



# TOWN COUNCIL MEETING AND HEARING

1777 N Meadowlark Dr, Apple Valley  
Wednesday, July 31, 2024 at 6:00 PM

Notice is given that the Town Council of the Town of Apple Valley, Washington County, Utah will hold a meeting and hearing on Wednesday, July 31, 2024 at 06:00 PM or shortly thereafter at 1777 N Meadowlark Dr, Apple Valley.

**Mayor** | Michael Farrar |

**Council Members** | Kevin Sair | Janet Prentice | Annie Spendlove | Scott Taylor |

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 826 6151 3795

## CALL TO ORDER

## PLEDGE OF ALLEGIANCE

## PRAYER

## ROLL CALL

## DECLARATION OF CONFLICTS OF INTEREST

## MAYOR'S TOWN UPDATE

## REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

## PUBLIC COMMENTS: 3 MINUTES EACH - DISCRETION OF MAYOR FARRAR

## PUBLIC HEARING

1. Amend Town Fee Schedule, Resolution-R-2024-32.
2. Amend Title 16.02.030 Civil Enforcement Fee Schedule, Ordinance-O-2024-61.

## DISCUSSION AND ACTION

- [3.](#) Resolution-R-2024-32, Amend Town Fee Schedule.
- [4.](#) Ordinance-O-2024-61, Amend Title 16.02.030 Civil Enforcement Fee Schedule.
- [5.](#) Resolution-R-2024-30, Appointment of Alternate Planning Commission Member (Stewart Riding).
- [6.](#) Resolution-R-2024-31, Appointment of an additional Events Committee Member (Auralee Thompson).
- [7.](#) Ordinance-O-2024-27, Amend Title 10.28.140 Requirements For Bed And Breakfast Inn.  
\*Planning Commission recommended approval on July 3, 2024.
- [8.](#) Ordinance-O-2024-34, Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1362, AV-1378-A. Applicant: Kenstall LLC.  
\*Planning Commission recommended approval on July 3, 2024.
- [9.](#) Ordinance-O-2024-35, Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1-3-23-210, AV-1-3-23-241, AV-1-3-23-240. Applicant: Circle 9 LLC.  
\*Planning Commission recommended approval on July 3, 2024.

- [10.](#) Ordinance-O-2024-36, Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1366-A-4, AV-1366-A-9, AV-1366-A-22. Applicant: Dale Anderson.  
\*Planning Commission recommended approval on July 3, 2024.
- [11.](#) Ordinance-O-2024-37, Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1372-A. Applicant: Bob Scow.  
\*Planning Commission recommended approval on July 3, 2024.
- [12.](#) Ordinance-O-2024-38, Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1365-C-4. Applicant: Lee and Diane Fralish.  
\*Planning Commission recommended approval on July 3, 2024.
- [13.](#) Ordinance-O-2024-39 Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1328-C, AV-1321-A, AV-1328-B. Applicant: Beautiful Valley, LLC  
\*Planning Commission recommended approval on July 3, 2024.
- [14.](#) Ordinance-O-2024-43, Amend Title 10.10.050 RE Rural Estates Zone.  
\*Planning Commission recommended approval on August 30, 2023.
- [15.](#) Ordinance-O-2024-44, Amend Title 10.10.060 SF Single Family Residential Zone.  
\*Planning Commission recommended approval on August 30, 2023.

**CONSENT AGENDA**

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

- [16.](#) Disbursement Listing for June 2024.
- [17.](#) Budget Report for Fiscal Year 2024 through June 2024.
- [18.](#) Minutes: Events Committee, June 11, 2024.
- [19.](#) Minutes: Events Committee, July 9, 2024.
- [20.](#) Minutes: June 26, 2024.

**REQUEST FOR A CLOSED SESSION: IF NECESSARY**

**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](http://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.

TOWN OF APPLE VALLEY

RESOLUTION R-2024-32

A RESOLUTION AMENDING THE TOWN FEE SCHEDULE

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

WHEREAS, the Town Council of the Town of Apple Valley held a public hearing on July 31, 2024; and,

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

WHEREAS, at a meeting of the Town Council of the Town of Apple Valley, Utah, duly called, noticed, and held on the 31<sup>st</sup> day of July 2024, a motion to amend the fee schedule was proposed, seconded, and accepted by majority vote.

