to and including termination, by the Town Administrator, or designee.
2. Any employee who is absent for three (3) or more consecutive workdays without authorized leave shall be deemed to have voluntarily resigned their position and employment without notice. Where extenuating circumstances are found to have existed, however, such absence may be covered by the Town Administrator, or designee, by subsequent grant of leave with or without pay as the circumstances dictate.

B. ANNUAL VACATION LEAVE.

1. Each permanent, Non-Exempt full-time employee shall receive annual vacation leave. Vacation is earned on forty (40) hour weeks. The rates are as follows:
    a. For one (1) month to one (1) years of service, forty (40) hours of annual vacation leave shall accrue at the rate of 1.54 hours per pay period.
    b. From one (1) year to five (5) years of service, eighty (80) hours of annual vacation leave shall accrue at the rate 3.08 hours per pay period.
    c. For over five (5) years of service, one hundred twenty (120) hours of annual vacation leave shall accrue at the rate of 4.62 hours per pay period.
    d. All days requested to be off shall use vacation hours, if available. If none are available, the hours will be without pay.
2. Each permanent, EXEMPT full-time employee shall receive annual vacation leave. Vacation is earned on forty (40) hour weeks. The rates are as follows:
    a. For one (1) month to one (1) years of service, eighty (80) Hours of annual vacation leave shall accrue at the rate of 3.08 hours per pay period.
    b. From one (1) year to five (5) years of service, one hundred twenty (120) hours of annual vacation leave shall accrue at the rate of 4.62 hours per pay period.
    c. For over five (5) years of service, one hundred sixty (160) hours of annual vacation leave shall accrue at the rate of 6.15 hours per pay period.
3. An employee who is separated from employment may be compensated for all accrued annual vacation leave.
4. All annual vacation leave requests should be submitted a reasonable time in advance of the desired time off to the Town Administrator, or designee. If an excessive (being the number of requests if granted that would render the department or organization ineffective) number of employees request annual vacation leave for the same time period, annual vacation leave shall be granted in order of application (first-come-first-served) at the discretion of the Town Administrator, or designee.
5. A workday is based on ten (10) hours, Monday through Thursday. Friday is considered a day off. A vacation day is equivalent to the same.
6. Official annual vacation leave records will be maintained and kept current by posting at least annually by the Town Administrator, or designee.
7. Vacation usage will be reported by the Town Administrator, or designee, using attendance forms.

C. HOLIDAY LEAVE.

1. Holidays which apply to full time employees are:
    a. New Year's Day.....January 1st
    b. Human Rights Day.....3rd Monday in January
    c. President's Day.....3rd Monday in February

d. Memorial Day.....Last Monday in May
e. Independence Day.....July 4th
f. Pioneer Day.....July 24th
g. Labor Day.....1st Monday in September
h. Columbus Day.....2nd Monday in October
i. Thanksgiving.....4th Thursday & Friday in November
j. Christmas Day.....December 25th

2. If any of the above holidays fall on Saturday, then the preceding Friday shall be the holiday. If any of the above holidays fall on Sunday, then the following Monday is the holiday.

AFTER AMENDMENT

Leaves Of Absence

A. ABSENT WITHOUT LEAVE.
1. Any unauthorized absence of an employee from duty shall be grounds for disciplinary action, up to and including termination, by the Town Administrator, or designee.
2. Any employee who is absent for three (3) or more consecutive workdays without authorized leave shall be deemed to have voluntarily resigned their position and employment without notice. Where extenuating circumstances are found to have existed, however, such absence may be covered by the Town Administrator, or designee, by subsequent grant of leave with or without pay as the circumstances dictate.

B. ANNUAL VACATION LEAVE.
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   b. From one (1) year to five (5) years of service, eighty (80) hours of annual vacation leave shall accrue at the rate 3.08 hours per pay period.
   c. For over five (5) years of service, one hundred twenty (120) hours of annual vacation leave shall accrue at the rate of 4.62 hours per pay period.
   d. All days requested to be off shall use vacation hours, if available. If none are available, the hours will be without pay.
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   a. For one (1) month to one (1) years of service, eighty (80) Hours of

annual vacation leave shall accrue at the rate of 3.08 hours per pay period.

b. From one (1) year to five (5) years of service, one hundred twenty (120) hours of annual vacation leave shall accrue at the rate of 4.62 hours per pay period.

c. For over five (5) years of service, one hundred sixty (160) hours of annual vacation leave shall accrue at the rate of 6.15 hours per pay period.

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4. All annual vacation leave requests should be submitted a reasonable time in advance of the desired time off to the Town Administrator, or designee. If an excessive (being the number of requests if granted that would render the department or organization ineffective) number of employees request annual vacation leave for the same time period, annual vacation leave shall be granted in order of application (first-come-first-served) at the discretion of the Town Administrator, or designee.
5. A workday is based on ten (10) hours, Monday through Thursday. Friday is considered a day off. A vacation day is equivalent to the same.
6. Official annual vacation leave records will be maintained and kept current by posting at least annually by the Town Administrator, or designee.
7. Vacation usage will be reported by the Town Administrator, or designee, using attendance forms.

C. HOLIDAY LEAVE.

1. Holidays which apply to full time employees are:
   a. New Year's Day.....January 1st
   b. Human Rights Day.....3rd Monday in January
   c. President's Day.....3rd Monday in February
   d. Memorial Day.....Last Monday in May
   e. Independence Day.....July 4th
   f. Pioneer Day.....July 24th
   g. Labor Day.....1st Monday in September
   ~~h. Columbus Day.....2nd Monday in October~~
   i. Thanksgiving.....4th Thursday & Friday in November
   j. Christmas Eve.....December 24th
   k. Christmas Day.....December 25th
2. If any of the above holidays fall on Saturday, then the preceding Friday shall be the holiday. If any of the above holidays fall on Sunday, then the following Monday is the holiday.

TOWN OF APPLE VALLEY

RESOLUTION R-2023-33

A RESOLUTION AMENDING THE TOWN OF APPLE VALLEY PERSONNEL POLICIES AND PROCEDURES MANUAL

WHEREAS, the Town of Apple Valley has an adopted Personnel Policy and Procedures manual; and,

WHEREAS, The Town Council of the Town of Apple Valley deems it necessary and appropriate that the Policies and Procedures manual be amended; and,

WHEREAS, The Town Council of Apple Valley held a public meeting duly called, noticed and held on the 18th day of October 2023; and,

WHEREAS, a motion duly made, seconded, and accepted by majority vote in regard to these changes was made; and,

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Apple Valley, Utah, that the Policies and Procedures Manual be amended to reflect the changes and additions as attached hereto.

PASSED THIS 18TH, DAY OF OCTOBER 2023. This resolution shall be in full force and effect from the date of passage.

TOWN OF APPLE VALLEY

PRESIDING OFFICER ATTEST:

_____ _____

Frank G. Lindhardt, Mayor Jenna Vizcardo, Town Recorder

	AYE	NAY	ABSENT	ABSTAIN
Mayor | Frank Lindhardt	_____	_____	_____	_____
Council Member| Kevin Sair	_____	_____	_____	_____
Council Member | Robin Whitmore	_____	_____	_____	_____
Council Member | Barratt Nielson	_____	_____	_____	_____
Council Member | Jarry Zaharias	_____	_____	_____	_____

TOWN OF APPLE VALLEY

RESOLUTION R-2023-34

RESIDENTIAL SOLID WASTE DISPOSAL FEE INCREASE

WHEREAS, the Town of Apple Valley belongs to the Washington County Solid Waste District; and

WHEREAS, the Town of Apple Valley is responsible to the Washington County Solid Waste District for the collection of the residential solid waste disposal fee within its municipal boundaries; and

WHEREAS, the Washington County Solid Waste District enacted a 2.5% increase to the residential solid waste disposal fee to become effective January 1, 2024; and

WHEREAS, the Town Council has determined that it is fair and equitable that the residential waste disposal fee is increased by 2.5% per month to cover the increase in the residential waste disposal fee.

