PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, June 10, 2026 at 6:00 PM

AGENDA

Notice is given that a meeting of the Planning Commission of the Town of Apple Valley will be held on **Wednesday, June 10, 2026**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Chairman | Bradley Farrar
Commissioners | Lee Fralish | Garth Hood | Stewart Riding | Dan Harsh

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONFLICT OF INTEREST DISCLOSURES

HEARING ON THE FOLLOWING

1. Ordinance-O-2026-15, Zone Change from Open Space Transition Zone (OST) to Agricultural 20 Acres Zone (AG-20) for parcel AV-1361-B , AV-1361-C.
2. Ordinance O-2026-16, Zone Change from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5) for parcel AV-1378-G.
3. Simple Lot Subdivision Application for AV-1361-B and AV-1361-C (convert two parcels to four parcels).

DISCUSSION AND POSSIBLE ACTION ITEMS

4. Ordinance-O-2026-15, Zone Change from Open Space Transition Zone (OST) to Agricultural 20 Acres Zone (AG-20) for parcel AV-1361-B , AV-1361-C.
5. Ordinance O-2026-16, Zone Change from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5) for parcel AV-1378-G.
6. Simple Lot Subdivision Application for AV-1361-B and AV-1361-C (convert two parcels to four parcels).
7. Application from Stewart Riding to remodel and replace an existing structure at 1456 N Mount Zion Dr, which currently has power.

   *Tabled from May 13, 2026

APPROVAL OF MINUTES

8. Minutes: May 13, 2026 - Planning Commission Meeting.

ADJOURNMENT

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

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

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

Proposal: Zone Change
Current Zone: OST
Proposed Zone: A-20 (Agricultural)
Acres: 60
Project location: AV-1361-B, AV-1361-C
Number of Lots: 2
Report prepared by Eldon Gibb, Planning Consultant with Shums Coda

The applicant is proposing to change the zoning from the current OST to a proposed A-20. Surrounding zoning is OSC, RE-20 and OST. The General Plan for the proposed property is Residential Low: 5+ acres.

The purpose for the zone change is to prepare the land for a lot-split and future development of a few more homes. The property is located North and East of Ranch Rd. The proposal identifies access to the parcels with a 12' foot wide private drive. This drive should meet all fire code requirements (width, designated turnarounds and slope percentage) in addition to what is recommended by the geotechnical survey. The zone change application identifies parcels AV-1361-B and AV-1361-C; however, looking at the application and in conjunction with the county maps, it appears the zone change involves AV-1361-E rather than AV-1361-C.

Parcel AV-1361-C is identified in the application as the north piece containing 19.89 acres; however, it appears to be identified on the County maps as already having its own parcel number of AV-1361-E. With this parcel being 19.89 acres, the town may want this parcel to be a minimum of 20 acres so that it matches the proposed zone change of A-20.

Parcel AV-1361-B is 40 acres in size. The application shows this parcel being divided into two lots. If this lot is divided, it should be divided equally so the future lots are 20 acres in size and in line with the proposed zone change of A-20.

Other than these few items mentioned above, it is apparent that this zone change is in line with the Town's Land Use Goals as the proposal appears to maintain the small-town, rural feel of Apple Valley. If approved, this zone change would create larger lot sizes (minimum of 20 acres) and help preserve the agricultural and historic heritage of Apple Valley.

The application is also requesting Conditional Use Permit for three rentals (one rental on each

lot). The applicant does not specify if these rentals are intended to be a commercial short term / nightly rental or if they will be utilized as a long term single family residential home. This should be clarified so there is no confusion moving forward.

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

APPLICATION TO APPEAR BEFORE THE PLANNING COMMISSION

Date of Planning Commission meeting for this agenda item to appear _____

Paperwork returned by _____(Date)_____

Name of Applicant: Rick Trimmer

Site Location: Northeast of Ranch Rd, AV-1361-B and north 19.89 acres of AV-1361-C

Mailing Address: [redacted]

Phone [redacted]

Purpose of Request: (1) Perform a Lot Split of both AV-1361-B and AV-1361-C (convert two parcels to four parcels)
(2) Change zoning from OST to A-20 on approximately 60 acres (north lot of AV-1361-C and both AV-1361-B lots)
(3) Complete a Conditional Use Permit for three rentals (one rental per lot that was zone changed)

_____ 4/21/26
Applicant Signature Date

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

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

_____/_____
Planning Commission Chairman Date

_____/_____
City Administration Date

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

See Fee Schedule Page 2

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Rick Trimmer		Phone: [redacted]	
Address: [redacted]		Email: [redacted]	
City: [redacted]	State: [redacted]	Zip: [redacted]	
Agent: (If Applicable) Jared Madsen, Sky Engineering		Phone: (435) 680-5667	
Address/Location of Property: Northeast of Ranch Rd		Parcel ID: AV-1361-B and north 19.89 acres of AV-1361-C	
Existing Zone: OST		Proposed Zone: A-20	
For Planned Development Purposes: Acreage in Parcel 60		Acreage in Application 60	
Reason for the request: Allow lot split into three parcels for three homes.			

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

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

Applicant Signature	Date 4/21/26

Official Use Only	Amount Paid: $ 5,800.00	Receipt No: 62022
Date Received: 5/19/2026	Date Application Deemed Complete:	
By:	By:	

Sky Engineering • 2925 E 3150 S • St George • Utah • (435) 680-5667

April 28, 2026

Town of Apple Valley
Planning & Zoning
Apple Valley, UT 84737

Re: North Portion of AV-1361-C and AV-1361-B Zone Change – Water and Sewer Utilities

To Whom it May Concern:

This letter is provided to outline the proposed water and sewer utility approach for the above-referenced project located within the Town of Apple Valley.

Water Service
Water service for the project is proposed to be provided by an existing on-site groundwater well and pump system. The well will serve a total of three (3) additional single-family residential units. The well currently serves one single-family residential unit.

Preliminary investigations indicate that the existing well should be more than adequate to serve the proposed three residences for both culinary and fire suppression demands. The capacity and reliability of the well will be verified as part of the development process.

As the system will serve only four residential connections, it is not anticipated to be classified as a public water system.

Supporting infrastructure will be designed and constructed to provide adequate service to each residence. This will include, as needed, on-site storage, transmission lines, and appurtenances to ensure consistent delivery and pressure. The system will be designed to meet applicable fire suppression requirements in addition to domestic use.

Sewer Service
Wastewater service for the project will be provided via individual on-site septic systems for each residence.

Each septic system will be designed in accordance with applicable state and local regulations, including coordination with the appropriate jurisdictional agencies. Site-specific conditions, including soils and percolation characteristics, will be evaluated to ensure proper system design and long-term functionality.

Sincerely,
Jared Madsen, PE
Sky Engineering
jared@skyengineering.co
https://www.skyengineering.co

New description (north portion of AV-1361-C)

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (N1/2SE1/4SW1/4), SECTION 12, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

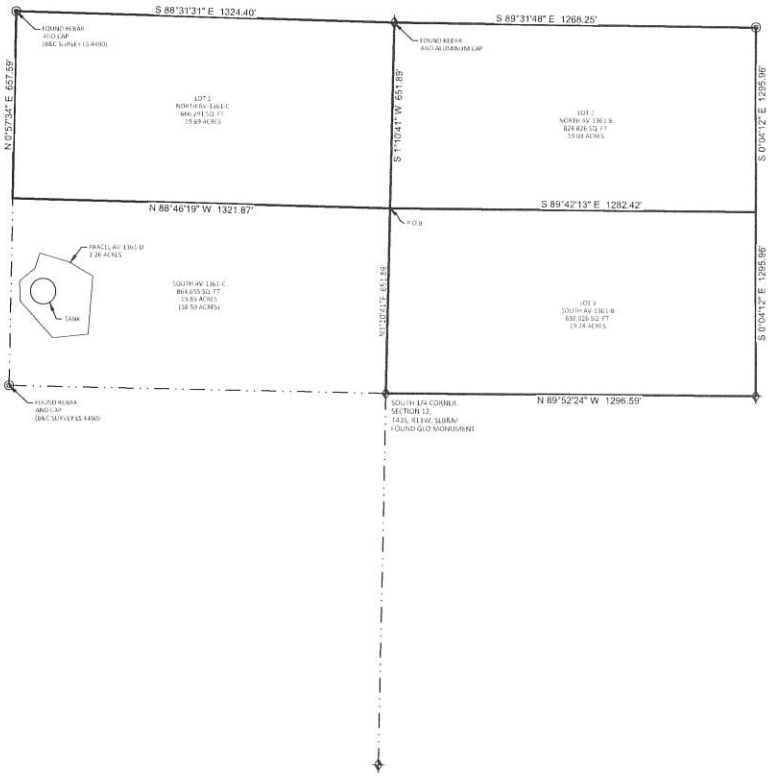
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 1°10'41" EAST 651.89 FEET ALONG THE CENTER SECTION LINE TO THE POINT OF BEGINNING, AND RUNNING THENCE NORTH 88°46'19" WEST 1321.87 FEET; THENCE NORTH 0°57'34" EAST 657.59 FEET TO A REBAR AND CAP MARKED AS B&C SURVEY LS 4490; THENCE SOUTH 88°31'31" EAST 1324.40 FEET TO A REBAR AND ALUMINUM CAP; THENCE SOUTH 1°10'41" WEST 651.89 FEET ALONG THE CENTER SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS 19.89 ACRES, MORE OR LESS.

AV-1361-B

S: 12 T: 43S R: 11W SW1/4 SE1/4 SEC 12 T43S R11W

CONTAINS 40.00 ACRES, MORE OR LESS



NORTH AV–1361–C DESCRIPTION

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (N1/2SE1/4SW1/4), SECTION 12, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 1°10'41" EAST 651.89 FEET ALONG THE CENTER SECTION LINE TO THE POINT OF BEGINNING, THENCE NORTH 88°46'19" WEST 1321.87 FEET, THENCE NORTH 0°57'34" EAST 657.59 FEET TO A REBAR AND CAP MARKED AS B&C SURVEY LS 4490, THENCE SOUTH 88°31'31" EAST 1324.40 FEET TO A REBAR AND ALUMINUM CAP; THENCE SOUTH 1°10'41" WEST 651.89 FEET ALONG THE CENTER SECTION LINE TO THE POINT OF BEGINNING. CONTAINS 19.89 ACRES, MORE OR LESS.

SOUTH AV–1361–C DESCRIPTION

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (S1/2SE1/4SW1/4), SECTION 12, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, LESS AND EXCEPTING: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°01'01" WEST ALONG THE SECTION LINE 1046.46 FEET; THENCE NORTH 00°58'59" EAST, A DISTANCE OF 186.13 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 83°28'16" WEST, A DISTANCE OF 124.95 FEET; THENCE NORTH 41°22'52" WEST, A DISTANCE OF 172.64 FEET; THENCE NORTH 02°16'54" WEST, A DISTANCE OF 68.38 FEET; THENCE NORTH 49°56'00" EAST, A DISTANCE OF 71.60 FEET; THENCE NORTH 17°24'31" EAST, A DISTANCE OF 55.81 FEET; THENCE SOUTH 73°33'01" EAST, A DISTANCE OF 109.00 FEET; THENCE SOUTH 59°03'13" EAST, A DISTANCE OF 94.37 FEET; THENCE SOUTH 04°29'30" WEST, A DISTANCE OF 204.25 FEET, TO THE POINT OF BEGINNING. CONTAINS APPROXIMATELY 20.00 ACRES, MORE OR LESS.

NORTH AV–1361–B DESCRIPTION

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (N1/2SW1/4SE1/4), SECTION 12, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

NORTH AV–1361–B DESCRIPTION

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (S1/2SW1/4SE1/4), SECTION 12, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

NARRATIVE

THE BASIS OF BEARING IS NORTH 01°10'41" EAST BETWEEN THE FOUND SOUTH QUARTER CORNER AND THE FOUND SIXTEENTH CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE BOUNDARY OF THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORDS AND THE LOCATION OF PERTINENT EXISTING IMPROVEMENTS LOCATED ON THE GROUND.

LEGEND

- FOUND SECTION MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- SECTION LINE
- PROPERTY LINE

SW 1/4 SEC. 12,
T43S, R11W, SLB&M.

#	DATE	BY	DESCRIPTION

REVISIONS

SKY ENGINEERING

AV-1361-B AND AV-1361 C
APPLE VALLEY, UTAH
LOT SPLIT, ZONE CHANGE, CONDITIONAL USE PERMIT

PROJECT # 040-01
MAP: JTM
DATE: 15 MAY 2026

PLAT MAP

SHEET 1

040-01 PLAT (1).DWG

ROCKY MOUNTAIN POWER

Let's turn the answers on.

Dixie Service Center
Estimating Dept.
455 N. Old Hwy 91
Hurricane, UT 84737

April 22, 2026

Rick Trimmer
[redacted]

Re: 3 Home Apple Valley Project.

Located: AV-1361-B & Av1361-C

Dear Rick Trimmer:

After reviewing the proposed plans for the above-mentioned project, I have determined that power is available 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.

