



PLANNING COMMISSION HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, October 08, 2025 at 6:00 PM

AGENDA

Notice is given that a meeting of the Planning Commission of the Town of Apple Valley will be held on **Wednesday, October 08, 2025**, 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 | Kael Hirschi

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. Simple Lot Split Subdivision Application for parcel: AV-1354-B, (7 new parcels), Applicant: Alan Dockstader.
2. Ordinance O-2025-34, Proposed Zone Change, Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5) for AV-1351-C, 325 N Cougar Ln, Applicant: Joseph and Kituran Nepl.
3. Ordinance O-2025-35, Amend Title 10.28.150 Utility Requirements.
4. Ordinance O-2025-36, Repeal Title 10.28.130 Minimum Height Of Main Building.

DISCUSSION AND POSSIBLE ACTION ITEMS

- [5.](#) Simple Lot Split Subdivision Application for parcel: AV-1354-B, (7 new parcels), Applicant: Alan Dockstader.
- [6.](#) Ordinance O-2025-34, Proposed Zone Change, Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5) for AV-1351-C, 325 N Cougar Ln, Applicant: Joseph and Kituran Nepl.
- [7.](#) Ordinance O-2025-35, Amend Title 10.28.150 Utility Requirements.
- [8.](#) Ordinance O-2025-36, Repeal Title 10.28.130 Minimum Height Of Main Building.
- [9.](#) Stewart Riding - Application - Appear Before The Planning Commission.

APPROVAL OF MINUTES

- [10.](#) Minutes: September 10, 2025 - Planning Commission Hearing and Meeting.

ADJOURNMENT

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

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

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

Apple Valley Simple Lot Subdivision Application

Fee: _____

Applicant Full Name: Alan Dockstader

Mailing Address: _____

Phone Number: _____

Email Address: _____

Authorized Agent (if applicable): _____

Property Address: _____ City: Apple Valley State: UT Zip: 84737

Tax ID Number: AV-1354-B

Current Zoning Designation: proposed AG-10

Require Conditions

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

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

Submittal Requirements

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

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

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

Site Specific Contents

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

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

(For Office Use Only)

Date Received: _____ Date Paid: _____

Preliminary Review

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

Date of Completion Determination: _____

Administrative Review

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

Date of Administrative Review Completion: _____

Administrative Recommendation to Planning Commission:

Planning Commission Review

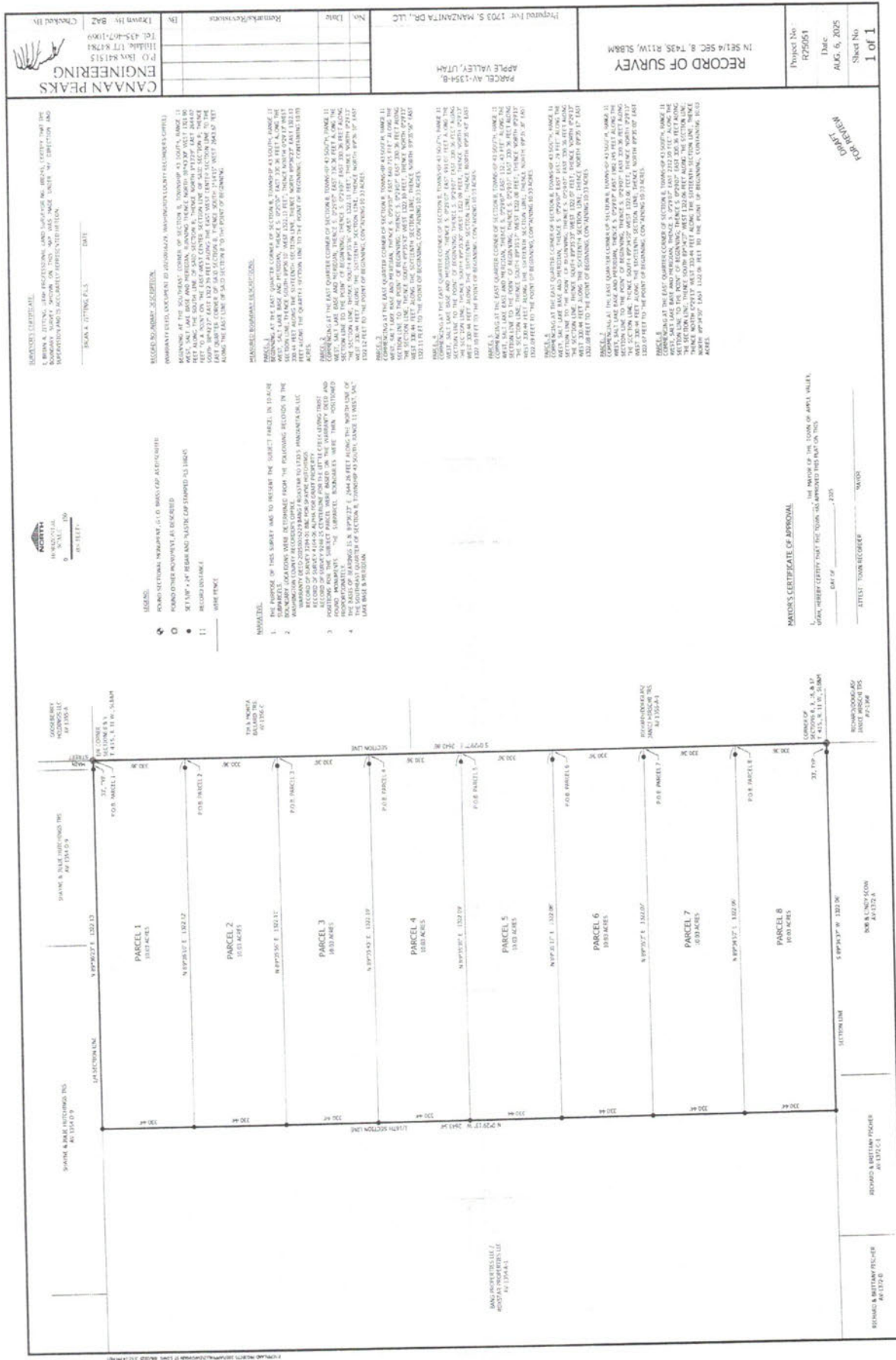
The Planning Commission shall hold a public hearing on the application and approve or deny the simple lot subdivision application (*Apple Valley Subdivisions § 11.02.050(G)(4)*).