NOW, THEREFORE, IT IS RESOLVED by the Town Council of the Town of Apple to increase the residential solid waste disposal fee from $13.59 per month to $13.95 per month effective January 1, 2024 and to update the Town fee schedule to reflect said change.

EFFECTIVE DATE This Resolution shall be in full force and effect from January 1, 2024.

PASSED this 18th day of October 2023.

TOWN OF APPLE VALLEY

PRESIDING OFFICER

_____

Frank G. Lindhardt, Mayor

ATTEST:

_____

Jenna Vizcardo, Town Recorder

	AYE	NAY	ABSENT	ABSTAIN
Mayor | Frank Lindhardt	_____	_____	_____	_____
Council Member| Kevin Sair	_____	_____	_____	_____
Council Member | Robin Whitmore	_____	_____	_____	_____
Council Member | Barratt Nielson	_____	_____	_____	_____
Council Member | Jarry Zaharias	_____	_____	_____	_____

SECTION 1: **AMENDMENT** "Fee Schedule" of the Apple Valley Fee Schedule is hereby *amended* as follows:

AMENDMENT

Fee Schedule

TOWN OF APPLE VALLEY **FEE SCHEDULE**

ADMINISTRATIVE FEES			
Government Records Access Management Act (GRAMA) Request		To be determined on an individual basis per UCA 63-2-203	
Photo Copies			
	8 1/2 x 11 single or double sided on town paper	$0.25	
	11 x 17 single or double sided on town paper	$0.50	
	Land Use (Zoning Ordinance)	$22	
	Subdivision Ordinance	$9	
	General Plan	$8	
	Standards and Specifications	$25	
	Maps 24" x 36"	$40	
	Maps 11" x 17"	$5	
	Copies on CDs	$5	
Check Fee (Utah Code Title 7 Section 15)		$25	
Smithsonian Fire Department Facility			
	Training Room	$50	
	One Bay (Fire Dept Approval)	$75	
&	Two Bay (Fire Dept Approval)	$150	
	Refundable Deposit	$100	
Park Reservation			
	Parks are a first come, first serve basis only		

	Pavilion Rental 1/2 Day	$25	
	Pavilion Rental Full Day	$50	
	Refundable Cleaning Deposit	$150	
Credit Card Processing Fees			
	Payments over $200.00 made with a credit card are subject to an additional 3% processing fee. This applies to transactions other than monthly utility charges. There is no fee for payments made with cash or check.		
Special Fees			
	Special fees or exceptions to payment may be granted by the Town Council for local non-profit organizations or civic functions depending on scheduling conflicts, etc. Additional fees may be charged if there are special needs; i.e., A/V equipment, change in room setup or large groups, function is after hours requiring staff to be available, etc.		
Professional Fees			
	Engineering/Legal/Administrative Fees	Actual Cost	
LICENSES		Initial	Renewal
Alcohol License			
	Class A Retail License (Off Premises)	$300	$300
	Class B Retail License (On Premises)	$1,000	$500
	Class C Retail License (Draft)	$1,250	$750
	Class D Special Events License	$200	N/A
	Class D Special Events Permit Application	$125	N/A
	D Special Events Permit Change Fee	$25	N/A

	E Arena/Facility License	$800	$400
	Class F Brewpub and Microbrewery License	$300	$150
	Temporary License	$200	N/A
	Government Owned Facility License	$400	$200
Business License			
	Commercial	$150	
	Commercial; Additional Use	$20	
	Home Based; Non-Impact	N/A	
	Home Based; Impact	$150	
	Local Licensed Non-Profit Organizations	N/A	
	Single Event License	$100	
	Dog Kennel License; non-commercial	$50	
	Fire Inspection Fee	$150	
	Code Inspection Fee	$150	
	Business License late Fee	$25 per month or portion of month	
CONTROL (1-year license Expires Dec 31)			
	Dog License : Spayed/Neutered	$10.00	
	Dog License : Functional	$20.00	
	Late fee	25% after February 15	
SOLID WASTE			
	Monthly Fee	$13.59	$13.95 As of 1/1/2024 per Resolution-R-2023-34
STORM DRAINAGE			
	Residential	$10/Month	
	Commercial	$35/Month	
SIGNS			

	Free Standing Sign	$100	
	Monument	$100	
	Temporary Sign	N/A	
	Wall Sign	N/A	
	Sign Review Board	$100	
ZONING			
	Annexation	$2,200	
	Conditional Use Permit (CUP)	$800.00	
	Easement Abandonment	$800.00	
	Encroachment Permit	$700 + $10 per square foot, $500 non-compliance	
	General Plan Amendment	Less than 5 Acres: $3,000 5 - 9 Acres: $5,000 10 - 39 Acres: $7,000 40 - 99 Acres: $11,000 100 - 199 Acres: $16,500 200 Acreage 499499 Acres: $26,500 500 Acres and Over: $31,500	
	Zone Change	Commercial & Industrial: $1,000 plus $50 per acre for the first 100 acres; $30 per acre for the second 100 acres; $20 per acre for each acre over 200 acres Agricultural & Residential: $1,000 plus $40 per acre for the first 100 acres; $20 per acre for the second 100 acres; $10 per acre for each acre over 200 acres All Other Zones: $1,000 plus $40 per acre or portion thereof over one acre	
	Development Review Fees (Planning/Zoning/Administrative)	$3,000 plus 3.17% of Bond Amount $500 Plat Amendment (Lot Line Adjustments)	
	Home Occupation Permit	$10 Reprint	
	Lot Split	$800 per new lot	
	Non-Compliant Lot Split	$900 per new lot	
	Lot Line Adjustments	$800 per application	
	Staff Review (PSR)	$75/Hr (1 Hr Min)	
	Site Plan Review (*SPR)	$750 + Actual Cost	
	*An SPR is used for commercial, industrial and institutional developments; exceptions are public schools and minor additions to an existing development		

	Engineering/Legal/Admin Fees	Actual Cost	
	Planned Developments and Development Agreement Fees		
	Initial Fee	$500 + Actual Legal & Engineering Cost of Services	
	Revisions/Amendments	Actual Legal & Engineering Cost of Services	
	Road Dedications	$750	
SUBDIVISIONS AND OTHER PROJECTS			
	Construction Plan & Review Fee		
	Application Fee	$500	
	1-10 Lots	$1,000	
	11-20 Lots	$100/Lot	
	21+ Lots	$125/Lot	
	Preliminary Plat	$2,700	
	Final Plat (Subdivision, town homes, roads, etc.)	$1,200 + $160/Lot	
	Development Review Fees (Planning/Zoning/Administrative)	$3,000 plus 3.17% of Bond Amount $500 Plat Amendment (Lot Line Adjustments	
AMENDMENTS			
	Preliminary Plat	$2,700	
	Final Plat	$1,300 + $10/Lot	
	Public Improvement Inspection Fee	2% of Public Works Improvement Construction Costs	
BOARD OF APPEALS			
	Variance Application	$550	
	Appeal Hearing	$550	
BUILDING PERMITS			
	Pools/Solar/Other	$375	
	Building Permit	Based on Valuation See Table Below	
	State Building Permit Surcharge	1% of Building Permit Fee	