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

Sincerely,

Keldan Guymon

Keldan Guymon
Estimator
Dixie Service Center
435-357-1078

BROWN DOUGLAS ANDREW TR, ET AL
AV-1363-B
2138 LONG SKY DR
SAINT GEORGE, UT 84770

TRIMMER RICHARD
AV-1361-B
317 CHOLLA DR
WASHINGTON, UT 84780

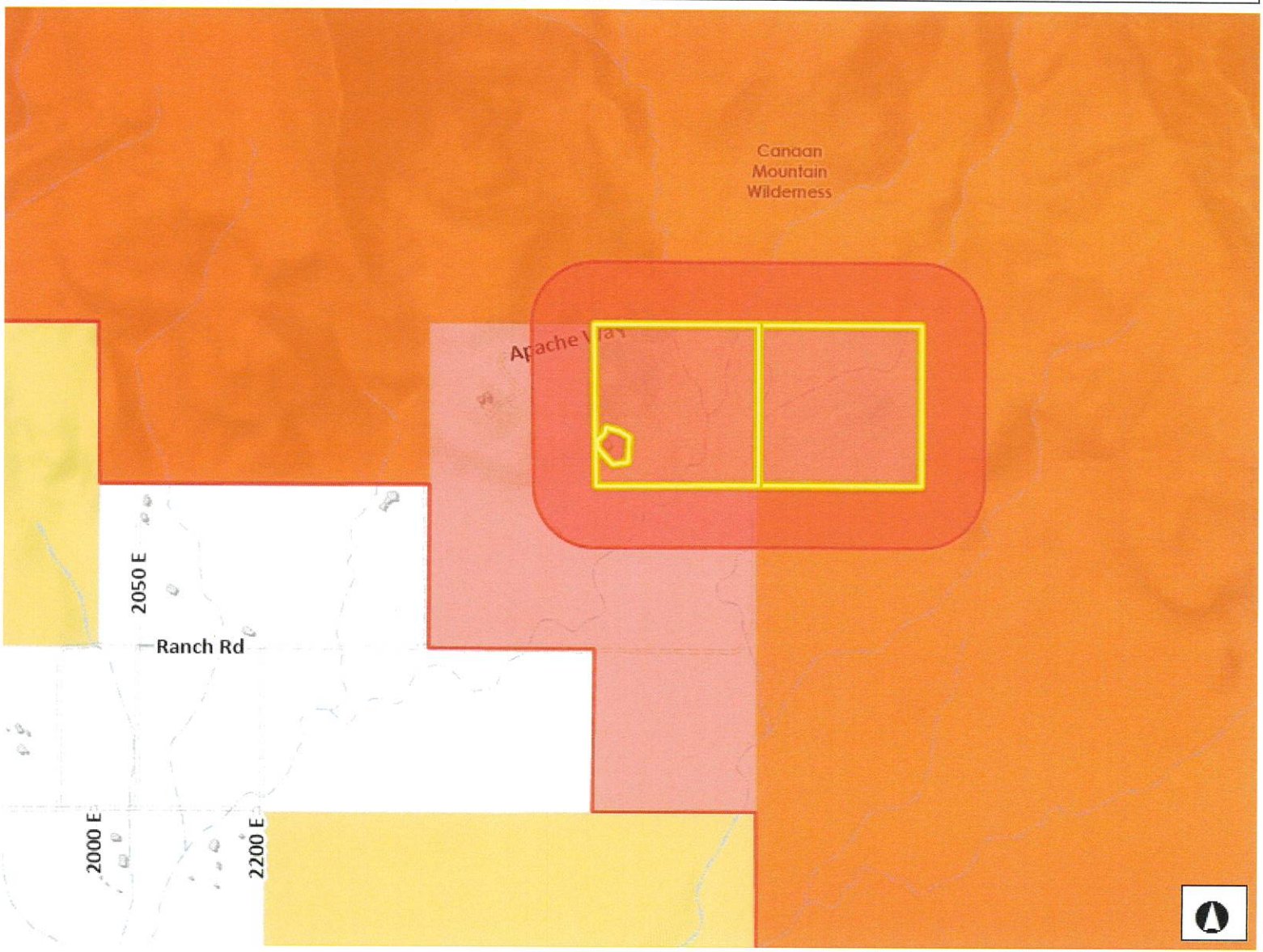
TOWN OF APPLE VALLEY
AV-1361-D
1777 N MEADOWLARK DR
APPLE VALLEY, UT 84737

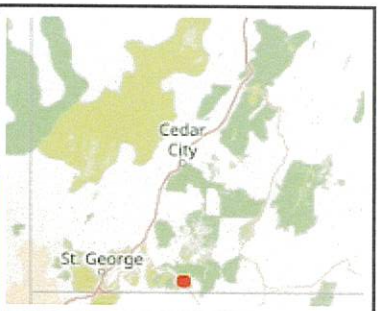
BROWN DOUGLAS ANDREW TR, ET AL
AV-1363-C
2138 LONG SKY DR
SAINT GEORGE, UT 84770

BROWN DOUGLAS ANDREW TR, ET AL
AV-1361-C
2138 LONG SKY DR
SAINT GEORGE, UT 84770

TRIMMER RICHARD
AV-1361-A-1
317 CHOLLA DR
WASHINGTON, UT 84780

Trimmer Zone Change





Legend

Ownership

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

Notes

500' Buffer

3,009.3 0 1,504.66 3,009.3 Feet

GS_1984_Web_Mercator_Auxiliary_Sphere

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

Parcel ID# _____

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

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, _____ am/are the applicant(s) of the application known as _____ located on parcel(s) _____ 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: Richard Trimmer	Date: 4/21/26
Name	Applicant/Owner: Douglas A Brown	Date: 4-27-26
Name	Applicant/Owner	Date

State of UTAH)
)§
County of WASHINGTON

On this 21 day of APRIL, in the year 2026, before me, JILL NICHOLS a notary public, personally appeared RICHARD D. TRIMMER, 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)

JILL NICHOLS
Notary Public - State of Utah
Comm. No. 745012
My Commission Expires on
Sep 9, 2029

SUBDIVISION APPROVAL PROCESS

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

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

Property Owner

Property Owner

Subscribed and sworn to me this 21 day of APRIL, 20 26.

JILL NICHOLS
Notary Public - State of Utah
Comm. No. 745012
My Commission Expires on
Sep 9, 2029

Notary Public

Residing in: ST. GEORGE

My Commission Expires: 9/9/29

AGENT AUTHORIZATION

I (We), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Jared Madsen, Sky Engineering 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 21 day of APRIL, 20 26.

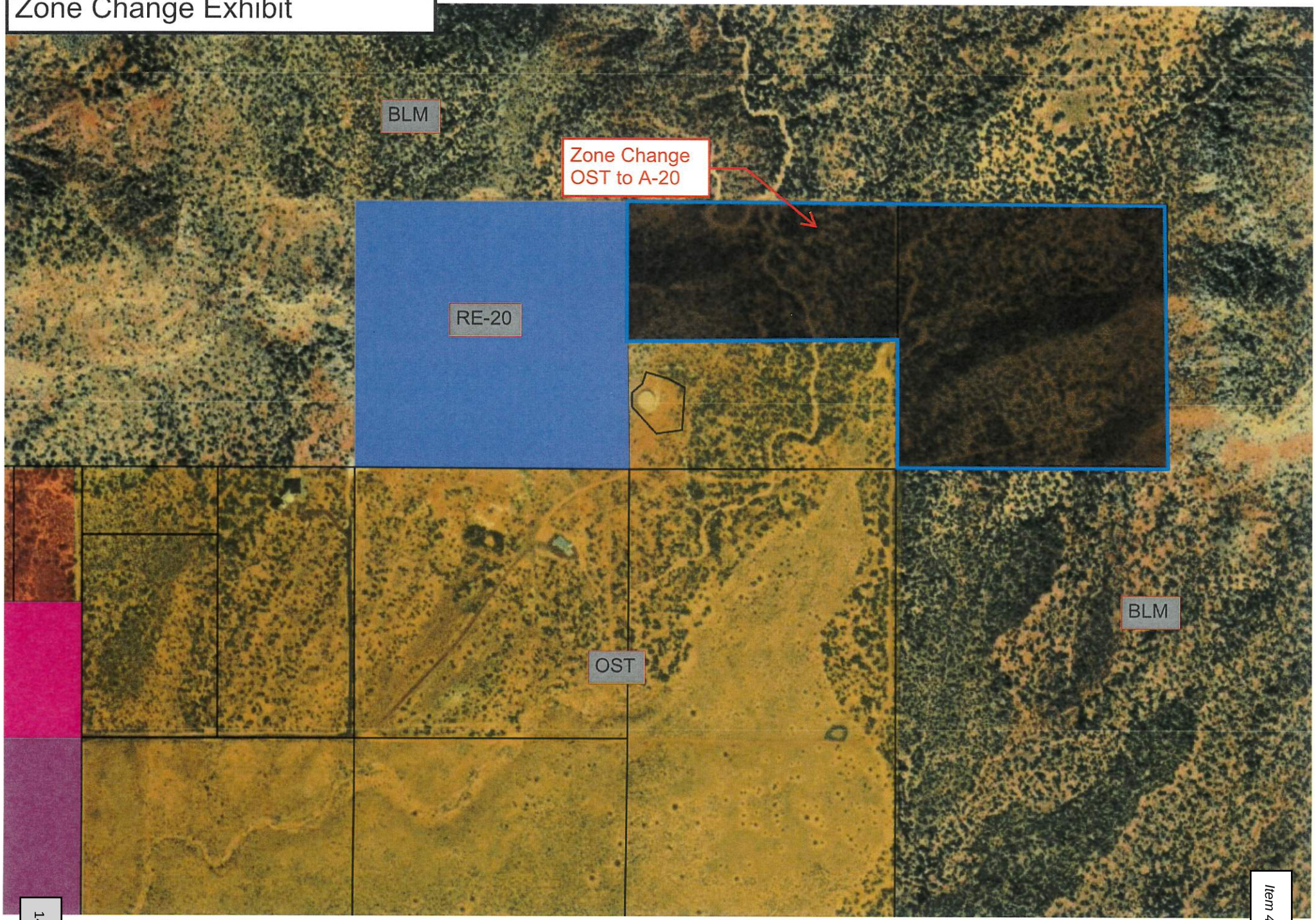
JILL NICHOLS
Notary Public - State of Utah
Comm. No. 745012
My Commission Expires on
Sep 9, 2029

Notary Public

Residing in: ST. GEORGE

My Commission Expires: 9/9/29

Zone Change Exhibit



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

May 26, 2026

RE: NOTICE OF PUBLIC HEARING — ZONING MAP AMENDMENT REQUEST
Parcel Number: AV-1361-B AND NORTH 19.89 ACRES OF AV-1361-C
Approximate Situs Addresses: NORTHEAST OF RANCH RD, APPLE VALLEY, UT 84737

To Whom It May Concern:

You are invited to attend a public hearing to provide any input you may have, as a neighboring property owner, regarding a request to rezone the above-listed parcels from Open Space Transition Zone (OST) to Agricultural 20 Acres Zone (AG-20). The applicant has stated that the purpose is to allow lot split into three parcels for three homes.

Information about the AG-20 zoning regulations, including permitted uses and restrictions, is available at the Town Recorder's office or online at:
https://applevalley.municipalcodeonline.com/book?type=landordinances#name=10.10.020_A_Agricultural_Zone

The hearing will be held on Wednesday, June 10, 2026 at 6:00 PM (MDT) at the Apple Valley Town Hall, located at:
1777 North Meadowlark Drive, Apple Valley, Utah 84737

Written comments, objections, or questions may be submitted by mail to:
Town of Apple Valley
Attn: Planning and Zoning
1777 North Meadowlark Drive
Apple Valley, Utah 84737
or in person at the Apple Valley Town Hall.

Important Note:
Any owner of property included in the proposed zoning map amendment may file a written objection to the inclusion of their property. All written objections will be provided to the Apple Valley Town Council for consideration.

Sincerely,
Jenna Vizcardo
Town Clerk and Recorder
Town of Apple Valley

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

Proposal: Zone Change
Current Zone: OST
Proposed Zone: A-5
Acres: 20
Project location: AV-1378-G
Number of Lots: 1
Report prepared by Eldon Gibb, Planning Consultant with Shums Coda

The applicant is proposing to change the zoning from the current OST to a proposed A-5. The property is 20 acres in size. The purpose for the zone change is to prepare for a lot-split.

The property is currently zoned OST. Surrounding zoning is Agricultural to the north, east, south and OST to the west. The General Plan for this property Agricultural. The proposed Zone Change is in line with the General Plan as this proposal would require lots to be 5 acres in size or larger. Furthermore, in section 2.4 - Land Use Goals it is stated as a goal, “Maintain the small-town, rural feel of Apple Valley”. It appears this zone change application is in line with the intent of the General Plan as it would create larger lot sizes and help preserve the agricultural and historic heritage of Apple Valley. .

It appears access to the property is available from 1740 East. 1740 East does not appear to be a public road. Access easements may be needed for future development.