Date of Public Hearing: _____

Date of Planning Commission Decision: _____

- ☐ Approved
- ☐ Denied

Filing Date of the Record of Survey: _____





Proposal: Zone Change

Current Zone: OST

Proposed Zone: A-5

Acres: 5.01

Project location: AV-1351-C

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 located at 325 North Cougar Lane (AV-1351-C) and is 5.01 acres in size. As stated in the application the purpose for the zone change is to align the zoning of this property with neighboring parcels.

The property is currently zoned OST. Surrounding zoning is RE-1 to the north, RE-20 to the east, RE-5 to the south and Open Space Conservation (OSC) to the west. The General Plan for this property is Agricultural. The applicant is asking to change the zone from OST to A-5 which is in line with the General Plan map.

When looking at Section 2 of the General Plan, it is apparent that this zone change is in line with section 2.3 - Major Land Use Themes - 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 as it would create larger lot sizes and help preserve the agricultural and historic heritage of Apple Valley.

Access to the property is off of 400 North. The town may want to look at roadway connectivity in this area and consider the possibility of Cougar Ln connecting to 400 North.

TOWN OF APPLE VALLEY
ORDINANCE O-2025-34

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCEL AV-1351-C FROM OPEN SPACE
TRANSITION ZONE (OST) TO AGRICULTURAL 5 ACRES ZONE (AG-5)

WHEREAS, the Town of Apple Valley (“Town”) has petitioned to rezone parcel AV-1351-C from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5); and

WHEREAS, the Planning Commission held a duly noticed public hearing on October 8, 2025, to consider the request and, in a meeting on the same date, voted to recommend approval of the zone change; and

WHEREAS, the Town Council has reviewed the Planning Commission’s recommendation and finds that the proposed zone change aligns with the Town’s General Plan and serves a rational public interest; and

WHEREAS, on October 15, 2025 the Town Council of Apple Valley, Utah, convened in a duly noticed and held meeting to consider the proposed amendment;

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

SECTION I: Zoning Amendment
The zoning designation for parcel AV-1351-C is hereby changed from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5).

SECTION II: Official Zoning Map Update
The Official Zoning Map shall be amended to reflect this zoning change.

SECTION III: Effective Date:
This ordinance shall take effect immediately upon passage and adoption.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Apple Valley, Utah, this 15th day of October, 2025.

PRESIDING OFFICER

Michael L. Farrar, Mayor

ATTEST:

Jenna Vizcardo, Town Clerk/Recorder

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



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

See Fee Schedule Page 2

Item 6.