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

PASSED this 31<sup>st</sup> day of July 2024. This resolution shall be in full force and effect from the date of passage.

TOWN OF APPLE VALLEY

PRESIDING OFFICER

Michael L. Farrar, Mayor

ATTEST:

Jenna Vizcardo, Town Recorder

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



## FEE SCHEDULE

(Adopted on April 24, 2024)  
 (Proposal on July 31, 2024 )

### Administrative Fees

Government Records Access Management Act (GRAMA) Request: To be determined on an individual basis per UCA 63-2-203

Photocopies: 8 1/2 x 11 single or double sided on town paper	<b>\$0.25</b>
11 x 17 single or double sided on town paper	<b>\$0.50</b>
Land Use (Zoning Ordinance)	<b>\$22.00</b>
Subdivision Ordinance	<b>\$9.00</b>
General Plan	<b>\$8.00</b>
Standards and Specifications	<b>\$25.00</b>
Maps 24" x 36"	<b>\$40.00</b>
Maps 11" x 17"	<b>\$5.00</b>
Copies on CDs	<b>\$5.00</b>
Paperless Billing Credit:	<b>\$1.50</b>
Returned check fee: (Utah Code Title 7 Section 15)	<b>\$25.00</b>
Apple Valley Fire Department Facility:	
Training Room	<b>\$50.00</b>
One Bay (Fire Dept Approval)	<b>\$75.00</b>
Two Bays (Fire Dept Approval)	<b>\$150.00</b>
Refundable Deposit.	<b>\$100.00</b>

### **Park Reservation**

Parks are a first come, first serve basis only

Pavilion Rental 1/2 Day	<b>\$25</b>
Full Day	<b>\$50</b>
Refundable Cleaning Deposit	<b>\$150</b>

### **Credit Card Processing Fees**

Payments over \$200.00 made with a credit or debit card are subject to an additional 3% processing fee. This applies to transactions other than monthly utility charges. There is no fee for payments made with cash or check.

Special fees or exceptions to payment may be granted by the Town Council for local non-profit organizations or civic functions specific to Apple Valley depending on scheduling conflicts, etc. Additional fees may be charged if there are special needs; i.e. AV equipment, change in room setup or large groups, function is after hours requiring staff to be available, etc.

### Professional Fees

Engineering/Legal/Administrative Fees: **\$Actual Cost**





**Business Licenses**

<b>Alcohol License</b>	<b><u>Initial</u></b>	<b><u>Renewal</u></b>
Class A Retail License (Off Premises)	<b>\$300.00</b>	<b>\$300.00</b>
Class B Retail License (On Premises)	<b>\$1000.00</b>	<b>\$500.00</b>
Class C Retail License (Draft)	<b>\$1250.00</b>	<b>\$750.00</b>
Class D Special Events License	<b>\$200.00</b>	<b>N/A</b>
Class D Special Events Permit Application	<b>\$125.00</b>	<b>N/A</b>
Class D Special Events Permit Change Fee	<b>\$25.00</b>	<b>N/A</b>
Class E Arena/Facility License	<b>\$800.00</b>	<b>\$400.00</b>
Class F Brewpub and Microbrewery License	<b>\$300.00</b>	<b>\$150.00</b>
Temporary License	<b>\$200.00</b>	<b>N/A</b>
Government Owned Facility License	<b>\$400.00</b>	<b>\$200.00</b>

**Business License**

Short Term Rental License:	<b>\$300.00</b>
Fire Inspection Fee:	<b>\$150.00</b>
Code Inspection Fee:	<b>\$150.00</b>
Total:	<b>\$600.00</b>

Commercial:	<b>\$250.00</b>
Cabins, Tiny Homes, RV Park, Lodges, Etc.:	
1 unit	<b>\$300.00</b>
2-5 units	<b>\$500.00</b>
6-10 units	<b>\$800.00</b>
11-20 units	<b>\$1,200.00</b>
21-50 units	<b>\$1,500.00</b>
50+ units	<b>\$2,000.00</b>
Additional Use, Commercial:	<b>\$50.00 each use</b>