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

See Fee Schedule Page 2

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Jason Curtis	Phone: [redacted]
Address: [redacted]	Email: [redacted]
City: [redacted] State: [redacted] Zip: [redacted]	
Agent: (If Applicable) ProValue Engineering (Karl)	Phone: 435-668-8307
Address/Location of Property: Appr. 1600 E 2500 S	Parcel ID: AV-1378-G
Existing Zone: OST	Proposed Zone: A-5
For Planned Development Purposes: Acreage in Parcel 20	Acreage in Application 20
Reason for the request: To subdivide property	

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

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

Applicant Signature	Date 5/19/26

Official Use Only	Amount Paid: $ 1,800.00	Receipt No: 62029
Date Received: 5/20/26	Date Application Deemed Complete:	
By:	By:	

Parcel ID# _____

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

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Jason Curtis am/are the applicant(s) of the application known as _____ located on parcel(s) _____ 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
[signature]	Jason Curtis	5/19/26

State of Utah)
)§
County of Washington)

On this 19 day of May, in the year 2026, before me, Jason Curtis a notary public, personally appeared Treasa Anderson, 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. Treasa Anderson
(notary signature)

(seal)

TREASA ANDERSON
Notary Public - State of Utah
Commission # 740784
My Commission Expires On
December 20, 2028

SUBDIVISION APPROVAL PROCESS

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

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

Jason Curtis
Property Owner

Property Owner

Subscribed and sworn to me this 19 day of May, 2026.

TREASA ANDERSON
Notary Public - State of Utah
Commission # 740784
My Commission Expires On
December 20, 2028

Notary Public

Residing in: Washington County

My Commission Expires: December 20, 2028

AGENT AUTHORIZATION

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

Property Owner

Property Owner

Subscribed and sworn to me this _____ day of _____, 20_____.

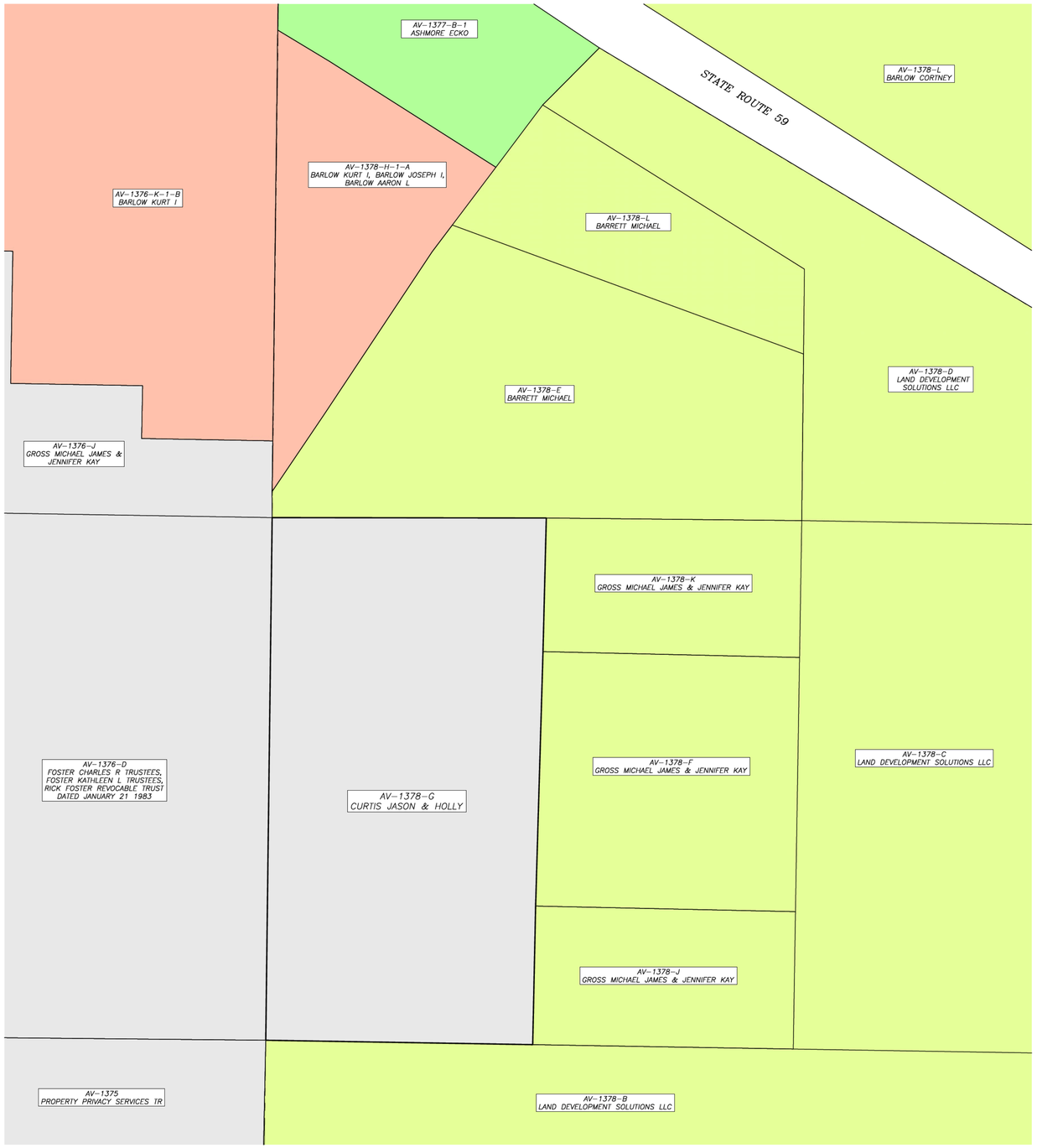
Notary Public

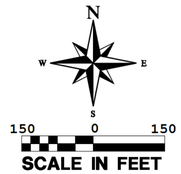
Residing in: _____

My Commission Expires: _____

EXISTING ZONE MAP FOR:
JASON CURTIS

LOCATED IN SECTION 22, T43S, R11W, S.L.B.&M.
WASHINGTON COUNTY, UTAH





LEGAL DESCRIPTION

PARCEL #: AV-1378-G FROM DOCUMENT #: 202100011162

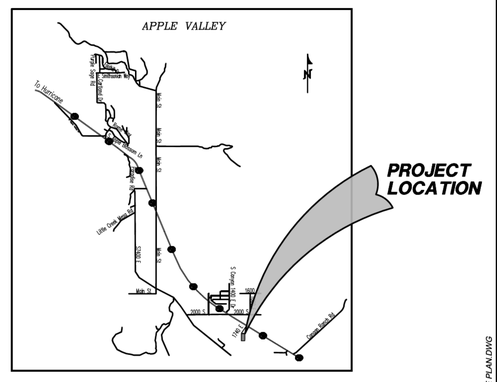
THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (W½ NW¼ SW¼) OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY RECORDER, STATE OF UTAH.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- ZONE A-X: AGRICULTURAL
- ZONE OST: OPEN SPACE TRANSITION
- ZONE RE-1: RURAL ESTATE 1
- ZONE A-5: AGRICULTURAL > 5 ACRES

OWNER(S):

CURTIS JASON & HOLLY
545 S 1530 W
HURRICANE, UT 84737



VICINITY MAP

N.T.S.

COPYRIGHT © 2023 PROVALUE ENGINEERING INC.

NO	DESCRIPTION	DATE	BY

REVISIONS

PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

EXISTING ZONE MAP FOR:
JASON CURTIS
LOCATED IN SECTION 22, T43S, R11W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

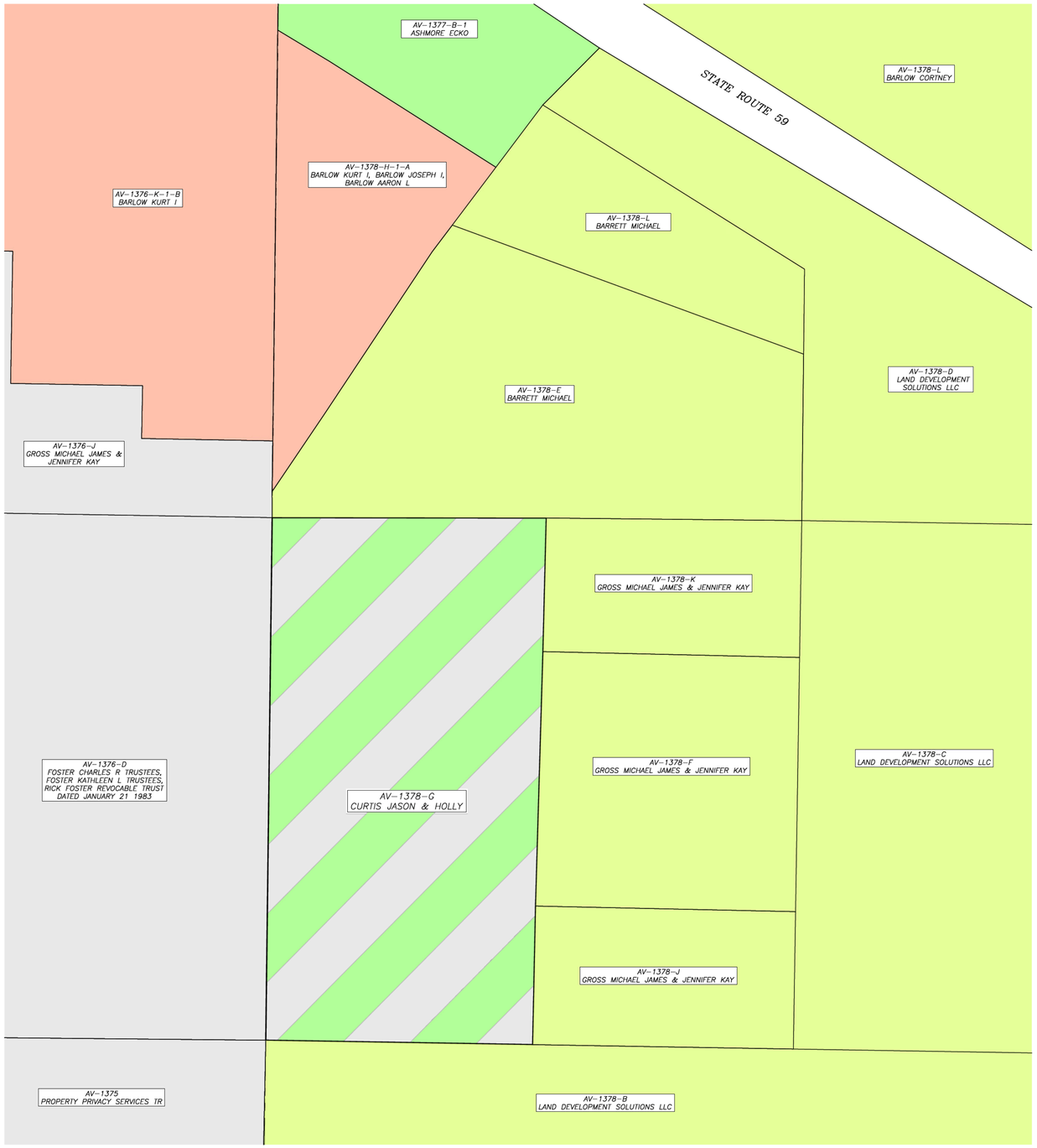
DATE	5/18/2026
SCALE	1" = 150'
JOB NO.	532-003

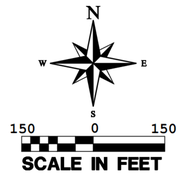
SHEET NO:
1 OF 2

532-003 SITE PLAN.DWG

PROPOSED ZONE CHANGE MAP FOR:
JASON CURTIS

LOCATED IN SECTION 22, T43S, R11W, S.L.B.&M.
WASHINGTON COUNTY, UTAH





LEGAL DESCRIPTION

PARCEL #: AV-1378-G FROM DOCUMENT #: 20210011162

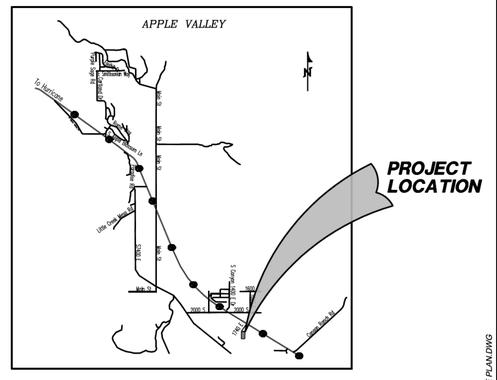
THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (W½ NW¼ SW¼) OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY RECORDER, STATE OF UTAH.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- ZONE A-X: AGRICULTURAL
- ZONE OST: OPEN SPACE TRANSITION
- ZONE RE-1: RURAL ESTATE 1
- ZONE A-5: AGRICULTURAL > 5 ACRES
- ZONE CHANGE FROM OST TO A-5 (OPEN SPACE TRANSITION TO AGRICULTURAL > 5 ACRES)

OWNER(S):

CURTIS JASON & HOLLY
545 S 1530 W
HURRICANE, UT 84737



VICINITY MAP
N.T.S.

COPYRIGHT © 2023 PROVALUE ENGINEERING INC.