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Joseph F and Kiturah L Neppi		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable) 325		Phone:	
Address/Location of Property: 400 N Cougar Lane		Parcel ID: AV-1351-C	
Existing Zone: OST		Proposed Zone: A-5	
For Planned Development Purposes: Acreage in Parcel 5.01		Acreage in Application 5.01	
Reason for the request To zone property in accordance with neighboring parcels.			

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 Joseph F. Neppi Kiturah Neppi		Date 8-17-2025
Official Use Only	Amount Paid: \$ 1,200	Receipt No: 57666
Date Received: 8/26/25	Date Application Deemed Complete:	
By: ju	By:	

TAX_ID	FIELD5	FIELD6	FIELD7	FIELD8	FIELD9	FIELD10	FIELD11
AV-1351-C	NEPPL JC	77-6543	PRINCESS I	KAILUA K	HI	96740	
AV-1351-E	BULLINGT	PO BOX 123		CONCONI	WA	98819-0123	
AV-1351-E	APPLE VA	229 E SAINT GEORG	SAINT GE	UT		84770	
AV-1351-C	HAMBLIN	72 W STATE ST		HURRICA	UT	84737	
AV-1343-A	GUBLER I	271 S MAIN ST		LA VERKI	UT	84745	
AV-1343-A	THOMPSON	322 N STATE ST # 3		HURRICA	UT	84737-1873	

Matthew & Tiffannie Bullington AV-1351-E
 PO Box 123
 ConConully WA 98819

Apple Valley Dev LLC AV-1351-B
 229 E Saint George Blvd #200
 Saint George UT 84770

Aaron & Jill Hamblin AV-1351-D
 72 W. State St.
 Hurricane UT 84737

Micah & Cory Gubler AV-1343-A-3
 271 S Main St
 La Verkin UT 84745

Michael, Renae & Janette Thompson AV-1343-A-7
 322 N State St #39-6
 Hurricane UT 84737

Zoning Districts Viewer

Find address or place



Legend

Zoning Districts

- A-5 - Agricultural > 5 Acres *Proposed Zoning AV-1351-C*
- A-10 - Agricultural > 10 Acres
- A-20 - Agricultural > 20 Acres
- A-40 - Agricultural > 40 Acres
- A-X - Agriculture
- SF-.5 - Single-Family Residential > .5 Acres
- C-1 - Convenience Commercial
- C-2 - Highway Commercial
- C-3 - General Commercial
- CTP - Cabins or Tiny Home Parks Zone
- INST - Institutional
- MH - Manufactured Housing Park
- OSC - Open Space Conservation
- OST - Open Space Transition *existing zoning AV-1351-C*
- PD - Planned Development
- RE-1 - Rural Estate 1
- RE-2.5 - Rural Estate 2.5
- RE-5 - Rural Estate 5
- RE-10 - Rural Estate 10



Search...

Sign in

Tools



GIS



Tool Labels



PLEASE SEE IMPORTANT EXPLANATIONS
& INSTRUCTIONS ON REVERSE SIDE

2025



WASHINGTON COUNTY AUDITOR
RYAN SULLIVAN
111 EAST TABERNACLE ST
ST. GEORGE, UT 84770
435-301-7220

MAILING ADDRESS

079956

NEPPL JOSEPH F et al.

NOTICE OF PROPERTY VALUATION AND TAX CHANGES

ACCOUNT NUMBER PARCEL NUMBER ACRES AREA

0675804

AV-1351-C

5.01

45

Item 6.

PARTIAL LEGAL DESCRIPTION - FOR TAX ID ONLY

S: 5 T: 43S R: 11W N1/2 NW1/4 NE1/4 NW1/4 SEC 5 T43S
R11W

PROPERTY ADDRESS

OWNER

NEPPL JOSEPH F et al.

VALUE OF YOUR PROPERTY

PROPERTY TYPE	2024 Market Value	2024 Taxable Value	2025 Market Value	2025 Taxable Value
NON-PRIMARY LAND	240,500	240,500	240,500	240,500
TOTAL PROPERTY VALUE	240,500	240,500	240,500	240,500