	Plan Review	Residential: 25% of Permit Fee Commercial: 65% of Permit Fee	
	Special Inspection	$125	
	Re-Inspection Fee	$125	
	Permit Issued After-The-Fact	Double Permit Fee	
	Grading & Grubbing Plan Review	See Table A-33-A of Currently Adopted Uniform Building Code(Title 12.02.040) of Appendix Chapter 33 EXCAVATION AND GRADING	
	Grading & Grubbing Permit	See Table A-33-B of Currently Adopted Uniform Building Code(Title 12.02.040) of Appendix Chapter 33 EXCAVATION AND GRADING	
	TOTAL VALUATION	**FEE**	
	Valuation = Square Fee x Current ICC Building Valuation		
	$1 to $500	$23.50	
	$501 to $2,000	$23.50 for the first $500 plus $3.05 for each additional $100 or fraction thereof, to and including $2,000	
	$2,001 to $25,000	$69.25 for the first $2,000 plus $14.00 for each additional $1,000 or fraction thereof, to and including $25,000	
	$25,001 to $50,000	$391.75 for the first $25,000 plus $10.10 for each additional $1,000 or fraction thereof, to and including $50,000	
	$50,001 to $100,000	$643.75 for the first $50,000 plus $7.00 for each additional $1,000 or fraction thereof, to and including $100,000	
	$100,001 to $500,000	$993.75 for the first $100,000 plus $5.60 for each additional $1,000 or fraction thereof, to and including $500,000	
	$500,001 to $1,000,000	$3,233.75 for the first $500,000 plus $4.75 for each additional $1,000 or fraction thereof, to and including $1,000,000	
	1,000,001 and up	$5,608.75 for the first $1,000,000 plus $3.65 for each additional $1,000 or fraction thereof	

REFUNDS			
	Where applicant voluntarily withdraws the application, the following refunds will apply:		
	Notification of Hearing	% of total filing fee	
	Planning Staff Review (PSR) meeting or written comments from department received	50% of total filing fee	
	Staff Report Completed	25% of total filing fee	
	Public Hearing Held	No Refund	
	Staff error resulting in mandatory withdrawal	100% Refund	
CEMETERY			
LOT FEES		RESIDENT	NON-RESIDENT
	Lot (Including Stacked)	*$600	*$1,500
	Lot (Including Stacked)	*$450	*$1,350
	Half Lot - Infant	$100	$500
BURIAL FEES			
	Weekday - Adult	$500	$700
	Weekday - Cremation	$300	$400
	Weekday - Infant	$0	$500
	Weekend - Adult	$750	$950
	Weekend - Cremation	$350	$450
	Weekend - Infant	$250	$350
	Holiday - Adult	$750	$950
	Holiday - Cremation	$350	$450
	Holiday - Infant	$350	$450
	Double Depth Burial - 1st Open	Double the Standard Fee	Double the Standard Fee
PERPETUAL CARE			
	Full Lot	$300	$300
	Full Lot - Upright	$450	$450
	Half Lot	$100	$100
	Half Lot - Upright	$250	$250
OTHER SERVICES			

	Disinterment - Adult	$1,200	$1,200
	Disinterment - Infant/Cremation	$600	$600
	Disinterment - Double Depth	Double the Standard Fee	Double the Standard Fee
	Late Notice/Late Arrival	$200	$200
	Funeral/Graveside Services Beginning after 3:00 pm	$600	$600
	Certificate Fee	$25	$25
	Transfer Fee	$40	$40
	Memorial Tree	$100 Min	$100 Min
	*50% Discount for Veterans and Individuals who have served on Town Council, Planning Commission, Big Plains Water District, and Fire Department (Volunteer)		

TOWN OF APPLE VALLEY

RESOLUTION R-2023-35

A RESOLUTION AMENDING THE TOWN FEE SCHEDULE

WHEREAS, the Town of Apple Valley ("Town") has adopted a fee schedule related to various fees imposed by the Town; and,

WHEREAS, the Town Council of the Town of Apple Valley deems it necessary and appropriate that the fee schedule be amended; and,

WHEREAS, at a meeting of the Town Council of the Town of Apple Valley, Utah, duly called, noticed, and held on the 18th day of October 2023, a motion to amend the fee schedule was proposed, seconded, and accepted by majority vote.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Apple Valley that the Town Fee Schedule is hereby amended to reflect the changes and additions contained in the fee schedule which is attached hereto.

PASSED this 18th day of October 2023. This resolution shall be in full force and effect from the date of passage and after the required publication.

TOWN OF APPLE VALLEY

PRESIDING OFFICER

_____

Frank G. Lindhardt, Mayor

ATTEST:

_____

Jenna Vizcardo, Town Recorder

	AYE	NAY	ABSENT	ABSTAIN
Mayor | Frank Lindhardt	_____	_____	_____	_____
Council Member| Kevin Sair	_____	_____	_____	_____
Council Member | Robin Whitmore	_____	_____	_____	_____
Council Member | Jarry Zaharias	_____	_____	_____	_____
Council Member | Barratt Nielson	_____	_____	_____	_____

www.UtahCommittee.US

NOTICE TO ALL RESIDENTS AND PUBLIC SERVANTS OF UTAH
Right to Privacy - Declaration of Law and Duty Regarding Unconstitutional Government Surveillance

This declaration is presented in pursuance of the mission of the Utah Central Committee for Protecting Rights, which is to assist Utah individuals, whether individually or as part of any organization, in knowing and asserting their rights; And to assist assemblies of the people or cities or counties or any proper constitutional sub-division in asserting their citizens' rights and protecting their authority to represent the people, under the jurisdiction of the several constitutions.

INTRODUCTION

Cities, towns, counties or any government entity in Utah should add their voice to this declaration by formally ratifying this declaration (or creating their own substantially similar declaration), to declare their jurisdictions to be a constitutional privacy zone. Such adoption can be lawfully done legislatively or executively as part of faithful execution of existing laws as this declaration is only restating and then following existing constitutional law, already passed and ratified as the voice of the people of Utah.

WHEREAS, the state of Utah, including subdivisions, quasi-government "regional" entities, so-called "public/private partnerships" and private entities that are all acting on behalf of Utah governments, have chosen to engage in a **program of widespread surveillance and data gathering on all Utahns**. This is being done through controls on private property and inappropriate use of public infrastructure that gathers (and plans to gather in the future) private biometric information, allowing automated personal identification by computers. Examples of unlawful data gathering and actions include, but are not limited to, plans to monitor and control private vehicles and travel with "smart" streets and drone surveillance, plans to monitor and control private water and power usage, cameras and sensors in public areas to gather deeply personal private biometric information, and linking surveillance with digital driver's licenses and digital currency. These programs are fundamentally unlawful by every reasonable understanding of the constitutional limits that exist on government and no reasonable Utahn would accept these if they were to be presented with all the relevant facts. Government officials and employees are oath-bound to support the right to privacy instead of supporting warrantless surveillance programs.

CONSTITUTIONAL LAWS ON PRIVACY

WHEREAS, "The right of the people to be secure in their persons, houses, papers, and effects, against unreasonable searches and seizures, shall not be violated, and no Warrants shall issue, but upon probable cause, supported by Oath or affirmation, and particularly describing the place to be searched, and the persons or things to be seized." (*US Constitution, Fourth Amendment*)

WHEREAS, "The right of the people to be secure in their persons, houses, papers and effects against unreasonable searches and seizures shall not be violated; and no warrant shall issue but upon probable cause supported by oath or affirmation, particularly describing the place to be searched, and the person or thing to be seized." (*Utah Constitution, Article 1, Section 14*)

COURTS UPHOLDING CONSTITUTIONAL LAW

WHEREAS, the supreme court has ruled "The Fourth Amendment is to be construed in the light of what was deemed an unreasonable search and seizure when it was adopted, and in a manner which will conserve public interests as well as the interests and rights of individual citizens." (*Carroll* v. *United States, 267 U.S. 132, 149 (1925)*).