NO	DESCRIPTION	DATE	BY
	REVISIONS		

PROVALUE ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

PROPOSED ZONE CHANGE MAP FOR:
JASON CURTIS
LOCATED IN SECTION 22, T43S, R11W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	5/18/2026
SCALE	1" = 150'
JOB NO.	532-003
SHEET NO:	2 OF 2

532-003 SITE PLAN.DWG

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

Date: May 26, 2026

NOTICE OF PUBLIC HEARING

Parcel ID: AV-1361-B, AV-1361-C

Approximate Situs Addresses: NORTHEAST OF RANCH RD, APPLE VALLEY, UT 84737

Re: Proposed Simple Lot Split Subdivision Application

Dear Property Owner,

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

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

Date: Wednesday, June 10, 2026
Time: 6:00 PM
Location: Apple Valley Town Hall
1777 N Meadowlark Dr, Apple Valley, UT 84737

Purpose of Hearing:
To review and receive public input.

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

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

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

Sincerely,
Jenna Vizcardo
Town Recorder
Town of Apple Valley

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

APPLICATION TO APPEAR BEFORE THE PLANNING COMMISSION

Date of Planning Commission meeting for this agenda item to appear _____

Paperwork returned by _____ (Date) _____

Name of Applicant: Rick Trimmer

Site Location: Northeast of Ranch Rd, AV-1361-B and north 19.89 acres of AV-1361-C

Mailing Address: [redacted]

Phone: [redacted]

Purpose of Request: Change zoning from OST to A-20 on approximately 60 acres

Applicant Signature

4/21/26
Date

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

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

_____ / _____
Planning Commission Chairman Date

_____ / _____
City Administration Date

Apple Valley Simple Lot Subdivision Application

Fee:

Applicant Full Name: Rick Trimmer

Mailing Address: [redacted] City: [redacted] State: [redacted] Zip: [redacted]

Phone Number: [redacted] Email Address: [redacted]

Authorized Agent (if applicable): _____

Property Address: northeast of Ranch Rd City: Apple Valley State: UT Zip: 84737

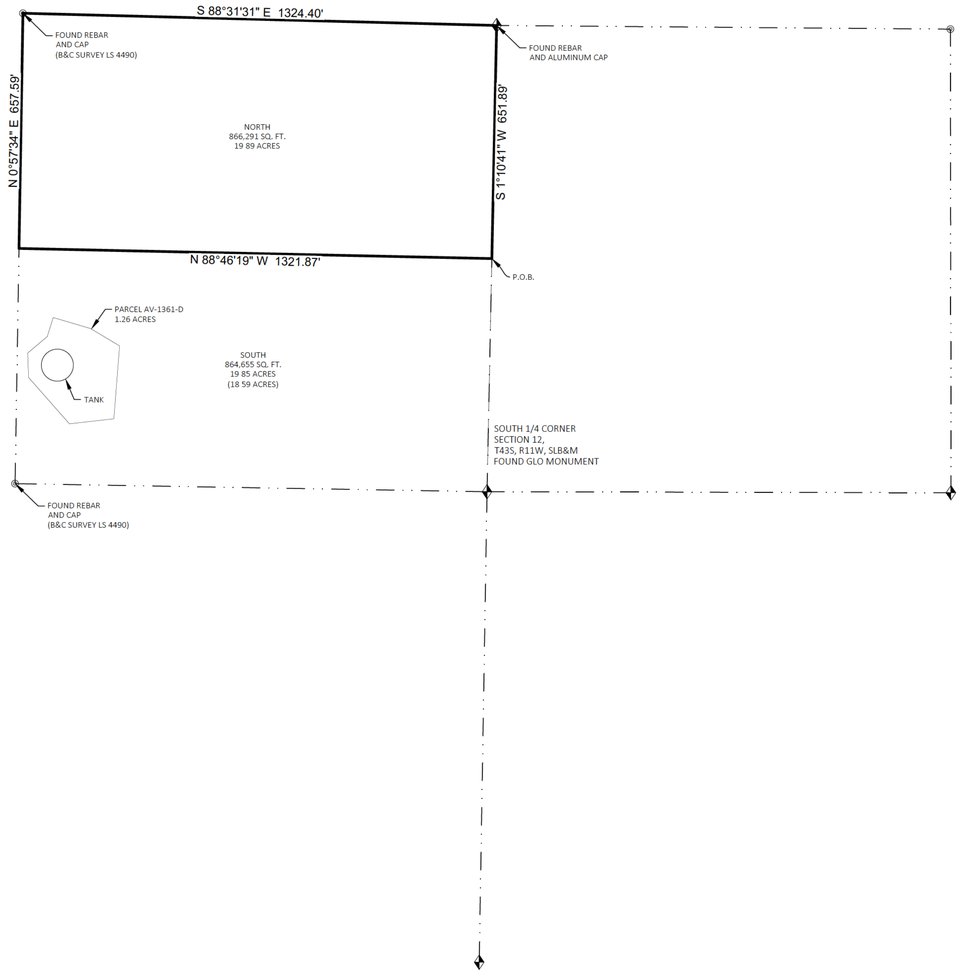
Tax ID Number: AV-1361-B and AV-1361-C

Current Zoning Designation: OST

Require Conditions

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

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



GRAPHIC SCALE

200 0 100 200 400

1 inch = 200 ft. (24x36 SHEET)

SURVEYOR'S CERTIFICATE

I, RYAN SCHOLES, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 13293573, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22 , PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-73-504 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS HAVE BEEN SET OR LOCATED AS REPRESENTED ON THIS PLAT.

_____
DATE

BOUNDARY DESCRIPTION

AV-1361-C
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 11 WEST.
LESS AND EXCEPTING: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°01'01" WEST ALONG THE SECTION LINE 1046.46 FEET; THENCE NORTH 00°58'59" EAST, A DISTANCE 186.13 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 83°28'16" WEST, A DISTANCE OF 124.95 FEET; THENCE NORTH 41°22'32" WEST, A DISTANCE OF 172.64 FEET; THENCE NORTH 02°16'54" WEST, A DISTANCE OF 68.38 FEET; THENCE NORTH 49°56'06" EAST, A DISTANCE OF 71.60 FEET; THENCE NORTH 17°24'31" EAST, A DISTANCE OF 55.81 FEET; THENCE SOUTH 73°33'01" EAST, A DISTANCE OF 109.00 FEET; THENCE SOUTH 59°03'13" EAST, A DISTANCE OF 94.37 FEET; THENCE SOUTH 04°29'30" WEST, A DISTANCE OF 204.25 FEET, TO THE POINT OF BEGINNING.

NEW DESCRIPTION

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (N1/2SE1/4SW1/4), SECTION 12, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 1°10'41" EAST 651.89 FEET ALONG THE CENTER SECTION LINE TO THE POINT OF BEGINNING, AND RUNNING THENCE NORTH 88°46'19" WEST 1321.87 FEET; THENCE NORTH 0°57'34" EAST 657.59 FEET TO A REBAR AND CAP MARKED AS B&C SURVEY LS 4490; THENCE SOUTH 88°31'31" EAST 1324.40 FEET TO A REBAR AND ALUMINUM CAP; THENCE SOUTH 1°10'41" WEST 651.89 FEET ALONG THE CENTER SECTION LINE TO THE POINT OF BEGINNING.
CONTAINS 19.89 ACRES, MORE OR LESS.

NARRATIVE

THE BASIS OF BEARING IS NORTH 01°10'41" EAST BETWEEN THE FOUND SOUTH QUARTER CORNER AND THE FOUND SIXTEENTH CORNER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.

THE PURPOSE OF THIS SURVEY IS TO LOCATE AND MONUMENT THE BOUNDARY OF THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORDS AND THE LOCATION OF PERTINENT EXISTING IMPROVEMENTS LOCATED ON THE GROUND.

DOCUMENTS

DOCUMENT 20160014990: QUIT CLAIM DEED

LEGEND

- FOUND SECTION MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- SECTION LINE
- PROPERTY LINE

LOCATION:	SW 1/4 SEC. 12, T43S, R11W, SLB&M.
PREPARED FOR:	SKY ENGINEERING
SURVEY DATE:	APRIL 2026
	1980-22 SVY.dwg
	5/19/2026

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

C:\Users\jared\Dropbox\SKY\01 PROJECTS\01-01 Treasure Apple Valley 69 Acres\00 PERMITS\03 SURVEY\SE Surveys\1980-22 SVY (1)\1980-22 SVY.dwg, 5/19/2026 3:14:58 PM

CONSTRUCTION DRAWINGS FOR APPLE VALLEY 60 ACRES

PROJECT INFORMATION

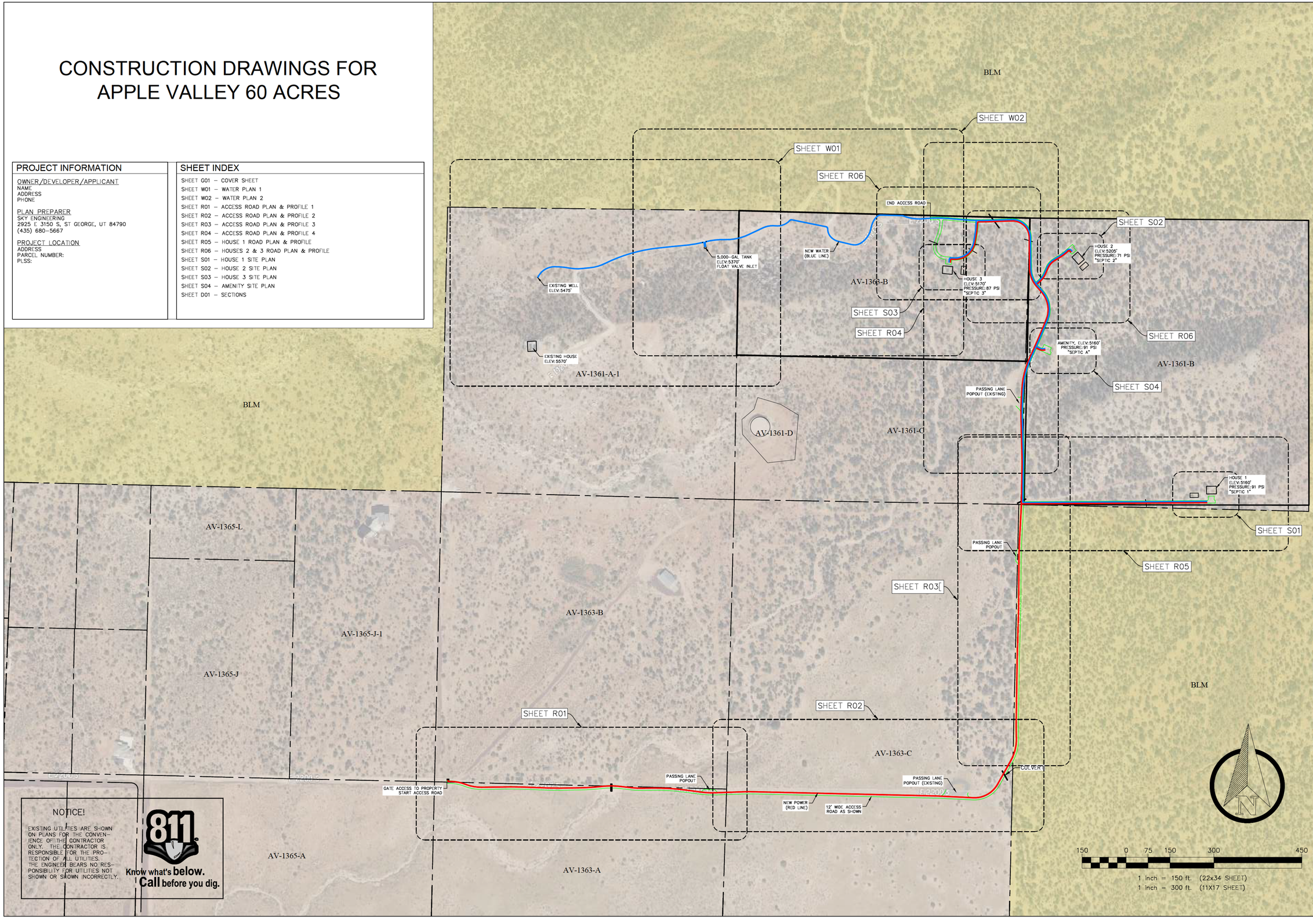
OWNER/DEVELOPER/APPLICANT
NAME
ADDRESS
PHONE

PLAN PREPARER
SKY ENGINEERING
2925 E 3150 S, ST GEORGE, UT 84790
(435) 680-5667

PROJECT LOCATION
ADDRESS
PARCEL NUMBER:
PLSS:

SHEET INDEX

SHEET G01 – COVER SHEET
SHEET W01 – WATER PLAN 1
SHEET W02 – WATER PLAN 2
SHEET R01 – ACCESS ROAD PLAN & PROFILE 1
SHEET R02 – ACCESS ROAD PLAN & PROFILE 2
SHEET R03 – ACCESS ROAD PLAN & PROFILE 3
SHEET R04 – ACCESS ROAD PLAN & PROFILE 4
SHEET R05 – HOUSE 1 ROAD PLAN & PROFILE
SHEET R06 – HOUSES 2 & 3 ROAD PLAN & PROFILE
SHEET S01 – HOUSE 1 SITE PLAN
SHEET S02 – HOUSE 2 SITE PLAN
SHEET S03 – HOUSE 3 SITE PLAN
SHEET S04 – AMENITY SITE PLAN
SHEET D01 – SECTIONS



NOTICE!

EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

811 Know what's below. Call before you dig.

#	DATE	BY	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
5/15/26
NO. 5834913-2202
JARED T. MADSEN
STATE OF UTAH

SKY ENGINEERING
2925 East 3150 South
St George, Utah 84790
(435) 680-5667

APPLE VALLEY 60 ACRES
APPLE VALLEY, UTAH
CONCEPT DEVELOPMENT

PROJECT #	040-01
NAME	JTM
DATE	10 MAY 2026

COVER SHEET

SHEET G01

040-01 CNDC.dwg

INSTALL 2" GATE VALVES AS SHOWN. DO NOT CONNECT TANK FILL LINE TO DOWNSTREAM TRANSMISSION LINE.

INSTALL 5,000-GALLON POLYETHYLENE WATER STORAGE TANK (NORWESCO OR APPROVED EQUAL). TANK SHALL BE RATED FOR ABOVE-GROUND POTABLE WATER STORAGE AND INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

INSTALL FLYGT FLOAT CONTROL SYSTEM, OR APPROVED, EQUAL, WITHIN TANK. SET TO AUTOMATICALLY ACTIVATE THE PUMP WHEN THE TANK WATER LEVEL DROPS TO 70% AND DEACTIVATE WHEN THE TANK REACHES FULL. INCLUDE ALL REQUIRED RELAYS, WIRING, MOUNTING HARDWARE, AND ASSOCIATED ELECTRICAL COMPONENTS NECESSARY FOR A COMPLETE AND FUNCTIONAL INSTALLATION. CONTRACTOR SHALL COORDINATE FLOAT ELEVATIONS AND CONTROL SETTINGS WITH THE OWNER PRIOR TO INSTALLATION.

EXISTING PUMP CONNECTION

CONNECT NEW 2" HDPE WATERLINE TO THE EXISTING WELL PUMP DISCHARGE PIPING. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING PIPING MATERIALS, SIZES, FITTINGS, ELEVATIONS, ELECTRICAL COMPONENTS, AND OPERATING CONDITIONS PRIOR TO CONSTRUCTION.

PROVIDE ALL NECESSARY ADAPTERS, FITTINGS, VALVES, CONTROLS, AND APPURTENANCES REQUIRED FOR A COMPLETE AND FUNCTIONAL INSTALLATION. COORDINATE ALL MODIFICATIONS WITH THE OWNER AND PUMP MANUFACTURER. ANY ELECTRICAL MODIFICATIONS REQUIRED FOR PUMP OPERATION AND CONTROLS SHALL BE PERFORMED BY A LICENSED ELECTRICIAN

EXISTING HOUSE
ELEV: 5570'

E 1720 S

50 0 25 50 100 200

1 inch = 50 ft. (22x34 SHEET)
1 inch = 100 ft. (11X17 SHEET)

N

#	DATE	BY	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
5/15/26
NO. 5834913-2202
JARED T. MADSEN
STATE OF UTAH

SK ENGINEERING
2925 East 3150 South
St George, Utah 84790
(435) 680-5667

APPLE VALLEY 60 ACRES
APPLE VALLEY, UTAH
CONCEPT DEVELOPMENT

PROJECT #	040-01
NAME	JTM
DATE	10 MAY 2026
	WATER PLAN 1
SHEET	W01
	040-01 CNDC.dwg

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ACCESS ROAD. SEE SHEETS R01 TO R02.

PROPERTY LINE

END ACCESS ROAD

INSTALL 2" GATE VALVES AS SHOWN. DO NOT CONNECT TANK FILL LINE TO DOWNSTREAM TRANSMISSION LINE.

INSTALL 2" HDPE DR11 POLY PIPE

INSTALL 12' WIDE ACCESS ROAD PER GEOTECHNICAL RECOMMENDATIONS. SEE SECTION A, SHEET D01.

INSTALL (1) EA 40 L.F. 18" CMP CULVERTS PER MANUFACTURER. PIPE FLOWLINE TO MATCH EXISTING CHANNEL FLOWLINE.

ROAD CENTERLINE

EDGE OF ROAD

HOUSE 3. SEE SHEET S03.

INSTALL 5,000-GALLON POLYETHYLENE WATER STORAGE TANK (NORWESCO OR APPROVED EQUAL). TANK SHALL BE RATED FOR ABOVE-GROUND POTABLE WATER STORAGE AND INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

INSTALL FLYGT FLOAT CONTROL SYSTEM, OR APPROVED, EQUAL, WITHIN TANK. SET TO AUTOMATICALLY ACTIVATE THE PUMP WHEN THE TANK WATER LEVEL DROPS TO 70% AND DEACTIVATE WHEN THE TANK REACHES FULL. INCLUDE ALL REQUIRED RELAYS, WIRING, MOUNTING HARDWARE, AND ASSOCIATED ELECTRICAL COMPONENTS NECESSARY FOR A COMPLETE AND FUNCTIONAL INSTALLATION. CONTRACTOR SHALL COORDINATE FLOAT ELEVATIONS AND CONTROL SETTINGS WITH THE OWNER PRIOR TO INSTALLATION.

50 0 25 50 100 200

1 inch = 50 ft. (22x34 SHEET)
1 inch = 100 ft. (11X17 SHEET)

N

#	DATE	BY	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
5/15/26
NO. 5834913-2202
JARED T. MADSEN
STATE OF UTAH

SKY ENGINEERING
2925 East 3150 South
St George, Utah 84790
(435) 680-5667

APPLE VALLEY 60 ACRES
APPLE VALLEY, UTAH
CONCEPT DEVELOPMENT

PROJECT #	040-01
NAME	JTM
DATE	10 MAY 2026

WATER PLAN 2

SHEET W02

040-01 CNDC.dwg

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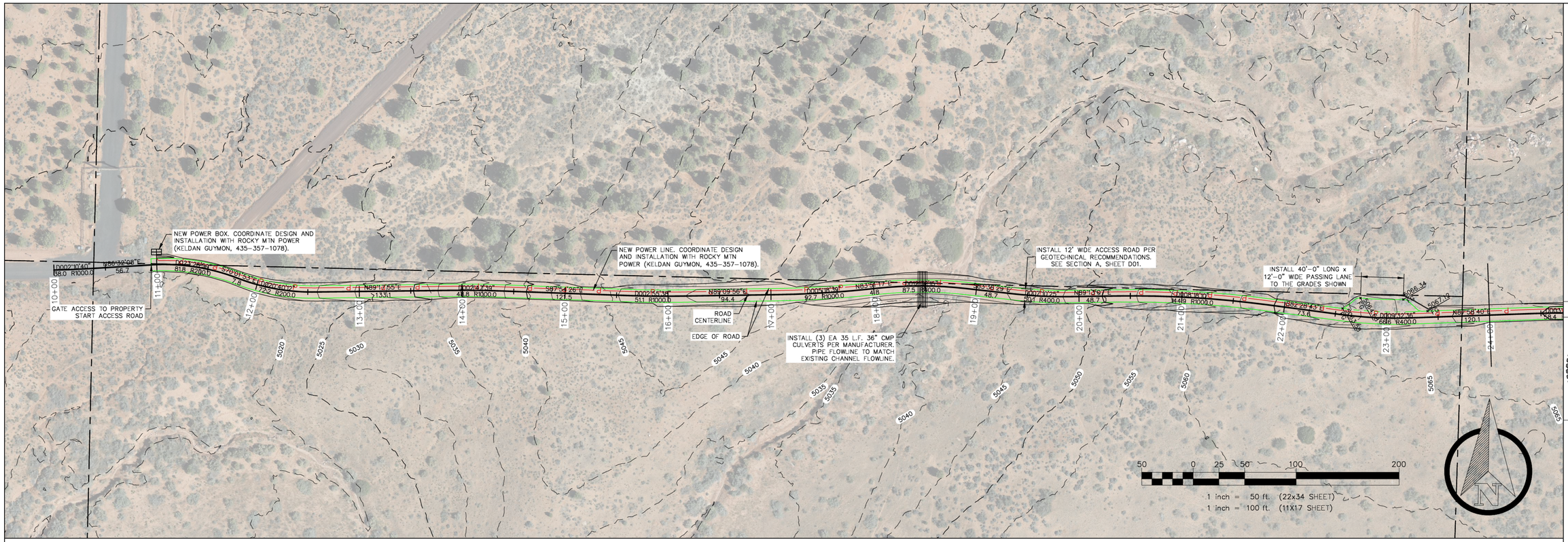

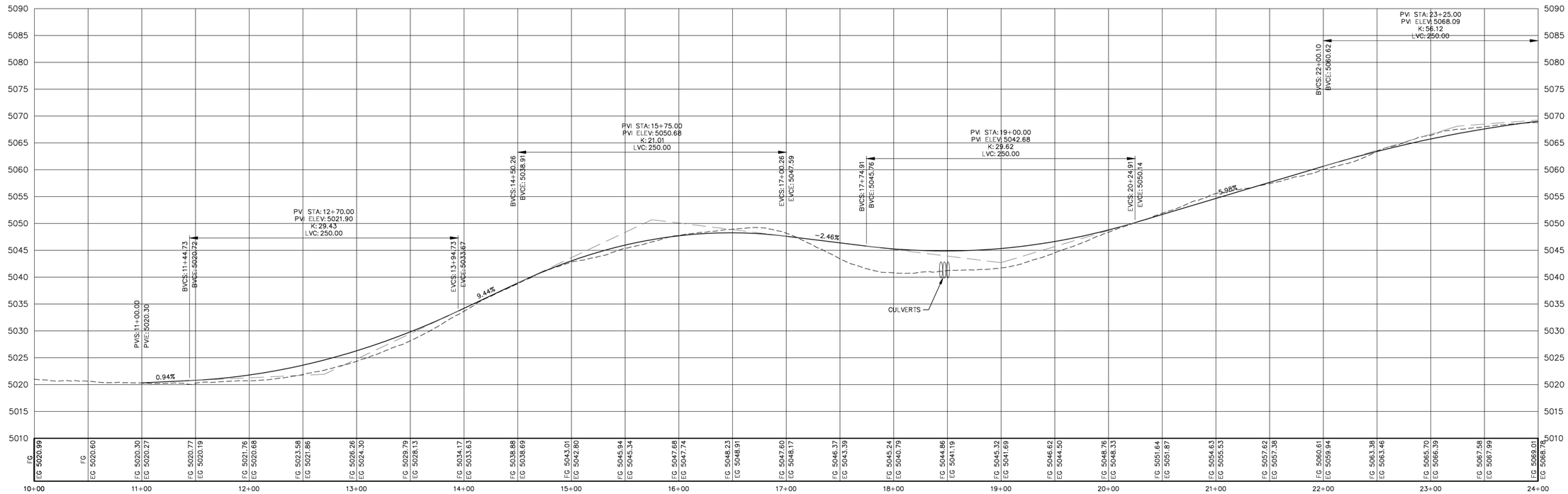

#	DATE	BY	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
5/15/26
NO. 5834913-2202
JARED T. MADSEN
STATE OF UTAH

SKY ENGINEERING
2925 East 3150 South
St George, Utah 84790
(435) 680-5667

APPLE VALLEY 60 ACRES
APPLE VALLEY, UTAH
CONCEPT DEVELOPMENT

PROJECT #	040-01
NAME	JTM
DATE	10 MAY 2026

ACCESS ROAD PLAN & PROFILE 1

SHEET R01

040-01 CNDC.dwg

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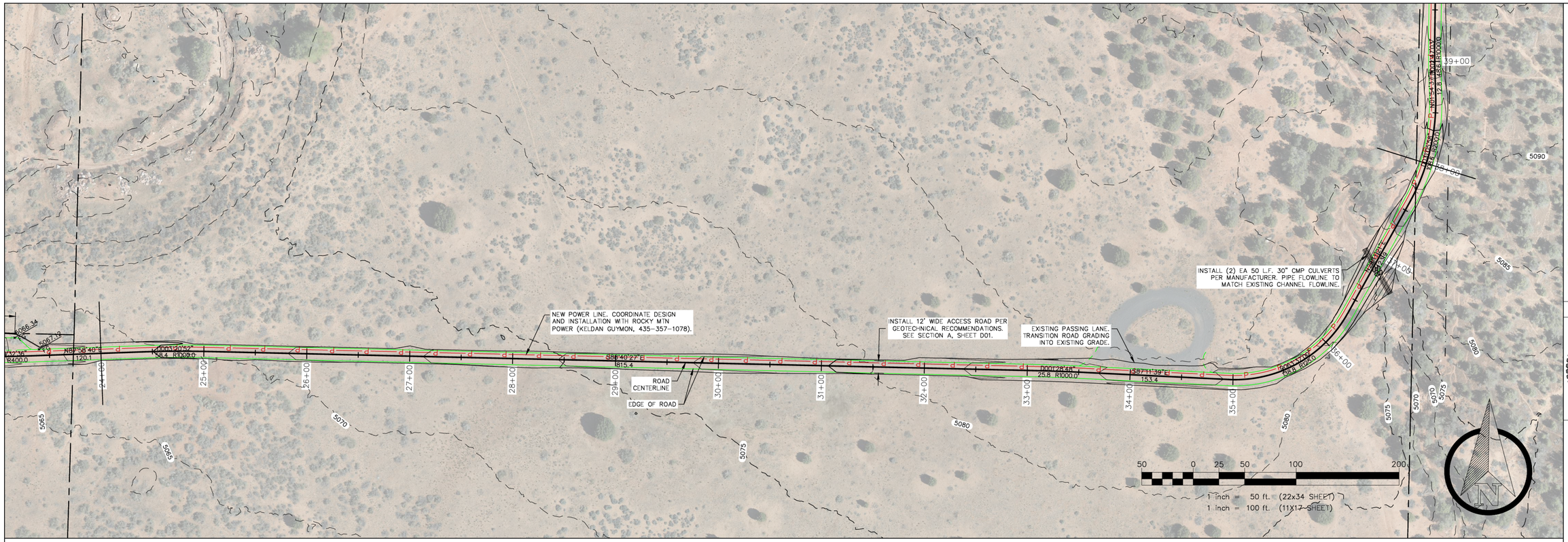