TAXING ENTITIES	2024		2025				Changes If Proposed Budget Is Approved		PUBLIC HEARINGS FOR TAX INCREASE			
	Taxes Last Year		Current Budget		Proposed Budget		Amount	Percent	Date	Time	Place	\$ Increase
	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Tax Rate	Tax Amount						
LOCAL SCHOOL FUND	0.003384	813.85	0.003220	774.41	0.003220	774.41	0.00	0.00%				
STATE SCHOOL FUND	0.001408	338.62	0.001379	331.65	0.001379	331.65	0.00	0.00%				
APPLE VALLEY TOWN	0.000837	201.30	0.000822	197.69	0.000822	197.69	0.00	0.00%				
WATER CONSERVANCY	0.000412	99.09	0.000399	95.96	0.000399	95.96	0.00	0.00%				
COUNTY GENERAL FUND	0.000373	89.70	0.000361	86.83	0.000361	86.83	0.00	0.00%				
LOCAL ASSESS/COLL	0.000230	55.32	0.000223	53.63	0.000223	53.63	0.00	0.00%				
COUNTY LIBRARY FUND	0.000129	31.02	0.000125	30.06	0.000125	30.06	0.00	0.00%				
CHARTER SCHOOL FUND	0.000033	7.94	0.000088	21.16	0.000088	21.16	0.00	0.00%				
MOSQUITO ABATEMENT	0.000022	5.29	0.000021	5.05	0.000021	5.05	0.00	0.00%				
MULTI CO ASSESS/COLL	0.000015	3.61	0.000014	3.37	0.000014	3.37	0.00	0.00%				
COUNTY GO BOND	0.000010	2.41	0.000000	0.00	0.000000	0.00	0.00	0.00%				
TOTALS		1,648.15	0.006652	1,599.81	0.006652	1,599.81	0.00	0.00%	LAST PROPERTY REVIEW:			2024

THIS IS NOT A BILL DO NOT PAY ----- THIS IS NOT A BILL DO NOT PAY

To appeal the market value of your property, you must file an Application for Review of Market Value with the County Board of Equalization. Evidence supporting your estimate of market value must be included when filing your application. Visit appeal.washco.utah.gov or call (435) 301-7097 for appeal information. The appeal deadline is September 15, 2025.

Please report any change of address to the Washington County Recorder at (435) 301-7680. If this property has been sold, please forward this notice to the new owner.

FREE Washington County Property Watch Service: This service will notify you by email if a deed or other document is recorded on your real property record. To subscribe, visit propertywatch.washco.utah.gov.

If you are 65 years old or older, disabled, or experiencing extreme hardship, and this property is your primary residence, you may be eligible to defer payment of this property tax. Call (435) 301-7738 for deferral information.

Centrally Assessed Property: If you believe the assessed value of your property is incorrect, you may apply to the Utah State Tax Commission by August 1, 2025 for a hearing. Do not appeal to the County Board of Equalization. Visit tax.utah.gov for more information.





Let's turn the answers on.

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

Item 6.

August 11, 2025

Joel Neppl
[REDACTED]

Re: Zone Change to allow new Residence on Property

Located: Parcel Number: AV-1351-C

Dear Joel Neppl:

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 in this matter, please contact me.

Sincerely,

Ruston Jenson
Estimator
Dixie Service Center
435-688-3708



August 7, 2025

Apple Valley
1777 North Meadowlark Drive
Apple Valley, UT 84737

Subject: Parcel AV-1351-C – Joe Neppl

Ash Creek Special Service District takes no exception to the proposed zone change for Parcel AV-1351-C.

Owners hereby acknowledge and agree that the minimum lot size required for the installation of a conventional septic system is seven (7) acres. Accordingly, the installation of an advanced septic system shall be required for this parcel.

Owners understand and agree that a septic agreement with the Ash Creek Special Service District will need to be signed. Owners understand and agree that a septic permit will also need to be obtained from Southwest Utah Public Health Department.

After approval, Owners agree to pay all costs associated with construction and installation of the septic system. Please let us know if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Amber Gillette".

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



Water Right Segregation Request , 81-3363 Claim # A39405 - Will Serve Letter

Mon, Aug 4, 2025 at 5:31 AM

Scott Zufelt <scottzufelt@utah.gov>
To: Joe Neppi <jfneppi@gmail.com>

We do not provide will serve letters for water. Usually you can provide a copy of the change application proposing to move a water right to a property and to drill a well to the town or county. I show that a segregation request was filed and your interest in water right 81-3363 was segregated into a new water right number, 81-5747, however there has not been a change application filed to move this right to your property and drill a new well.

[Quoted text hidden]



Scott Zufelt
Hydrologic Scientist

W: (435) 586-4231

E: scottzufelt@utah.gov

Utah Department of Natural Resources
Division of Water Rights

waterrights.utah.gov



The content of this email is confidential and intended for the recipient specified in the message only. It is strictly forbidden to share any part of this message with any third party without the written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion so that we can ensure such a mistake does not occur in the future.