WHEREAS, established legal doctrine in the United States courts is that a violation of the fourth amendment occurs wh government violates an expectation of privacy that society recognizes as reasonable. An individual maintains a legitimate expectation of privacy **in the record of his physical movements**" (*Carpenter v. United States, 138 S. Ct. 2206, 2217 - 2018*). "[The] basic purpose of this Amendment, is to safeguard the privacy and security of individuals against arbitrary invasions by governmental officials." (*Carpenter v. United States, 138 S. Ct. 2206, 2213 - 2018*) "Facial Recognition" and similar data gathering programs, whether carried out by government officials or a private institution on behalf of government, are arbitrary invasions of privacy and security.

WHEREAS, additional established legal doctrine in the United States courts is that a violation of the fourth amendment occurs against a private home **when the government obtains information through technological surveillance where that information could not otherwise be obtained without physical intrusion of the home**. The supreme court has ruled "Where… the Government uses a device that is not in general public use, to explore details of the home that would previously have been unknowable without physical intrusion, the surveillance is an [unconstitutional search] and is presumptively unreasonable without a warrant." (*Kyllo v United States, 2001*).

BEHAVIOR BY GOVERNMENT

WHEREAS, warrantless surveillance is being implemented directly or indirectly by government, including through contractual relationships with private companies and/or public/private partnerships or regional governments with unlawfully delegated powers. **No matter how it is arranged in practice, the government is gathering this data intentionally**.

WHEREAS, "smart" public utility meters collect data on private homes and about private behavior that would otherwise be unknowable without physical intrusion of the home. **Easements for utility meters do not authorize surveillance devices**.

WHEREAS, in-progress plans to build **"smart" streets** that talk to **"smart"-enabled cars** also do and will collect data on private individuals in their private automobiles, which is a space where there exists a reasonable expectation of privacy.

WHEREAS, "digital identity" or **"digital drivers license"** programs are being tested with the purpose of aligning them with the surveillance infrastructure to **track the personal movements** and **various private life details** of every private Utah citizen.

WHEREAS, government movements towards a "digital currency" will end all privacy in commerce if currencies are linked to digital identities. Governments will be gathering unprecedented levels of private information on citizens **having never obtained warrants in advance before the data is collected**.

WHEREAS, Utah governments have been installing highway and many other public cameras with facial recognition and audio listening devices and other types of advanced sensors. Tracking long term movements, and potentially being capable of listening to every conversation that happens in public all at once, through the use of central computers beyond the capabilities of an army of humans, enables government to understand private behavior that goes beyond the long-established expectations of public spaces. Human beings cannot gather this type of information on their own, nor will they ever be able to. Therefore, it is reasonable to expect that advanced analysis of human movement is a private concern, even with that data gathered in the public square. This is in line with interpreting the fourth amendment "as it was adopted", as the supreme court has interpreted.

WHEREAS, the installation of 5G infrastructure has been primarily influenced by the demand for government surveillance and not by private demand or the free market.

NO WARRANTS

WHEREAS, a warrant for every home has not been obtained where these "smart" devices have been installed to collect data directly for or on-behalf-of any government entity.

WHEREAS, a warrant for every individual driving any vehicle or automobile in Utah has not been obtained to authorize smart streets and smart cars to collect data directly for or on-behalf-of any government entity.

WHEREAS, no government entity has an authorized "general warrant" to gather personal biometric data on any human being **nor is it constitutionally possible to obtain one for the general public**. To gather this data on any individual the government must have "probable cause" supported by "oath or affirmation", specifically describing what to be searched and seized; a judge must hear and agree to these things, **all before the data is gathered**.

WHEREAS, the public is well aware that some government agencies (such as the NSA) gather private data without a w and while this data is not directly used against the people in legal cases, it does provide leads to where "parallel construction" of the same data is gathered otherwise. Thus, simply allowing government to have this type of public infrastructure is a danger to the rights of Utahns.

WHEREFORE Utah's legislative act (SB34 in 2021) created a quasi-warrant-like process to justify gathering private data on individuals. This process is not sufficient to meet the constitutional requirements of a warrant and does not authorize government to collect data or use this data for any reason. An LEO's statement of probable cause under the new process is not specific for who or what they are looking for and is not done under oath or affirmation and is not done **before** the search which "seizes" your private biometric data.

GOVERNMENT SURVEILLANCE IS NOT THE WILL OF THE PEOPLE IN UTAH

WHEREAS, the voice of the people in Utah is contained within the several constitutions and must be followed by Government.

WHEREAS, it is public knowledge that a primary influence behind this push for surveillance comes from international organizations, foreign to our constitutions (including, but not limited to, the United Nations and the World Economic Forum). It is often summarized in what community leaders have called "Agenda 2030" or "Agenda 21". Examples of this term being used can be found in legislation, government meetings, church general conferences, etc.

WHEREAS, Utah's legislative act SJR11 "JOINT RESOLUTION ON ENVIRONMENTAL AND DEVELOPMENT POLICIES" in the year 2013 declared "the Legislature rejects United Nations Agenda 21".

CONSTITUTIONAL DUTIES OF GOVERNMENT

THEREFORE, BE IT RESOLVED that Utah's governments should transition to a new era of honoring the spirit of the law with its original intent in protecting the intended privacy guarantees found in the several constitutions.

THEREFORE, BE IT RESOLVED that Utahns are recognized as having a reasonable expectation of privacy in the record of their physical movements and in regards to their personal biometric data even while they are in public spaces.

THEREFORE, BE IT RESOLVED that all public surveillance infrastructure, software, computers, or anything similar that empowers governments or public/private partnerships to gather and/or store biometric data or track the movements of anyone without a warrant must be physically and permanently removed/deleted. **Biometric and personal data** includes, but is not limited to, face scans, eye scans, voice scans, fingerprint scans, and records of physical movements as explained by the Supreme Court. **Surveillance infrastructure** will include in part: public cameras, microphones, and sensors, whether stationary or mobile ("drones"), or visible or hidden to the public, various databases and especially Utah's image database which store facial recognition scans. These must be permanently abandoned.

THEREFORE, BE IT RESOLVED that any government funding of 5G infrastructure is unconstitutional and unlawful, and any 5G infrastructure that was funded in whole or part by governments (and not private companies) must be removed as soon as possible.

THEREFORE, BE IT RESOLVED that all public utilities in Utah must cease installing any type of "smart" device that adds surveillance capabilities on top of metering capabilities, and should immediately set a goal to return to non-surveillance metering as soon as possible.

THEREFORE, BE IT RESOLVED that private Utahns who choose to protect their privacy be physically removing surveillance devices which governments have placed on their property, are lawfully protecting their rights and their property as guaranteed by the several constitutions. Local governments that assist citizens in removing unauthorized surveillance devices are lawfully protecting their constituents and faithfully executing the laws as their constitutional oaths require.

THEREFORE, BE IT RESOLVED that Utah's legislative act (SB34 in 2021) is considered void. Attempts to use this process are illegal.

THEREFORE, BE IT RESOLVED that private entities or public/private partnerships or private companies acting on behalf of the government are considered to be the same as government when they are acting on its behalf.