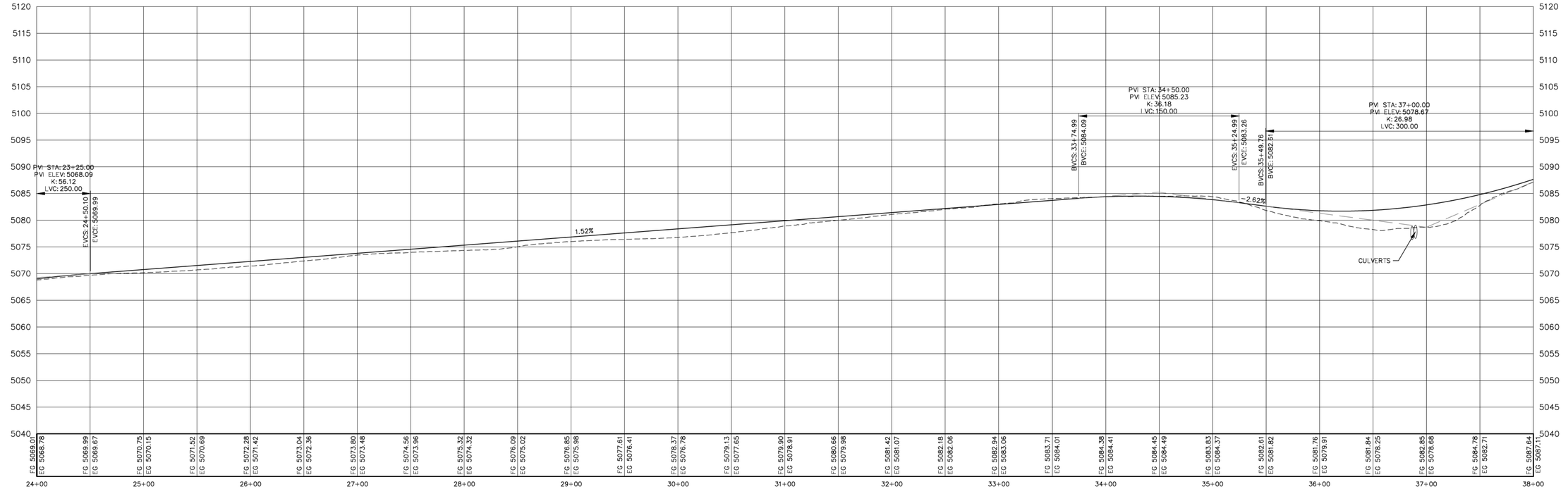

#	DATE	BY	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER
5/15/26
NO. 5834913-2202
JARED T. MADSEN
STATE OF UTAH

SKY ENGINEERING
2925 East 3150 South
St George, Utah 84790
(435) 680-5667

APPLE VALLEY 60 ACRES
APPLE VALLEY, UTAH
CONCEPT DEVELOPMENT

PROJECT #	040-01
NAME	JTM
DATE	10 MAY 2026

ACCESS ROAD PLAN & PROFILE 2

SHEET R02

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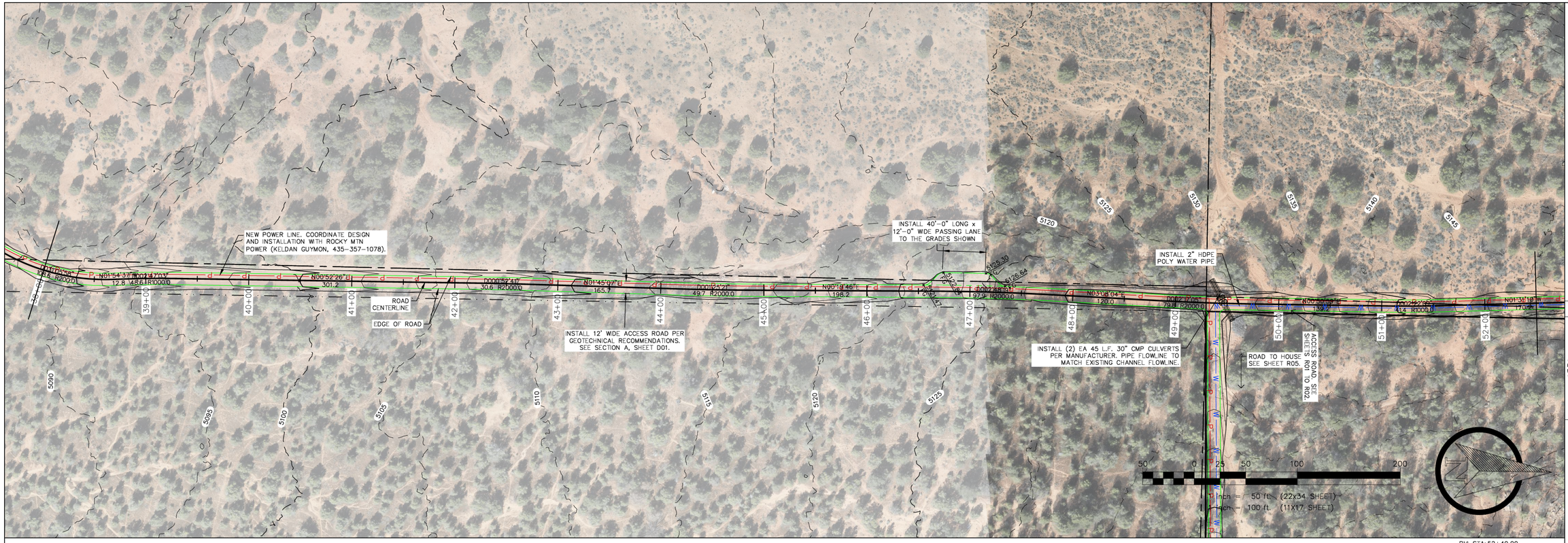

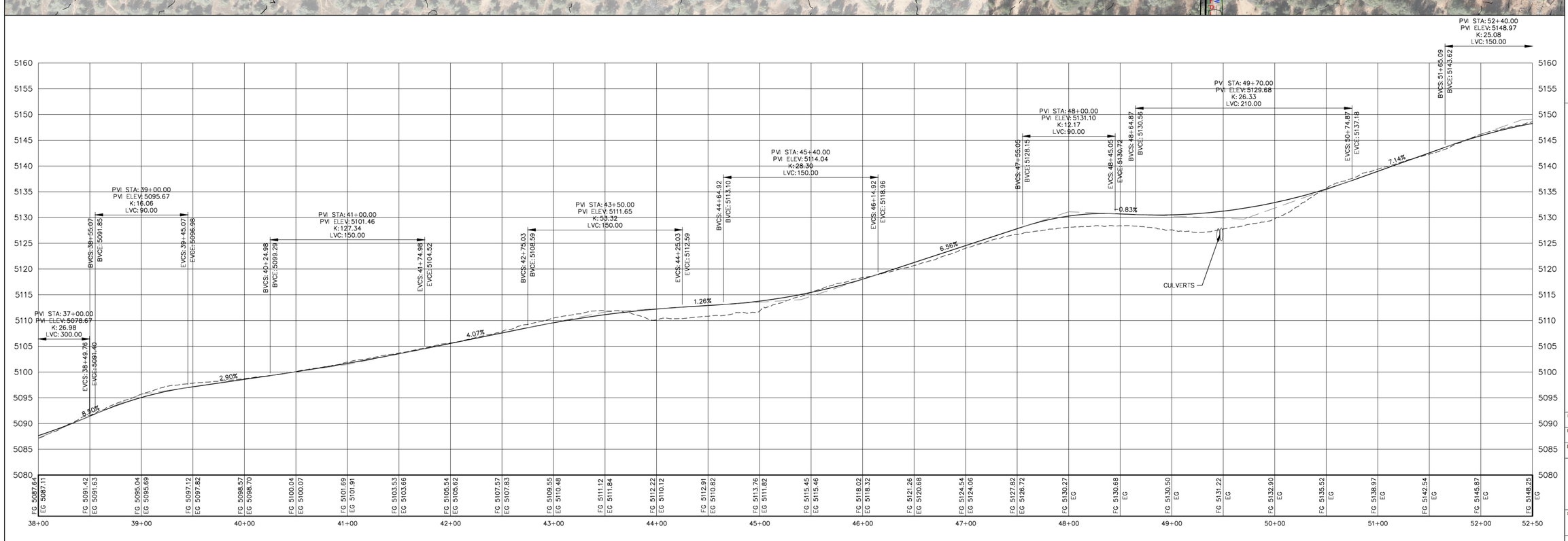

REVISIONS

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5/15/26
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JARED T. MADSEN
STATE OF UTAH

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APPLE VALLEY 60 ACRES
APPLE VALLEY, UTAH
CONCEPT DEVELOPMENT

PROJECT #	040-01
NAME	JTM
DATE	10 MAY 2026

ACCESS ROAD PLAN & PROFILE 3

SHEET R03

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EXISTING PASSING LANE. TRANSITION ROAD GRADING INTO EXISTING GRADE.

NEW POWER LINE. COORDINATE DESIGN AND INSTALLATION WITH ROCKY MTN POWER (KELDAN GUYMON, 435-357-1078).

INSTALL 2" HDPE POLY WATER PIPE

ROAD CENTERLINE

EDGE OF ROAD

INSTALL 12' WIDE ACCESS ROAD PER GEOTECHNICAL RECOMMENDATIONS. SEE SECTION A, SHEET D01.

AMENITIES AREA. SEE SHEET S04.

INSTALL (1) EA 40 L.F. 18" CMP CULVERTS PER MANUFACTURER. PIPE FLOWLINE TO MATCH EXISTING CHANNEL FLOWLINE.

INSTALL (2) 2" GATE VALVES

INSTALL (2) EA 80 L.F. 24" CMP CULVERTS PER MANUFACTURER. PIPE FLOWLINE TO MATCH EXISTING CHANNEL FLOWLINE.

TO HOUSE 3, SEE SHEET R06.

INSTALL 2" HDPE POLY WATER PIPE

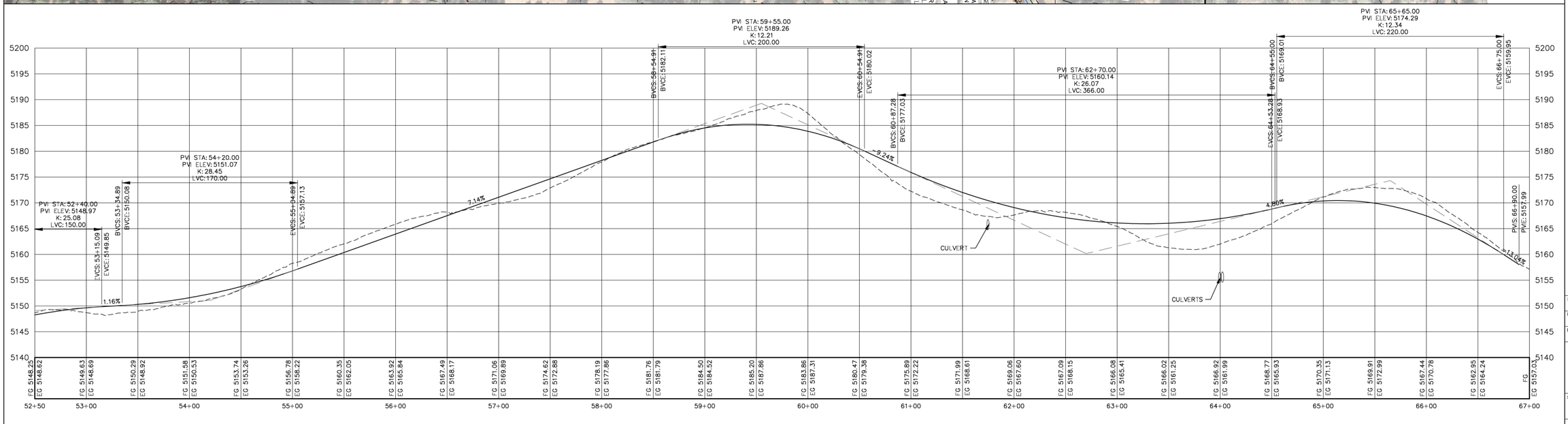
ACCESS ROAD, SEE SHEETS R01 TO R02

END ACCESS ROAD

ROAD TO HOUSE 2 AND 3, SEE SHEET R06.

HOUSE 3 SEE SHEET S03.