APPLICATION FOR PERMANENT CHANGE OF WATER STATE OF UTAH

Rec. By: _____

Fee Amt.: \$150.00

Receipt: # _____

For the purpose of obtaining permission to make a permanent change of water in the State of Utah, application is hereby made to the State Engineer, based upon the following showing of facts, submitted in accordance with the requirements of Section 73-3-3 Utah Code Annotated 1953, as amended.

(Document created on Aug 7, 2025 by SZUFELT)

Change Application Number:

Primary Water Right Number: 81-5747

(c99347, SZUFELT) County Tax Id: AV-1351-C

Right Evidenced By: 81-5747

This Change Application proposes to change: POINT(S) OF DIVERSION, PLACE OF USE, NATURE OF USE.

1. Owners

Name: Joseph E. Neppel and Kiturah L. Neppel

Address: [REDACTED]

Interest:

Remarks:

2. Dates

Filed:

Priority of Change:

--- Description Of Current Water Right (Heretofore) ---

3. General

Quantity of Water: 1 ACFT

Source: Underground Water Well

County: Washington

4. Points of Diversion**Underground POD**

1: S 2141 ft W 990 ft from N4 corner, Sec 5 T 43S R 11W SLBM

Diameter: 8 ins. Depth: 140 to ft. Well ID#: 8013

Source:

5. Water Uses**Other**

1: Industrial: Sand and gravel washing operation.

used: 01/01-12/31

6. Place of Use

(which includes all or part of the following legal subdivisions):

NW¼				NE¼				SW¼				SE¼			
N	N	S	S	N	N	S	S	N	N	S	S	N	N	S	S
W	E	W	E	W	E	W	E	W	E	W	E	W	E	W	E
Sec 5 T 43S R 11W SLBM							X								

--- The Following Changes are Proposed (Hereafter) ---

7. General

Quantity of Water: 1 ACFT

Source: Underground Water Well

County: Washington

Common Description: Apple Valley

8. Points of Diversion - Changed as Follows**Underground POD**

1: N 16 ft W 822 ft from N4 corner, Sec 5 T 43S R 11W SLBM

Diameter: 8 ins. Depth: 200 to 600 ft. Well ID#: 0

Source:

9. Water Uses - Changed as Follows**Irrigation**

1: Beneficial Use Amount: 0.0988 acres and Group Total: 0.0988 acres

used: 04/01-10/31

Stock Water

1: Beneficial Use Amount: 2 ELUs and Group Total: 2 ELUs

used: 01/01-12/31

Domestic

1: Beneficial Use Amount: 1 EDU and Group Total: 1 EDU

used: 01/01-12/31

10. Place of Use - Changed as Follows

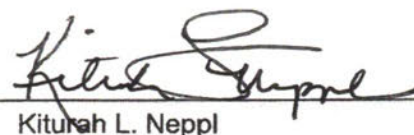
(which includes all or part of the following legal subdivisions):