Town of Apple Valley
Disbursement Listing
SBSU Operating - 09/01/2023 to 09/30/2023

Payee Name	Reference Number	Payment Date	Payment Amount	Void Date	Void Amount	Source
Google LLC	G09052023	09/05/2023	$204.58			Purchasing
Chase Paymentech	JPMC09052023	09/05/2023	$596.24			Purchasing
Superior Technical Solutions LLC	STS09052023	09/05/2023	$937.27			Purchasing
Buck's Ace Hardware	CREDIT090620	09/06/2023	$47.98			Purchasing
Farrar , Michael L	X999	09/06/2023	$0.00			Paycheck
XPress Bill Pay	XBP09062023	09/06/2023	$321.78			Purchasing
Payroll	0908231200	09/08/2023	$10,408.87			Paycheck
Fralish, Lee W	5534	09/08/2023	$92.34			Paycheck
Lindhardt, Frank G	5535	09/08/2023	$784.97			Paycheck
Internal Revenue Service	EFTPS0908202	09/08/2023		09/08/2023	$2,226.07	Payroll
Internal Revenue Service	EFTPS0908202	09/08/2023	$2,233.73			Payroll
Utah Retirement Systems	URS09082023	09/08/2023	$881.74			Payroll
Big Plains Water SSD	5536	09/11/2023	$37,903.01			Purchasing
Buck's Ace Hardware	5537	09/12/2023	$61.70			Purchasing
Farrar, Michael	5538	09/12/2023	$2,868.75			Purchasing
James R Weeks	5539	09/12/2023	$337.50			Purchasing
Pelorus Methods, Inc.	5540	09/12/2023	$700.00			Purchasing
Revco Leasing	5541	09/12/2023	$302.51			Purchasing
South Central Communications	5542	09/12/2023	$442.73			Purchasing
Washington County Solid Waste	5543	09/12/2023	$5,055.02			Purchasing
Amazon Capital Services	5544	09/12/2023	$472.21			Purchasing
Tink's Superior Auto Parts	5545	09/12/2023	$87.43			Purchasing
XFR from operating account to fire accou		09/13/2023	$4,112.82			JE: 757
Utah State Division of Finance	5546	09/13/2023	$63,121.65			Purchasing
Shums Coda	5548	09/13/2023	$3,410.00			Purchasing
Utah Taxpayer's Association	5549	09/13/2023	$97.50			Purchasing
Hurricane Equipment Rentals	HER09142023	09/14/2023	$1,457.14			Purchasing
USPS	USPS09142023	09/14/2023	$264.00			Purchasing
Rocky Mountain Power	RMP09152023	09/15/2023	$344.16			Purchasing
Zoom Video Communications Inc.	Z09192023	09/19/2023	$15.99			Purchasing
Utah Barricade Company	5550	09/21/2023	$430.20			Purchasing
Barnson, John and Marisa	5551	09/21/2023	$2.62			Purchasing
Hurricane Ready Mix, Inc.	5552	09/21/2023	$2,027.72			Purchasing
Tink's Superior Auto Parts	5553	09/21/2023	$113.33			Purchasing
Payroll	0922231200	09/22/2023		09/22/2023	$7,696.00	Paycheck
Payroll	0922231200	09/22/2023	$7,696.00			Paycheck
Internal Revenue Service	EFTPS0922202	09/22/2023	$1,533.71			Payroll
Little Creek Station	5554	09/26/2023	$692.13			Purchasing
EVS-Emergency Vehicle Systems	5555	09/26/2023	$340.00			Purchasing
Dammeron Valley Fire	5557	09/26/2023	$500.00			Purchasing
Utah Communications Authority	5558	09/26/2023	$30.00			Purchasing
Utah Retirement Systems	URS09222023	09/26/2023	$920.52			Payroll
Wujick, Julie	5559	09/27/2023	$75.13			Purchasing
Wujick, Julie & Anthony	5560	09/27/2023	$152.89			Purchasing
Hurricane Equipment Rentals	CASH	09/28/2023		09/28/2023	($300.00)	Purchasing
Hurricane Equipment Rentals	CASH	09/28/2023		09/28/2023	($10.00)	Purchasing
			$152,077.87		**$9,612.07**	

Town of Apple Valley
Disbursement Listing
SBSU Fire - 09/01/2023 to 09/30/2023

Payee Name	Reference Number	Payment Date	Payment Amount	Void Date	Void Amount	Source
Red Dirt Car Wash	RD09052023	09/05/2023	$7.50			Purchasing
Basic American Supply	BAS09112023	09/11/2023		09/11/2023	$8.23	Purchasing
Basic American Supply	BAS09112023	09/11/2023	$8.23			Purchasing
Maverik	M09122023	09/12/2023	$100.00			Purchasing
Hurricane Tire Pros	HTP09132023	09/13/2023	$747.42			Purchasing
Home Depot	HD09152023	09/15/2023	$407.72			Purchasing
Home Depot	HD09152023	09/15/2023	$599.00			Purchasing
Bee's Marketplace	BM09192023	09/19/2023	$154.41			Purchasing
Home Depot	HD09282023	09/28/2023	$23.46			Purchasing
Maverik	M09282023	09/28/2023	$100.00			Purchasing
			$2,147.74		**$8.23**	

Town of Apple Valley
Disbursement Listing
PTIF 5003 Impact Fees - 09/01/2023 to 09/30/2023

Payee Name	Reference Number	Payment Date	Payment Amount	Void Date	Void Amount	Source
TXFR of Funds for Gateway Pmt from Im		09/14/2023	$25,260.00			JE: 755
			$25,260.00		**$0.00**	

Town of Apple Valley
Disbursement Listing
PTIF 4358 General - 09/01/2023 to 09/30/2023

Payee Name	Reference Number	Payment Date	Payment Amount	Void Date	Void Amount	Source
TXFR of Funds from Savings for Tie Ove		09/14/2023	$75,000.00			JE: 756
			$75,000.00		**$0.00**	