1 inch = 50 ft. (22x34 SHEET)
1 inch = 100 ft. (11X17 SHEET)



REVISIONS

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JARED T. MADSEN
STATE OF UTAH

SKY ENGINEERING
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St George, Utah 84790
(435) 680-5667

APPLE VALLEY 60 ACRES
APPLE VALLEY, UTAH
CONCEPT DEVELOPMENT

PROJECT #	040-01
NAME	JTM
DATE	10 MAY 2026

ACCESS ROAD PLAN & PROFILE 4

SHEET R04

040-01 CNDC.dwg

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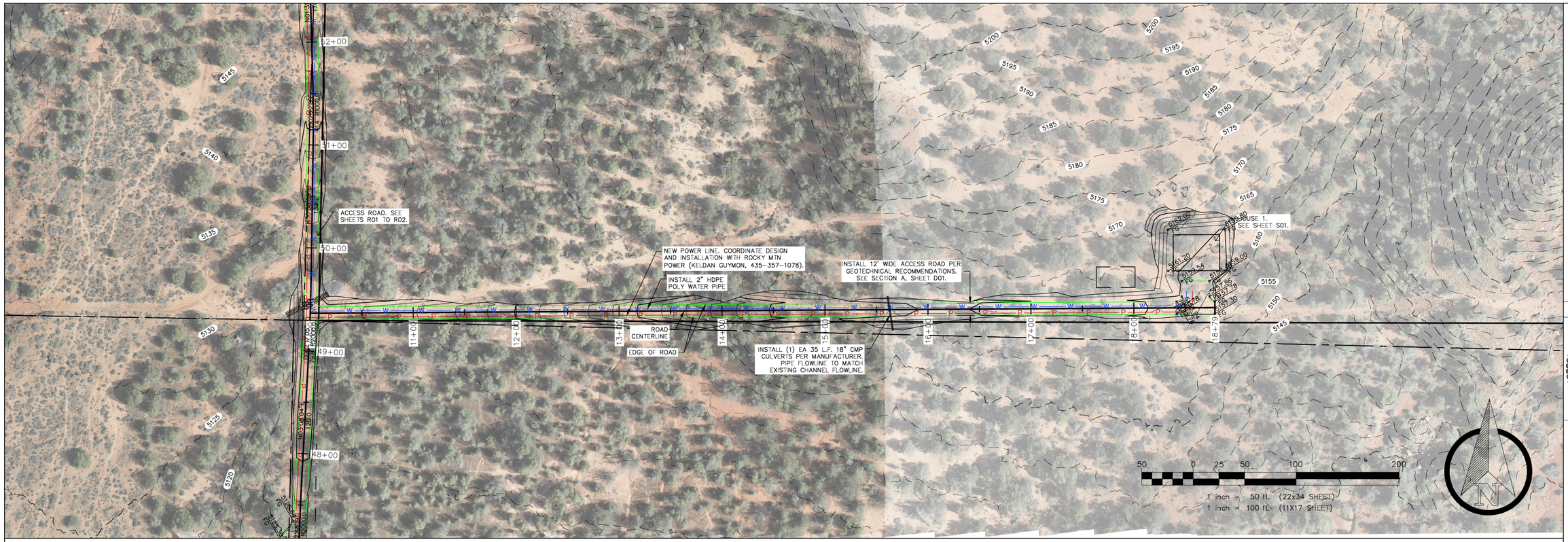

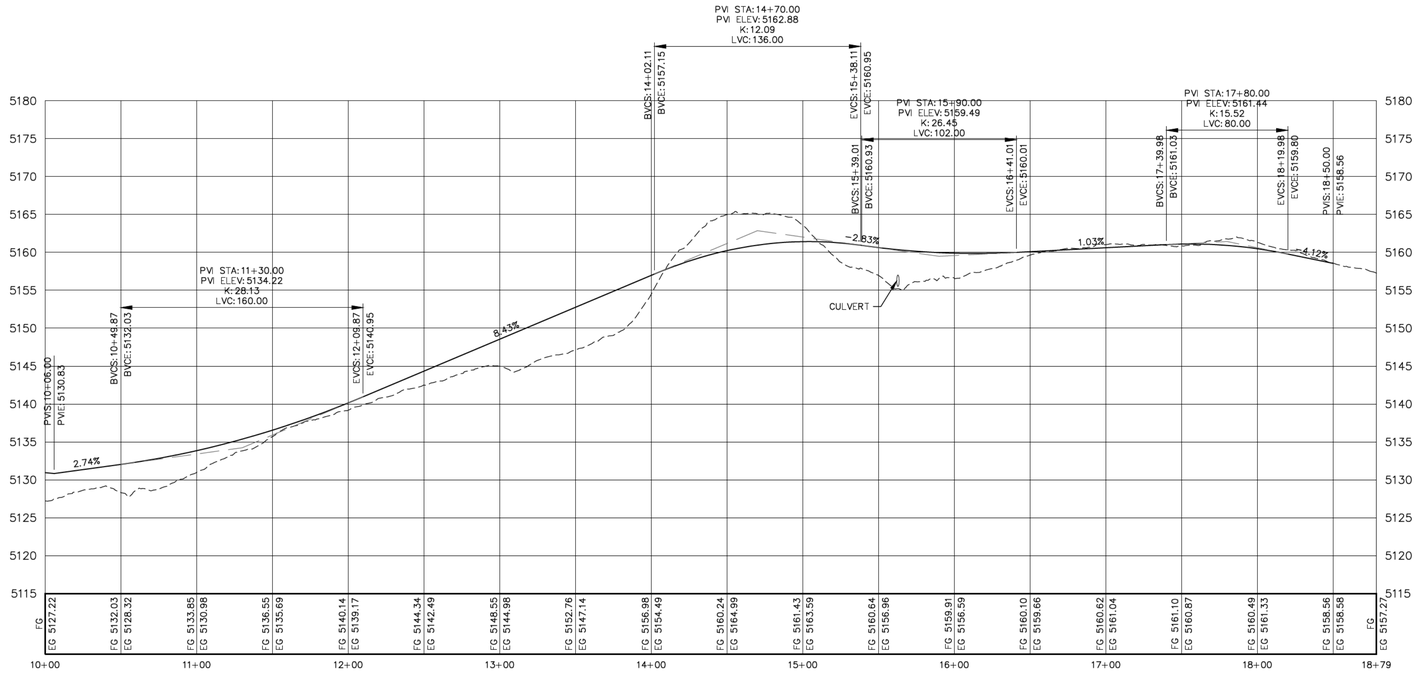

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5/15/26
NO. 5834913-2202
JARED T. MADSEN
STATE OF UTAH

SKY ENGINEERING
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APPLE VALLEY 60 ACRES
APPLE VALLEY, UTAH
CONCEPT DEVELOPMENT

PROJECT #	040-01
NAME	JTM
DATE	10 MAY 2026

HOUSE 1 ROAD PLAN & PROFILE

SHEET R05

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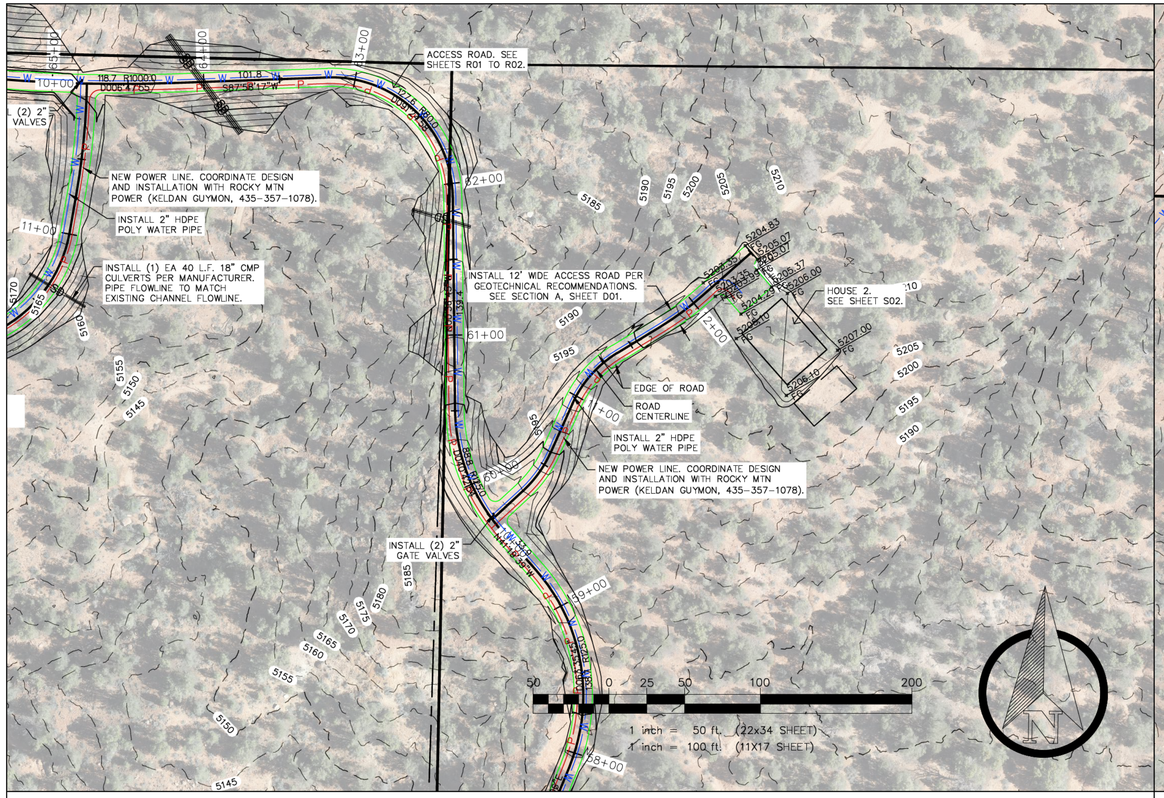