NW¼				NE¼				SW¼				SE¼			
N	N	S	S	N	N	S	S	N	N	S	S	N	N	S	S
W	E	W	E	W	E	W	E	W	E	W	E	W	E	W	E
Sec 5 T 43S R 11W SLBM		X													

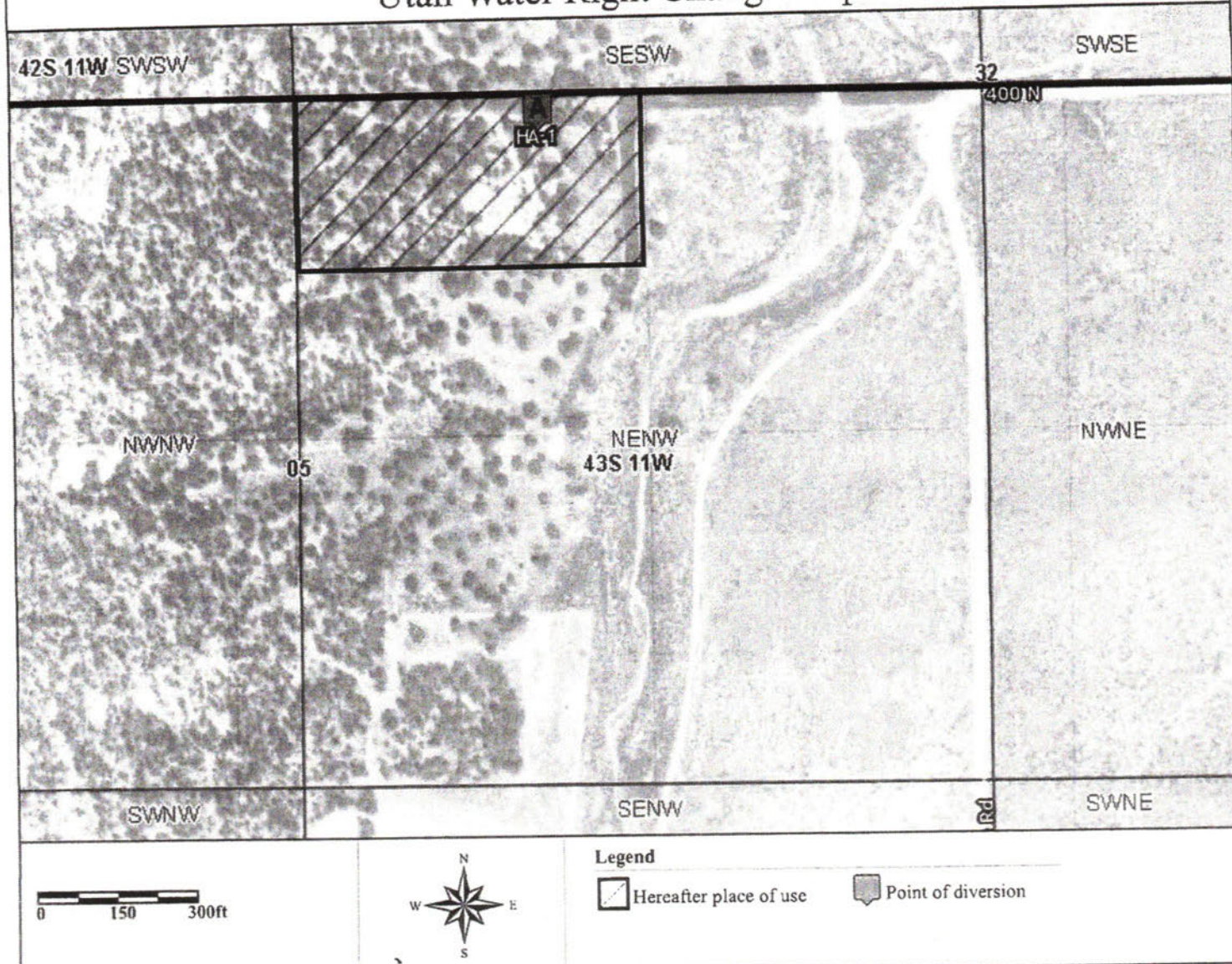
11. Signature of Applicant:

The undersigned hereby acknowledges that even though he/she may have been assisted in the preparation of the above-numbered application through the courtesy of the employees of the Division of Water Rights, all responsibility for the accuracy of the information contained herein including maps and other documents attached, at the time of filing, rests with the applicant.


Joseph F. Neppel


Kiturah L. Neppel

Utah Water Right Change Map



(HA-1) N 16 ft, W 822 ft, from N4 cor, Sec 05, T 43S, R 11W, SL B&M (UTM-83: 311681.2, 4106197.4)

I/we Joseph F. Neppel, Kitarah L. Neppel, hereby acknowledge that this map was prepared in support of Application . I/we hereby submit this map as a true representation of the facts shown thereon to the best of my/our knowledge and belief.

Joseph F. Neppel

Kitarah L. Neppel
Applicant(s)

8/15/2025
Date

Recording requested by:
Eagle Gate Title Insurance Agency, Inc.

Mail Tax Notice To:
Joseph F. Neppl and Kiturah L. Neppl
77 6542 Princess Keelikolani Drive
[REDACTED]

File Number: STG-104989-LH
Parcel ID: AV-1351-C

Warranty Deed Page 1 of 2
Gary Christensen Washington County Recorder
04/25/2025 02:42:37 PM Fee \$40.00 By EAGLE
GATE TITLE INSURANCE AGENCY, INC.

Warranty Deed

HOPE V. SANTA MARIA AND JJEAN-CLAUDE V. BALDIVINO,

Grantors, hereby CONVEY(S) IN WARRANTY to

Joseph F. Neppl and Kiturah L. Neppl, Husband and Wife as Joint Tenants,

Grantees, for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Washington County, State of Utah, to-wit

**THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF THE NORTHWEST QUARTER
(N1/2NW1/4NE1/4NW1/4) OF SECTION 5, TOWNSHIP 43 SOUTH,
RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.**

APN(s): AV-1351-C

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2025 taxes and thereafter.

WITNESS, the hand of said grantors, this 23 day of April, 2025

Hope V. Santa Maria
Hope V. Santa Maria

Jjean-Claude V. Baldivino
Jjean-Claude V. Baldivino

STATE OF UTAH
COUNTY OF WASHINGTON

On this 23 day of April, 2025, before me Leslie Heppler, a notary public, personally appeared Hope V. Santa Maria and Jjean-Claude V. Baldivino, 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

Leslie Heppler
Notary Public





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-1351-C

Item 6.