Town of Apple Valley
Operational Budget Report
07/01/2023 to 09/30/2023
25.00% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Change In Net Position					
Revenue:					
Taxes					
10.3110 General Property Taxes-Current	2,513.66	1,560.54	2,540.52	136,661.00	1.86%
10.3120 Prior Year's Taxes-Delinquent	0.00	0.00	0.00	8,000.00	0.00%
10.3130 General Sales and Use Taxes	43,856.56	14,178.62	34,364.80	196,000.00	17.53%
10.3140 Energy and Communication Taxes	8,867.13	3,833.64	8,077.11	45,700.00	17.67%
10.3150 RAP Tax	3,134.40	1,832.13	1,832.13	18,500.00	9.90%
10.3160 Transient Taxes	3,373.61	994.57	3,567.74	18,000.00	19.82%
10.3170 Fee in Lieu of Personal Property Taxes	0.00	0.00	0.00	8,400.00	0.00%
10.3180 Fuel Tax Refund	0.00	0.00	3.08	1,000.00	0.31%
10.3190 Highway/Transit Tax	4,070.35	2,006.60	3,863.86	17,100.00	22.60%
Total Taxes	**65,815.71**	**24,406.10**	**54,249.24**	**449,361.00**	**12.07%**
Licenses and permits					
10.3210 Business Licenses	450.00	450.00	600.00	9,500.00	6.32%
10.3221 Building Permits-Fee	10,255.09	4,507.23	13,308.94	45,000.00	29.58%
10.3222 Building Permits-Non Surcharge	1,538.27	676.08	1,996.34	6,750.00	29.58%
10.3224 Building Permits Surcharge	13.13	6.76	17.71	450.00	3.94%
10.3225 Animal Licenses	10.00	0.00	40.00	800.00	5.00%
Total Licenses and permits	**12,266.49**	**5,640.07**	**15,962.99**	**62,500.00**	**25.54%**
Intergovernmental revenue					
10.3342 Fire Dept-State Wildland Grant	0.00	0.00	0.00	10,000.00	0.00%
10.3356 Class "C" Road Allotment	34,456.45	42,791.27	42,791.27	137,000.00	31.23%
10.3358 Liquor Control Profits	0.00	0.00	0.00	1,100.00	0.00%
10.3374 ARPA Revenue	99,888.00	0.00	0.00	0.00	0.00%
41.3340 Grant Revenues	0.00	0.00	0.00	3,320,000.00	0.00%
41.3341 Grant Revenues-Fire	0.00	0.00	0.00	410,000.00	0.00%
Total Intergovernmental revenue	**134,344.45**	**42,791.27**	**42,791.27**	**3,878,100.00**	**1.10%**
Charges for services					
10.3230 Special Event Permit	2,030.00	150.00	150.00	4,500.00	3.33%
10.3410 Clerical Services	87.26	0.00	66.48	400.00	16.62%
10.3416 Other Interdepartmental Charges	(0.11)	0.00	125.00	44,203.00	0.28%
10.3420 Fire Department Contracts	0.00	0.00	0.00	6,000.00	0.00%
10.3431 Zoning and Subdivision Fees	722.50	1,500.00	17,660.00	20,000.00	88.30%
10.3440 Solid Waste	13,174.42	5,042.48	15,152.98	61,000.00	24.84%
10.3441 Storm Drainage	10,645.98	4,159.34	12,453.84	49,000.00	25.42%
10.3461 GRAMA Requests	0.00	0.00	115.00	500.00	23.00%
10.3470 Park and Recreation Fees	0.00	0.00	225.00	100.00	225.00%
10.3481 Sale of Cemetery Lots	0.00	300.00	300.00	310,500.00	0.10%
10.3482 Cemetery Perpetual Care	0.00	300.00	300.00	129,300.00	0.23%
10.3615 Late Charges/Other Fees	73.83	68.82	550.21	2,500.00	22.01%
Total Charges for services	**26,733.88**	**11,520.64**	**47,098.51**	**628,003.00**	**7.50%**
Fines and forfeitures					
10.3510 Fines	780.23	298.80	298.80	5,000.00	5.98%
Total Fines and forfeitures	**780.23**	**298.80**	**298.80**	**5,000.00**	**5.98%**
Interest					
10.3610 Interest Earnings	4,103.47	3,589.71	11,386.05	42,200.00	26.98%
Total Interest	**4,103.47**	**3,589.71**	**11,386.05**	**42,200.00**	**26.98%**
Miscellaneous revenue					
10.3640 Sale of Capital Assets	0.00	0.00	7,500.00	0.00	0.00%
10.3690 Sundry Revenue	11,966.19	(289.00)	1,096.65	5,000.00	21.93%
10.3692 Fire Department Fundraisers/Donations	0.00	0.00	0.00	6,500.00	0.00%
10.3697 Park Department Fundraisers	0.00	0.00	0.00	800.00	0.00%
10.3801.1 Impact fees - Fire	1,688.00	844.00	2,648.00	6,800.00	38.94%
10.3801.3 Impact fees - Roadways	5,320.00	2,660.00	8,620.00	24,600.00	35.04%
10.3801.6 Impact fees - Storm Water	5,223.28	2,885.79	3,845.79	31,000.00	12.41%
10.3801.7 Impact fees - Parks, Trails, OS	1,450.00	725.00	2,230.00	6,600.00	33.79%
Total Miscellaneous revenue	**25,647.47**	**6,825.79**	**25,940.44**	**81,300.00**	**31.91%**
Contributions and transfers					
41.3810 Transfer from General fund	0.00	0.00	0.00	540,000.00	0.00%
Total Contributions and transfers	**0.00**	**0.00**	**0.00**	**540,000.00**	**0.00%**
Total Revenue:	**269,691.70**	**95,072.38**	**197,727.30**	**5,686,464.00**	**3.48%**
Expenditures:					

Town of Apple Valley
Operational Budget Report
07/01/2023 to 09/30/2023
25.00% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
General government					
Council					
10.4111.110 Council/PC Salaries and Wages	4,425.00	2,825.00	5,875.00	21,000.00	27.98%
10.4111.130 Council/PC Employee benefits	422.15	216.14	449.54	2,400.00	18.73%
10.4111.210 Council/PC Travel Reimbursement	0.00	0.00	0.00	1,500.00	0.00%
10.4111.220 Council/PC Training	0.00	0.00	0.00	1,500.00	0.00%
10.4111.610 Council Donations and Discretionary Spendi	0.00	0.00	0.00	500.00	0.00%
Total Council	**4,847.15**	**3,041.14**	**6,324.54**	**26,900.00**	**23.51%**
Administrative					
10.4141.110 Admin Salaries and Wages	24,294.30	11,278.92	27,594.30	99,000.00	27.87%
10.4141.130 Admin Employee Benefits	1,894.77	1,337.84	3,284.38	17,100.00	19.21%
10.4141.140 Admin Employee Retirement - GASB 68	3,227.44	294.02	1,280.38	7,000.00	18.29%
10.4141.210 Admin Dues, Subs & Memberships	0.00	97.50	289.52	5,500.00	5.26%
10.4141.220 Admin Public Notices	41.95	0.00	0.00	100.00	0.00%
10.4141.230 Admin Training	696.00	0.00	0.00	1,500.00	0.00%
10.4141.240 Admin Office/Administrative Expense	6,527.10	1,367.47	2,688.31	8,000.00	33.60%
10.4141.250 Admin Equipment Expenses	4,323.49	2,877.05	5,356.61	10,000.00	53.57%
10.4141.260 Admin Building & Ground Maintenance	2,409.61	81.54	4,176.42	4,500.00	92.81%
10.4141.270 Admin Utilities	940.85	344.16	939.66	7,600.00	12.36%
10.4141.280 Admin Telephone and Internet	3,257.52	442.73	1,326.59	8,100.00	16.38%
10.4141.290 Admin Postage	915.21	264.00	801.65	3,700.00	21.67%
10.4141.320 Admin Engineering Fees	5,654.98	0.00	1,069.25	3,500.00	30.55%
10.4141.330 Admin Legal Fees	11,396.64	6,095.00	11,477.50	50,000.00	22.96%
10.4141.340 Admin Accounting & Auditing	0.00	4,356.25	5,493.75	29,400.00	18.69%
10.4141.350 Admin Building/Zoning/Planning Fees	10,994.33	3,410.00	3,410.00	30,000.00	11.37%
10.4141.390 Admin Bank Service Charges	15.00	0.00	0.00	200.00	0.00%
10.4141.410 Admin Insurance	0.00	0.00	12,603.16	16,000.00	78.77%
10.4141.490 Admin Travel Reimbursements	276.89	139.06	207.70	1,500.00	13.85%
10.4141.500 Admin Weed Abatement	0.00	0.00	0.00	1,500.00	0.00%
10.4141.610 Bad Debt Expense	0.00	0.00	0.00	250.00	0.00%
10.4141.740 Admin Capital Outlay	0.00	0.00	1,860.19	0.00	0.00%
10.4170 Elections	0.00	0.00	0.00	1,500.00	0.00%
41.4141.740 Capital Outlay Expenses	19,160.14	0.00	11,799.89	0.00	0.00%
Total Administrative	**96,026.22**	**32,385.54**	**95,659.26**	**305,950.00**	**31.27%**
Total General government	**100,873.37**	**35,426.68**	**101,983.80**	**332,850.00**	**30.64%**
Public safety					
Police					
10.4210.110 Police Salaries & Wages/Contract	3,750.00	0.00	0.00	15,000.00	0.00%
10.4253.250 Animal Control Supplies	0.00	0.00	0.00	100.00	0.00%
Total Police	**3,750.00**	**0.00**	**0.00**	**15,100.00**	**0.00%**
Fire					
10.4220.110 Fire Salaries & Wages	6,538.50	6,120.86	13,690.26	67,200.00	20.37%
10.4220.130 Fire Employee Benefits	1,551.69	468.40	1,047.46	13,600.00	7.70%
10.4220.135 Fire Employee Retirement - GASB 68	0.00	956.46	2,218.30	8,100.00	27.39%
10.4220.140 Fire Contract Wages	0.00	0.00	0.00	4,500.00	0.00%
10.4220.145 Fire Contract Benefits	0.00	0.00	0.00	525.00	0.00%
10.4220.150 Fire Contract Expense	0.00	0.00	0.00	1,500.00	0.00%
10.4220.210 Fire Dues, Subscriptions & Memberships	0.00	0.00	0.00	600.00	0.00%
10.4220.230 Fire Travel, Mileage & Cell	0.00	50.00	150.00	600.00	25.00%
10.4220.240 Fire Office & Other Expenses	29.99	125.29	447.78	500.00	89.56%
10.4220.250 Fire Equipment Maintenance & Repairs	731.17	1,362.35	1,443.89	11,000.00	13.13%
10.4220.360 Fire Training	0.00	0.00	150.00	13,100.00	1.15%
10.4220.450 Fire Small Equip/Supplies	412.53	1,878.74	10,869.00	15,000.00	72.46%
10.4220.460 Fire Supplies-Fundraisers	0.00	0.00	0.00	500.00	0.00%
10.4220.465 Fire Gear	0.00	0.00	31.99	15,000.00	0.21%
10.4220.480 Fire Mitigation MOU Expenditures	0.00	0.00	0.00	15,000.00	0.00%
10.4220.560 Fire Equipment Fuel	142.62	2,390.21	3,714.78	4,000.00	92.87%
10.4220.610 Fire Principal	3,204.00	0.00	0.00	0.00	0.00%
10.4220.620 Fire Interest	162.45	0.00	0.00	0.00	0.00%
41.4220.740 Fire Capital Outlay	0.00	0.00	0.00	450,000.00	0.00%
Total Fire	**12,772.95**	**13,352.31**	**33,763.46**	**620,725.00**	**5.44%**
Total Public safety	**16,522.95**	**13,352.31**	**33,763.46**	**635,825.00**	**5.31%**
Highways and public improvements					
Highways					