Home-Based:	
Non-Impact	<b>\$0.00</b>
Impact	<b>\$150.00</b>
Local Licensed Non-Profit Organizations:	<b>\$0.00</b>
Single Event License:	<b>\$200.00</b>
Dog Kennel License: Non-Commercial:	<b>\$50.00</b>
Fire Inspection Fee	<b>\$150.00</b>
Code Inspection Fee	<b>\$150.00</b>
Business License Late fee:	<b>\$25.00 per month or portion of month</b>



**Special Events Permit**

Application Fee (attendance under 100)	<b>\$200/day</b>
Application Fee (attendance 101 - 400)	<b>\$500/day</b>
Application Fee (attendance 401 - 999)	<b>\$800/day</b>
Application Fee (attendance over 999)	<b>\$1,200/day</b>
Drone License Fee:	<b>\$250/day</b>
Drone Violation Fee:	<b>\$1,000 per violation</b>
Non-Asphalt Road Access Fee:	<b>\$250/day</b>
Dust Violation Fee:	<b>\$1,000/day</b>
Sub-License Fee (vendors)	<b>\$25</b>
Fire Personnel/Fire Equipment	<b>\$750/day</b>
Encroachment Permit	<b>\$200</b>

**Animal Control**

**Dog License:** (1-year license Expires Dec 31)

Spayed/Neutered:	<b>\$10.00</b>
Functional:	<b>\$20.00</b>

**Late fee of 25% after February 15.**

**Solid Waste**

Monthly Fee	<b>\$13.95 (As of January 1, 2024)</b>
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**Storm Drainage**

Residential	<b>\$10/month</b>
Commercial	<b>\$35/month</b>

**Signs**

Free Standing Sign	<b>\$100.00</b>
Monument	<b>\$100.00</b>
Temporary Sign	<b>N/A</b>
Wall Sign	<b>N/A</b>
Sign Review Board	<b>\$100.00</b>

**Zoning**

Annexation	<b>\$2,200</b>
Conditional Use Permit (CUP)	<b>\$800</b>
Easement Abandonment	<b>\$800</b>
Encroachment Permit	<b>\$700+ \$10.00 per square foot, \$500.00 non-compliance</b>
General Plan Amendment	<b>\$Acreage fee</b>

- Less than 5 Acres: \$3,000
- 5 - 9 Acres: \$5,000
- 10 - 39 Acres: \$7,000
- 40 - 99 Acres: \$15,000
- 100 - 199 Acres: \$25,000
- 200 - 499 Acres: \$35,000



500 Acres and Over: \$40,000

**Zone Change Application Fee + Acreage fee (Per Lot Being Changed)**

Commercial & Industrial: \$4,000 plus \$50 per acre for the first 100 acres;  
\$30 per acre for the second 100 acres; \$20 per acre for each acre over 200 acres

Agricultural: \$1,000 plus \$40 per acre for the first 100 acres;  
\$20 per acre for the second 100 acres; \$10 per acre for each acre over 200 acres

Residential: \$2000 plus \$200 per acre for the first 100 acres;  
\$150 per acre for the second 100 acres; \$100 per acre for each acre over 200 acres

All Other Zones: \$1,000 plus \$40 per acre or portion thereof over one acre

**Development Review Fees**

(Planning/Zoning/Administrative) **\$3,000 plus 3.17% of Bond Amount \$500 Plat Amendment (Lot Line Adjustments)**

Home Occupation Permit	<b>\$10 Reprint</b>
Lot Split	<b>\$800 per new lot</b>
Non-Compliant Lot Split	<b>\$900 per new lot</b>
Lot Line Adjustments	<b>\$800 per application</b>
Planning Staff Review (PSR)	<b>\$75/Hr (1 Hour Minimum)</b>
Site Plan Review (*SPR)	<b>\$750 + Actual Cost</b>

(\* An SPR is used for commercial, industrial, and institutional developments; exceptions are public schools and minor additions to an existing development)