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Joseph F AND Keturah L Neppi am/are the applicant(s) of the application known as
Zone Change Application located on parcel(s)
AV-1351-C 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):

Joseph F Neppi

Name

Joseph F. Neppi
Applicant/Owner

8-18-25

Date

Keturah L Neppi

Name

Keturah L Neppi
Applicant/Owner

8-18-25

Date

Name

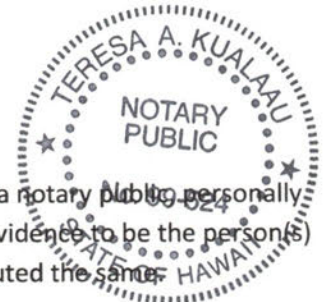
Applicant/Owner

Date

State of Hawaii)

County of Hawaii)§

On this 18 day of August, in the year 2025, before me, Teresa A. Kualau a notary public personally appeared Joseph F. and Keturah L. Neppi, 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. Teresa A. Kualau
(notary signature)

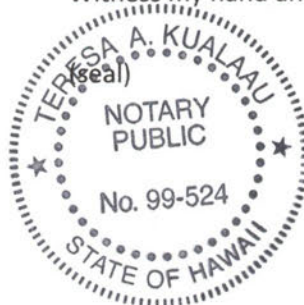
NOTARY CERTIFICATION

Doc. Date: 08/18/25 # Pages: 1

Notary Name: Teresa A. Kualau Third Circuit

Doc. Description: Acknowledgement of Water Supply

Teresa A. Kualau 08/18/25
Notary Signature Date



Commission Expires: 10/24/27

**APPLE VALLEY
ORDINANCE O-2025-35**

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

SECTION 1: **AMENDMENT** “10.28.150 Utility Requirements” of the Apple Valley Land Use is hereby *amended* as follows:

A M E N D M E N T

10.28.150 Utility Requirements

- A. In all areas of the town where a building permit is required, connection shall be made to public sewer, water, electrical and telephone services where these services are available. Electric companies shall not provide any electrical connection of any kind until first approved by the building official. All lots shall be served by Town of Apple Valley Water Department ~~Big Plains Water Special Service District~~ and the town public works department. A waste disposal system approved by the Ash Creek Special Service District department and the town engineer shall also be approved prior to issuing any building permit.
- B. For all building lots not located in platted and recorded subdivisions, all applicable provisions of AVLU Title 11 section 5, shall apply to those lots and shall be required as a condition of obtaining a building permit and shall include, but not be limited to, the following:
 - 1. Water supply and development.
 - 2. Street improvements.
 - 3. Electrical and telephone connections.
 - 4. Fire hydrants and fire flow.
 - 5. Traffic control and directional signs.
 - 6. A site drainage plan.
 - 7. A "dry" sewer line may be required to be installed from the location of any septic tank proposed to be used, and shall be extended to the front property line for future connection to a sewer system.

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 15, 2025.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Michael Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Annie Spendlove	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, Apple Valley

**APPLE VALLEY
ORDINANCE O-2025-36**

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

SECTION 1: **REPEAL** “10.28.130 Minimum Height Of Main Building” of the Apple Valley Land Use is hereby *repealed* as follows:

REPEAL

10.28.130 Minimum Height Of Main Building

~~No dwelling shall be erected to a height of less than one story without approval of the planning commission.~~

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 15, 2025.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

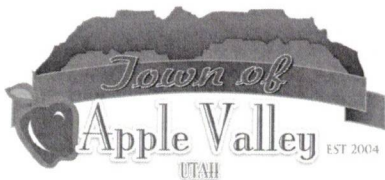
	AYE	NAY	ABSENT	ABSTAIN
Mayor Michael Farrar	_____	_____	_____	_____
Council Member Kevin Sair	_____	_____	_____	_____
Council Member Annie Spendlove	_____	_____	_____	_____
Council Member Scott Taylor	_____	_____	_____	_____
Council Member Richard Palmer	_____	_____	_____	_____

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, 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 8 OCT 2025

Paperwork returned by STEWART RIDING (Date) 09/10/2025

Name of Applicant: STEWART RIDING

Site Location: _____

Mailing Address: 1456 N. MT ZION DR

Phone: 509 790-8458

Purpose of Request: APPR. APPROVAL OF REPLACEMENT OR REMOVAL OF NON-CONFORMING BUILDING

Stewart Riding
 Applicant Signature

09/10/2025
 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 HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, September 10, 2025 at 6:00 PM

MINUTES

CALL TO ORDER - Chairman Farrar called the meeting to order at 6:00 PM

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

ROLL CALL

PRESENT

Chairman Bradley Farrar
Commissioner Lee Fralish
Commissioner Garth Hood
Commissioner Stewart Riding

ABSENT

Commissioner Kael Hirschi

CONFLICT OF INTEREST DISCLOSURES

None declared.