Town of Apple Valley
Operational Budget Report
07/01/2023 to 09/30/2023
25.00% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
10.4410.110 Road Wages and Contract Labor	180.00	366.00	643.00	15,200.00	4.23%
10.4410.130 Road Employee Benefits	13.77	28.50	49.68	1,750.00	2.84%
10.4410.270 Road Flood Damage	3,000.81	0.00	0.00	2,000.00	0.00%
10.4410.380 Road Department Services	2,154.20	0.00	0.00	2,500.00	0.00%
10.4410.450 Road Department Supplies	7,803.14	948.14	6,104.65	45,000.00	13.57%
10.4410.550 Road Equipment Maintenance	1,117.60	0.00	0.00	2,500.00	0.00%
10.4410.560 Road Equipment Fuel	300.00	1,421.61	1,421.61	5,000.00	28.43%
10.4410.810 Road Principal	36,477.11	35,000.00	35,000.00	35,000.00	100.00%
10.4410.820 Road Interest	29,154.88	28,121.65	28,121.65	28,150.00	99.90%
10.4415.110 Public Works Wages and Contract Labor	1,395.00	8,576.00	14,940.25	30,300.00	49.31%
10.4415.130 Public Works Employee Benefits	106.71	628.61	1,115.48	9,400.00	11.87%
10.4415.140 Public Works Employee Retirement - GASB	0.00	1,091.29	1,091.29	8,100.00	13.47%
10.4415.450 Public Works Supplies	2,137.36	1,610.88	8,136.60	6,000.00	135.61%
10.4415.550 Public Works Equipment Maintenance	1,533.70	113.33	3,322.31	3,000.00	110.74%
10.4415.560 Public Works Equipment Fuel	548.46	(2,695.55)	1,633.64	2,000.00	81.68%
10.4415.570 Public Works Travel, Mileage, Cell	44.38	523.17	623.17	500.00	124.63%
10.4415.610 Public Works Storm Drainage	0.00	666.55	666.55	5,000.00	13.33%
10.4415.615 Storm Drainage Improvements	0.00	1,457.14	1,457.14	0.00	0.00%
10.4415.710 Public Works Principal	15,479.43	0.00	0.00	0.00	0.00%
10.4415.720 Public Works Interest	580.57	0.00	0.00	0.00	0.00%
10.4415.740 Public Works Capital Outlay	11,000.00	17.37	17.37	9,000.00	0.19%
41.4410.740 Road Capital Outlay	0.00	0.00	0.00	1,050,000.00	0.00%
41.4415.740 Public Works Capital Outlay	0.00	0.00	0.00	2,520,000.00	0.00%
Total Highways	**113,027.12**	**77,874.69**	**104,344.39**	**3,780,400.00**	**2.76%**
Sanitation					
10.4420.460 Solid Waste Service	9,178.48	5,103.00	10,132.36	60,000.00	16.89%
Total Sanitation	**9,178.48**	**5,103.00**	**10,132.36**	**60,000.00**	**16.89%**
Total Highways and public improvements	**122,205.60**	**82,977.69**	**114,476.75**	**3,840,400.00**	**2.98%**
Parks, recreation, and public property					
Parks					
10.4540.110 Park/Rec Wages and Contract Labor	3,879.00	253.00	1,506.50	5,100.00	29.54%
10.4540.130 Park/Rec Employee Benefits	296.74	19.81	115.71	600.00	19.29%
10.4540.250 Park/Rec Department Expenses	272.62	20.75	136.58	1,000.00	13.66%
10.4540.460 Park/Rec Community Events Supplies	577.78	0.00	1,450.12	4,000.00	36.25%
Total Parks	**5,026.14**	**293.56**	**3,208.91**	**10,700.00**	**29.99%**
Cemetery					
10.4590.470 Cemetery Capital Outlay	0.00	(91.59)	56.96	0.00	0.00%
41.4590.470 Cemetery Capital Outlay	0.00	319.45	319.45	250,000.00	0.13%
Total Cemetery	**0.00**	**227.86**	**376.41**	**250,000.00**	**0.15%**
Total Parks, recreation, and public property	**5,026.14**	**521.42**	**3,585.32**	**260,700.00**	**1.38%**
Transfers					
10.4804 Transfer to Fund Balance	0.00	0.00	0.00	92,889.00	0.00%
10.4805 Transfer to Capital Projects	0.00	0.00	0.00	265,000.00	0.00%
10.4807 Transfer to Assigned Balance - Fire Impact Fees	0.00	0.00	0.00	6,800.00	0.00%
10.4809 Transfer to Assigned Balance - Roadway Impact	0.00	0.00	0.00	24,600.00	0.00%
10.4810 Transfer to Assigned Balance -Storm Water Imp F	0.00	0.00	0.00	31,000.00	0.00%
10.4811 Transfer to Assigned Balance - Parks & Rec Fees	0.00	0.00	0.00	6,600.00	0.00%
10.4812 Transfer to Assigned Balance - Perpetual Care	0.00	0.00	0.00	129,300.00	0.00%
10.4813 Transfer to Assigned Balance - Cemetery Funds	0.00	0.00	0.00	60,500.00	0.00%
Total Transfers	**0.00**	**0.00**	**0.00**	**616,689.00**	**0.00%**
Total Expenditures:	**244,628.06**	**132,278.10**	**253,809.33**	**5,686,464.00**	**4.46%**
Total Change In Net Position	**25,063.64**	**(37,205.72)**	**(56,082.03)**	**0.00**	**0.00%**

SPECIAL APPLE VALLEY TOWN COUNCIL MEETING

1777 N Meadowlark Dr, Apple Valley
Tuesday, September 19, 2023 at 6:00 PM

MINUTES

Mayor| Frank Lindhardt |
Council Members | Barratt Nielson | Kevin Sair | Robin Whitmore | Jarry Zaharias |

CALL TO ORDER- Council Member Kevin Sair called the meeting to order at 6:00 p.m.
PLEDGE OF ALLEGIANCE- Council Member Jarry Zaharias led pledge of allegiance.
PRAYER- Prayer offered by Council Member Whitmore.
ROLL CALL
PRESENT
Council Member Kevin Sair
Council Member Robin Whitmore
Council Member Jarry Zaharias
ABSENT
Mayor Frank Lindhardt
Council Member Barratt Nielson

DECLARATION OF CONFLICTS OF INTEREST

None declared.