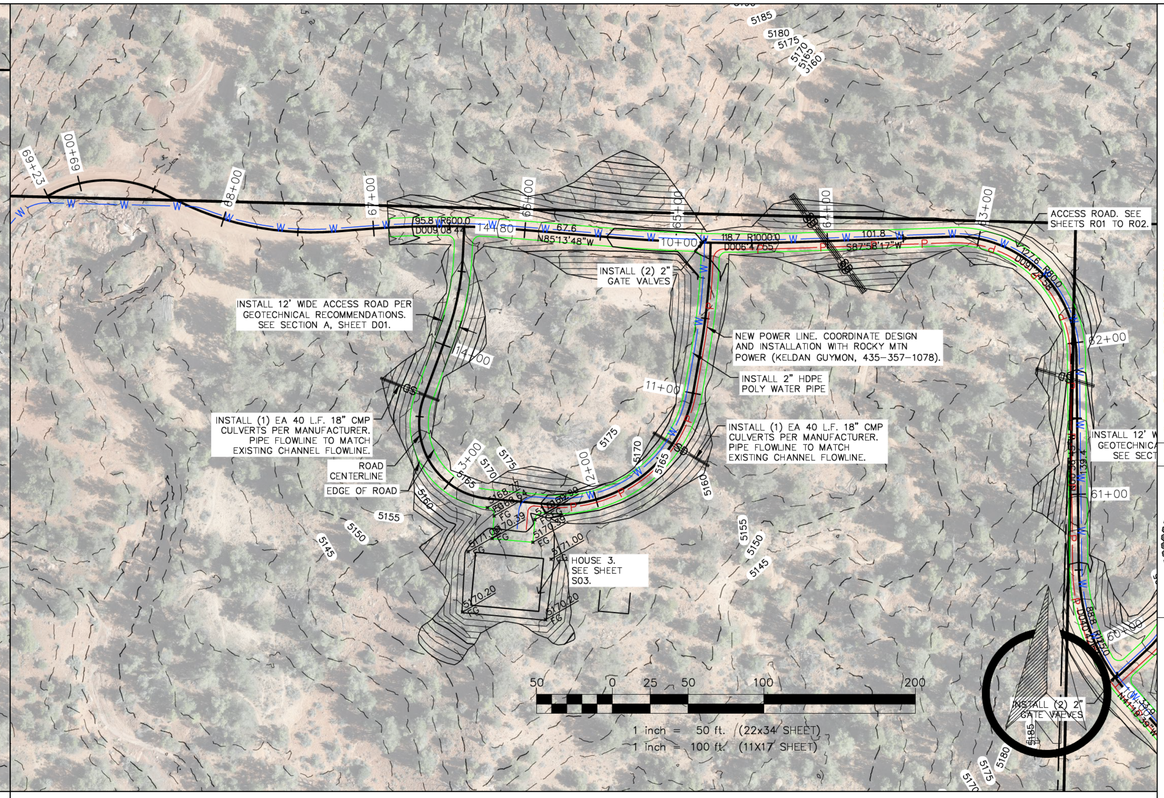

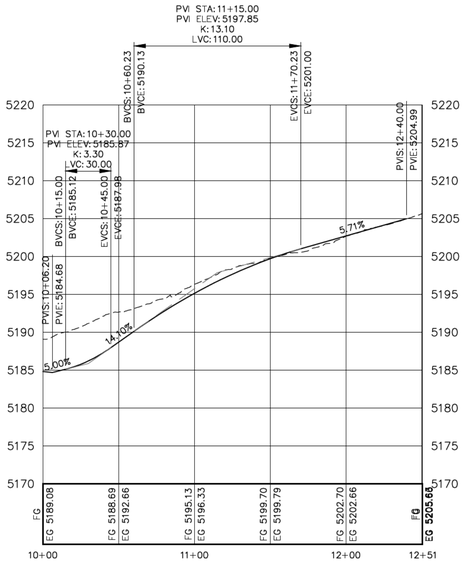

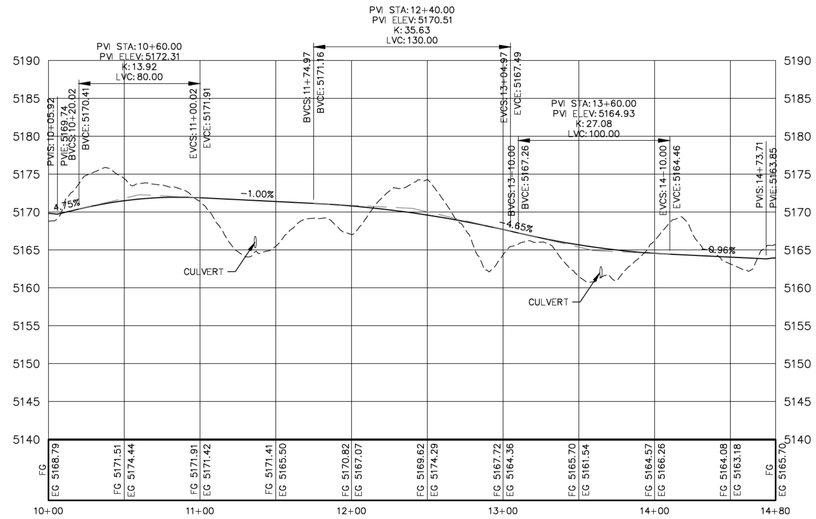

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5/15/26
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APPLE VALLEY 60 ACRES
APPLE VALLEY, UTAH
CONCEPT DEVELOPMENT

PROJECT #	040-01
NAME	JTM
DATE	10 MAY 2026

HOUSES 2 & 3 ROAD PLAN & PROFILE

SHEET R06

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5175
5170
5165
5160
5155
5150
5145

MAX 2H:1V
CATCH SLOPE

5162.00
FG

5159.80
FG

HOUSE 1

SEPTIC 1 SITE. SEE GEOTECHNICAL INVESTIGATION FOR SEPTIC DESIGN. COORDINATE SERVICE LATERALS WITH BUILDING PLANS.

5161.20
FG

5159.00
FG

5159.54
FG

5158.46
FG

27'-0" WIDE
PARKING AREA

SEE BUILDING PLANS
FOR CONTINUATION

20'-0"

5157.86
FG

5158.84
FG

5157.79
FG

EXTEND 2" HDPE
DR11 WATER PIPE

5158.78
FG

12'-0"

5158.79
FG

5157.38
FG

EXTEND SINGLE
PHASE POWER

N

10 0 5 10 20 40

1 inch = 10 ft. (22x34 SHEET)
1 inch = 20 ft. (11x17 SHEET)

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REVISIONS

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5/15/26
NO. 5834913-2202
JARED T.
MADSEN
STATE OF UTAH

SKY ENGINEERING
2925 East 3150 South
St George, Utah 84790
(435) 680-5667

APPLE VALLEY 60 ACRES
APPLE VALLEY, UTAH
CONCEPT DEVELOPMENT

PROJECT #	040-01
NAME	JTM
DATE	10 MAY 2026

HOUSE 1 SITE PLAN

SHEET S01

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EXTEND 2" HDPE DR11 WATER PIPE

EXTEND SINGLE PHASE POWER

SEE BUILDING PLANS FOR CONTINUATION

27'-0" WIDE PARKING AREA

12'-0"

20'-0"

HOUSE 2

MAX 2H:1V CATCH SLOPE

SEPTIC 2 SITE. SEE GEOTECHNICAL INVESTIGATION FOR SEPTIC DESIGN. COORDINATE SERVICE LATERALS WITH BUILDING PLANS.

5204.43 FG
5204.07 FG
5205.17 FG
5206.00 FG
5203.35 FG
5203.35 FG
5203.99 FG
5204.29 FG
5206.16 FG
5207.00 FG
5206.16 FG

5185 5190 5195 5200 5205 5210

10 0 5 10 20 40

1 inch = 10 ft. (22x34 SHEET)
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APPLE VALLEY 60 ACRES
APPLE VALLEY, UTAH
CONCEPT DEVELOPMENT

PROJECT #	040-01
NAME	JTM
DATE	10 MAY 2026

HOUSE 2 SITE PLAN

SHEET S02

040-01 CNDC.dwg

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EXTEND 2" HDPE DR11 WATER PIPE

EXTEND SINGLE PHASE POWER

12'-0"

20'-0"

27'-0" WIDE PARKING AREA

SEE BUILDING PLANS FOR CONTINUATION

SEPTIC 3 SITE. SEE GEOTECHNICAL INVESTIGATION FOR SEPTIC DESIGN. COORDINATE SERVICE LATERALS WITH BUILDING PLANS.

HOUSE 3

MAX 2H:1V CATCH SLOPE

5168.77 FG
5168.64 FG
5169.39 FG
5170.32 FG
5170.39 FG
5170.39 FG
5171.00 FG
5171.00 FG
5170.20 FG
5170.20 FG

10 0 5 10 20 40

1 inch = 10 ft. (22x34 SHEET)
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APPLE VALLEY 60 ACRES
APPLE VALLEY, UTAH
CONCEPT DEVELOPMENT

PROJECT #	040-01
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DATE	10 MAY 2026

HOUSE 3 SITE PLAN

SHEET S03

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36'-0" WIDE PARKING AREA

(2) WATER VALVES

EXTEND 2" HDPE DR11 WATER PIPE

SEE BUILDING PLANS FOR CONTINUATION

EXTEND SINGLE PHASE POWER

20'-0"

12'-0"

N24°24'28"E 648'

57+00

56+00

SEPTIC A SITE. SEE GEOTECHNICAL INVESTIGATION FOR SEPTIC DESIGN. COORDINATE SERVICE LATERALS WITH BUILDING PLANS.

5160 5165 5170 5155 5169

10 0 5 10 20 40

1 inch = 10 ft. (22x34 SHEET)
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APPLE VALLEY 60 ACRES
APPLE VALLEY, UTAH
CONCEPT DEVELOPMENT

PROJECT #	040-01
NAME	JTM
DATE	10 MAY 2026

AMENITY SITE PLAN

SHEET S04

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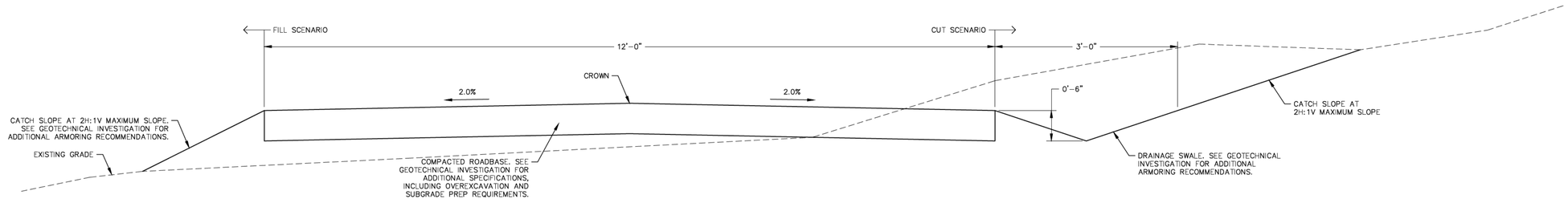

ROAD TYPICAL SECTION
NTS

#	DATE	BY	DESCRIPTION

REVISIONS

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APPLE VALLEY, UTAH
CONCEPT DEVELOPMENT

PROJECT # 040-01
NAME JTM
DATE 10 MAY 2026

SECTIONS

SHEET D01

040-01 CNDC.dwg

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

APPLICATION TO APPEAR BEFORE THE PLANNING COMMISSION

Date of Planning Commission meeting for this agenda item to appear 8 APR 2026

Paperwork returned by Stewart (Date) 4/2/26

Name of Applicant: STEWART AISING

Site Location: 1456 N MOUNT ZION DR.

Mailing Address: SAME

Phone: 509-990-8458

Purpose of Request: REMODEL/REPLACE EXISTING BUILDING CURRENTLY HAS POWER, PER 10.12.030

Stewart Rising 02/04/2026
Applicant Signature Date

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

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

Planning Commission Chairman / Date

City Administration / Date

10.12.030 Additions, Enlargements And Moving

A. Approval Required: A building or structure occupied by a nonconforming use and a building or structure nonconforming as to height, area, yard or zoning regulations shall not be added to, remodeled or enlarged in any manner or moved to another location on the lot unless first approved by the planning commission. In approving such request, it must be determined that the proposed change does not impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or structure.

B. Purpose Considered: A building or structure may be enlarged and/or added to if the enlargement or addition is being done for the purpose of causing such building or structure to be conforming with all regulations of the zone in which it is located. Said improvements may be done following the obtaining of a building permit without planning commission approval.

HISTORY
Adopted by Ord. 2019-09 on 6/12/2019

PLANNING COMMISSION MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, May 13, 2026 at 6:00 PM

MINUTES

CALL TO ORDER, PLEDGE OF ALLEGIANCE
The Planning Commission meeting was called to order at 6:00 PM by Chairman Farrar, followed by the Pledge of Allegiance.

ROLL CALL, PRESENT
Chairman Bradley Farrar
Commissioner Stewart Riding
Commissioner Dan Harsh

ABSENT
Commissioner Lee Fralish
Commissioner Garth Hood

CONFLICT OF INTEREST DISCLOSURES

Commissioner Stewart Riding disclosed a conflict of interest regarding one of the agenda items and proposed that the item be tabled.

DISCUSSION AND POSSIBLE ACTION ITEMS

1. Conditional Use Permit Application for an accessory building larger than the given square footage at 1614 N Apple Valley Dr, AV-1334-T-1.

   The Planning Commission reviewed a Conditional Use Permit application for a 15,000 square foot accessory building at 1614 N Apple Valley Drive. The mayor reported that the proposed building exceeded the standard square footage allowed for a single accessory structure, but noted that the current ordinance would otherwise allow the applicant to construct up to four separate 4,000 square foot buildings on the property without requiring a Conditional Use Permit. The mayor also stated that the proposed structure would not exceed the lot coverage limitations.

   The mayor reported that the applicant obtained signatures from neighboring property owners acknowledging the size and dimensions of the proposed building, including its approximate dimensions of 250 feet by 60 feet and height of 25 feet. One nearby property owner expressed opposition to the project. The mayor stated that, if approved, the building would be positioned toward the rear and east side of the property to reduce visual impacts to the neighboring property. The mayor also explained that temporary placement adjustments would be allowed during construction, provided the structure was relocated to comply with setback requirements prior to final inspection and issuance of a certificate of occupancy.

   Commission discussion included comments regarding the appearance of the building and the importance of using colors and materials that would blend with the surrounding desert environment, particularly due to the property's visibility near the entrance to Apple Valley. The mayor indicated the applicant intended to improve the appearance of the property and coordinate the design of the structures on site. Commissioners noted that a majority of neighboring property owners supported the proposal.

DRAFT

Chairman Farrar stated that although the proposed building was initially viewed as large in scale, the demonstrated support from neighboring property owners addressed concerns regarding the project. A motion was made and seconded to approve the Conditional Use Permit application for the accessory building at 1614 N Apple Valley Drive, AV-1334-T-1.

MOTION: Chairman Farrar motioned that we approve the Conditional Use Permit Application for an accessory building larger than the given square footage at 1614 N Apple Valley Dr, AV-1334-T-1.
SECOND: The motion was seconded by Commissioner Harsh.
VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

2. Application from Stewart Riding to remodel and replace an existing structure at 1456 N Mount Zion Dr, which currently has power.

   The Commission then addressed the application from Stewart Riding to remodel and replace an existing structure at 1456 N Mount Zion Drive. Due to the previously disclosed conflict of interest and resulting lack of a full quorum, the Commission voted to table the item.

MOTION: Chairman Farrar motioned that we table the Application from Stewart Riding to remodel and replace an existing structure at 1456 N Mount Zion Dr.
SECOND: The motion was seconded by Commissioner Harsh.
VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES

3. Minutes: April 8, 2026 - Planning Commission Hearing and Meeting.

   Chairman Farrar stated that the draft minutes for the April 8, 2026 Planning Commission Hearing and Meeting had been reviewed and appeared accurate. Commissioners were asked whether there were any corrections or concerns prior to consideration of approval.

MOTION: Commissioner Riding motioned that we approve the draft minutes of Planning Commission Hearing and Meeting, 4.8.26.
SECOND: The motion was seconded by Commissioner Harsh.
VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

ADJOURNMENT

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

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

The vote was unanimous and the motion carried.

Meeting adjourned at 6:07 PM.

Date Approved: _____

Approved BY: _____
Chairman | Bradley Farrar

Attest BY: _____
Recorder | Jenna Vizcardo

DRAFT