HEARING ON THE FOLLOWING

1. Ordinance O-2025-33, Proposed Zone Change, Open Space Transition Zone (OST) to Agricultural 10 Acres Zone (AG-10) for AV-1354-B, Applicant: Alan Dockstader.

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

2. Simple Lot Split Subdivision Application for parcel: AV-1311-V, 2745 N Purple Sage Rd (3 new parcels), Applicant: Jordan Holm.

Chairman Farrar opened the public hearing.

Public comments were received as follows:

- Resident Margaret Ososki stated that the lots had already been recorded with the county as of August 18. She expressed concerns that Lot 1 was landlocked, the application lacked a subdivision name, drainage plan, and road frontage, and Lot 3 did not meet RA-5 zoning requirements.
- Resident Mark Parker stated that the property across from him had previously been involved in an illegal lot split and expressed concern that the current request represented a continuation of that issue. He raised objections to additional lots being created, citing existing problems with property maintenance, storage of construction equipment, and the possibility of intensive agricultural uses.
- Resident Rich Ososki stated that the property had been a concern in the Gooseberry area for many years. He expressed concerns about the lack of enforcement related to animals, noting that they were not well cared for and that the condition of the property negatively affected the neighborhood's appearance.

- Resident Patricia Parker stated that odors from the property were so strong that it was difficult to walk nearby without covering one's face. She added that the property was not properly maintained or cleaned.

Chairman Farrar closed the public hearing.

DISCUSSION AND POSSIBLE ACTION ITEMS

3. Ordinance O-2025-33, Proposed Zone Change, Open Space Transition Zone (OST) to Agricultural 10 Acres Zone (AG-10) for AV-1354-B, Applicant: Alan Dockstader.

Mayor Farrar summarized that the applicant requested rezoning 80 acres from OST to AG-10 to divide it into eight 10-acre parcels for family use. Commissioners discussed the application, noting consistency with the general plan and low-density land use.

MOTION: Commissioner Hood motioned that we recommend approval of Ordinance O-2025-33, the Proposed Zone Change, Open Space Transition Zone to AG-10 for AV-1354-B, Applicant: Alan Dockstader.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

4. Simple Lot Split Subdivision Application for parcel: AV-1311-V, 2745 N Purple Sage Rd (3 new parcels), Applicant: Jordan Holm.

Mayor Farrar explained that the 20-acre property near Gooseberry had recently been rezoned to RE-5 and that the applicant sought three new parcels under Utah's simple lot split law, which does not require drainage, infrastructure, or Town Council review. He noted the split aligned with the general plan, preserved five-acre lots, and that animal concerns should be addressed through nuisance complaints.

Commissioner Hood stated that issues such as odors or construction use were separate from the application. Commissioners confirmed that Lot 3 was adjusted to provide road access and that access requirements could be addressed in the motion if needed.

Commissioner Riding asked about the history of an illegal lot split. It was explained that while the property had once been recorded with the county without Town approval, the matter was later resolved and the lots are now legal.

Commissioners discussed enforcement concerns but agreed the applicant was now following the proper process. Chairman Farrar concluded that the application was legal and that nuisance issues should be handled separately.

MOTION: Commissioner Hood motioned that we approve the Simple Lot Split for parcel: AV-1311 for 2745 North Purple Sage Rd for three new parcels for applicant Jordan Holm.

SECOND: The motion was seconded by Commissioner Fralish.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES

5. Minutes: August 13, 2025 - Planning Commission Hearing and Meeting.

MOTION: Commissioner Fralish motioned we approve the minutes for 8.13.2025 - Planning Commission Hearing and Meeting.

SECOND: The motion was seconded by Commissioner Riding.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

ADJOURNMENT

MOTION: Commissioner Fralish motioned to adjourn.

SECOND: The motion was seconded by Chairman Farrar.

VOTE: Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

Meeting adjourned at 6:17 PM

Date Approved: _____

Approved BY: _____

Chairman | Bradley Farrar

Attest BY: _____

Recorder | Jenna Vizcardo

DRAFT