Council Member Sair called for a motion for Mayor pro tem of this meeting.

MOTION: Council Member Whitmore motioned that we appoint Kevin Sair as our mayor pro tem.
SECOND: The motion was seconded by Council Member Zaharias.
VOTE: Council Member Sair called for a vote:

Council Member Sair - Aye
Council Member Whitmore - Aye
Council Member Zaharias - Aye

The vote was unanimous and the motion carried.

DISCUSSION AND ACTION

1. September 5, 2023 Primary Election Canvass.

   Council Member Sair commented he is going to turn the time over to the council members on where we stand in the community and where we hope to be in the future.

   Council Member Zaharias commented that he was under the impression that the county did not want to give us a certification. He continued; it has to do with the system. We decided to push back for election

MINUTES

integrity. It was our duty to certify. Verifying with the county made a difference so that they could perform their duty and certify the results.

Council Member Whitmore commented on background information. She continued, when we stated we wanted to do our Elections earlier in the year, we met with Lt Gov and her assistant Shelly Jackson. Our issue has always been that we did not feel comfortable certifying something we could not verify. We talked to her about that and she told us that we could not look at the ballots and I said well I cannot certify if I cannot look at them. It always bothered us on what she told us but because she is head of elections of the state, we trusted that. She presented Jenna (Town Clerk/Recorder), who is our election officer, with a book and stated the State code has not really caught up with us. That bothered us. We have just gone under the assumption that we were going to have to figure out something without being able to look at the ballots. On Saturday after researching through state code, the council is the board of canvassers and it states in state code that we have the right to inspect the ballot and counts. On Monday Frank (Mayor Lindhardt) had Jenna (Town Clerk/Recorder) contact them and they called their lawyer, and their lawyer called our lawyer. Our lawyer called us and said ok yes you can look at the ballots but they may require a resolution from the town council to grant the request. Frank (Mayor Lindhardt) went down to the county yesterday and spoke with them and reviewed the state code regarding inspecting the ballots. We are getting pushed back on this request even though it is state law. They also said it is according to our contract and not the state code. Frank (Mayor Lindhardt) pointed out to them this was a special election and they changed the dates and rules. The state changed so that every county had to run in the election and our town did not have a choice so that would nullify our contract. The lawyer from the county said something to the effect “That ok we will make an exception for you and you can come tomorrow at 8:30 in the morning. Frank (Mayor Lindhardt), and the three of us (Council Member Whitmore, Sair and Zaharias) went down this morning to the county office. They would not let us touch the ballots because of chain of custody but that is not really inspecting the ballots. We were able to watch them go through and count. We stood right behind them and we watched the entire process. They looked legit yet still we could not verify that every one of those ballots was a registered voter and a valid vote. The system needs reforming. The person who granted the opportunity to watch said they are afraid that more cites are going to be doing what we are doing. We should be doing our own elections and verifying that everyone is registered that is voting. This is the biggest issue of our time because people are losing faith in our election system and we want to restore that faith.

Council Member Sair commented on voter integrity and the problems they are having. The mail-in ballots are a big problem. The county cannot prove that they are legit and registered voters. This council is dedicated to making elections transparent. This is at ground level in Apple Valley and will blossom as it grows. The validation of the mail in ballots is the concern.

Council Member Whitmore reviewed the Canvass Report for the Municipal Primary Election on September 5, 2023. (Attachment A, 2 pages)

The council thanked each candidate for running.

Town Attorney Shawn Guzman commented because David Lane has formally withdrawn on September 18th, in the motion you would name the fifth seat for Town Council as the fourth. It was confirmed that

MINUTES

if David Lane had withdrawn after the certification than there would only be three names running for the two Apple Valley Town Council Seats.

MOTION: Council Member Whitmore motioned that we certify as the mayoral candidates, Michael Lee Farrar, and Walter Eal Josey as Mayor, and for the town council seats, Janet Prentice, Barratt Eric Nielson, Margaret Ososki, and Raymond Lester Jessop for the general election.
SECOND: The motion was seconded by Council Member Zaharias.
VOTE: Council Member Sair called for a Roll Call vote:

Council Member Zaharias - Aye
Council Member Whitmore - Aye
Council Member Sair - Aye

The vote was unanimous and the motion carried.

ADJOURNMENT

MOTION: Council Member Whitmore motioned to adjourn the meeting.
SECOND: The motion was seconded by Council Member Sair.
VOTE: Council Member Sair called for a vote:

Council Member Zaharias - Aye
Council Member Whitmore - Aye
Council Member Sair - Aye

The vote was unanimous and the motion carried.

The meeting was adjourned at 6:27 p.m.

DRAFT

SPECIAL APPLE VALLEY TOWN COUNCIL MEETING

1777 N Meadowlark Dr, Apple Valley
Tuesday, September 19, 2023 at 6:00 PM

MINUTES

Date Approved: _____

Approved BY: _____
Mayor | Frank G. Lindhardt

Attest BY: _____
Town Clerk/Recorder | Jenna Vizcardo

DRAFT

Statistics

	TOTAL
Registered Voters - Total	576
Ballots Cast - Total	252
Ballots Cast - Blank	0
Voter Turnout - Total	43.75%

Apple Valley Town Mayor Special 2yr Seat

Vote For 1

	TOTAL
WITHDRAWN	0
MICHAEL LEE FARRAR	169
WALTER EARL JOSEY	71
Overvotes	0
Undervotes	12
Contest Totals	252

Apple Valley Town Council

Vote For 2

	TOTAL
JANET PRENTICE	150
BARRATT ERIC NIELSON	125
MARGARET OSOSKI	72
DAVID LANE	69
WITHDRAWN	0
RAYMOND LESTER JESSOP	50
Overvotes	0
Undervotes	38
Contest Totals	504

Apple Valley, Utah
Municipal Primary Election
September 5, 2023

Summary Ballots Cast – 576 Active Registered Voters

	Votes	Turnout
Official Election Results	**252**	**43.75%**

By Mail Ballot Summary

Ballots Returned and Counted	252
Ballots not Counted (see below)	36
Provisionals not Counted (see below)	0
TOTAL Ballots	288

Reasons for not counting	**Qty**
Returned Past Deadline	10
Undeliverable	21
Returned unsigned	2
Signatures did not match voter record	3
Needs ID	0
Provisional Ballots not counted	0
Totals	**36**

Each voter whose ballot was not counted was notified of the reason their ballot was not counted and given instructions on how to correct the deficiency.

Provisional Ballot Summary	**Qty**
Provisional Ballots Cast	**0**
Provisional Ballots Counted	**0**
Ballots Not Counted	**0**
Invalid	0
Incomplete Application	0
Already Voted	0
No Proof of Residency	0
No ID	0

In-Person Voting: 2