Engineering/Legal/Admin Fees **Actual Cost**

**Planned Developments and Development Agreement Fees**

Initial Fee	<b>\$500 + Actual Legal &amp; Engineering Cost of Services</b>
Revisions/Amendments	<b>\$Actual Legal &amp; Engineering Cost of Services</b>
Road Dedications	<b>\$750</b>

**Subdivisions and Other Projects**

**Construction Plan and Review Fee**

<b>Application Fee</b>	<b>\$1,500</b>
<b>2 &amp; 3 Lots</b>	<b>\$1,000.00</b>
<b>4-9 Lots</b>	<b>\$300 /lot</b>
<b>10 + Lots</b>	<b>\$500 /lot</b>
Preliminary Plat	<b>\$5,000 + 100/per lot</b>
Final Plat (subdivision, town homes, roads, etc.)	<b>\$3,000 +\$300/per lot</b>

**Development Review Fees**

(Planning/Zoning/Administrative) **\$3,000 plus 3.17% of Bond Amount \$500 Plat Amendment (Lot Line Adjustments)**

**Amendments**

Preliminary Plat	<b>\$2,700</b>
Final Plat	<b>\$1,200 + \$10.00 per lot</b>



Public Improvement Inspection Fee

**2% of Public Works Improvement Construction Costs**

**Board of Appeals**

Variance Application

**\$550.00**

Appeal Hearing

**\$550.00**

**Building Permits**

Pools/Solar/Other

**\$375.00**

Building Permit

**Based on Valuation (see table below)**

State Building Permit Surcharge

**1% of Building Permit Fee**

Plan Review

**Residential: 25% of Permit Fee**

Plan Review

**Commercial: 65% of Permit Fee**

Special Inspection

**\$125**

Re-Inspection Fee

**\$125**

Building Permit Issued After-The-Fact

**Double Permit Fee**

Grading & Grubbing Plan Review

**See Table A-33-A of Currently Adopted Uniform Building Code(Title 12.02.040) of Appendix Chapter 33 EXCAVATION AND GRADING**

Grading & Grubbing Permit

**See Table A-33-B of Currently Adopted Uniform Building Code(Title 12.02.040) of Appendix Chapter 33 EXCAVATION AND GRADING**

TOTAL VALUATION

FEE

*Valuation = Square Feet x Current ICC Building Valuation*

	\$23.50
\$1 to \$500	
\$501 to \$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$391.75 for the first \$25,000 plus \$10.10 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$643.75 for the first \$50,000 plus \$7 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to 500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof, to and including \$500,000



\$500,000 to \$1,000,000                      \$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof, to and including \$1,000,000

\$1,000,001 and up                              \$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000 or fraction thereof

**Refunds**

Where applicant voluntarily withdraws the application, the following refunds will apply:

Application accepted; no further work done	<b>75% of total filing fee</b>
Notification of hearing	<b>50% of total filing fee</b>
Planning Staff Review (PSR) meeting or written comments from department received.	<b>25% of total filing fee</b>
Staff Report completed	<b>No Refund</b>
Public hearing held	<b>No Refund</b>
Staff error resulting in mandatory withdrawal	<b>100% refund</b>

**Cemetery**

	RESIDENT	NON RESIDENT
<i>LOT FEES</i>		
Full Lot	600	1,500
Half Lot	450	1,350
Half Lot - Infant	100	500
<i>BURIAL FEES</i>		
Weekday-Adult	500	700
Weekday-Cremation	300	400
Weekday-Infant	0	500
Weekend-Adult	750	950
Weekend-Cremation	350	450
Weekend-Infant	250	350
Holiday-Adult	750	950
Holiday-Cremation	350	450
Holiday-Infant	350	450
Double Depth Burial-1 <sup>st</sup> Open	Double the Standard Fee	Double the Standard Fee
<i>PERPETUAL CARE (non-refundable)</i>		
Full Lot	300	300
Full Lot – Upright	450	450
Half Lot	100	100
Half Lot - Upright	250	250
<i>OTHER SERVICES</i>		
Disinterment-Adult	1200	1200
Disinterment-Infant/Cremation	600	600
Disinterment-Double Depth	Double the Standard Fee	Double the Standard Fee



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

**APPLE VALLEY  
ORDINANCE O-2024-61**

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

**SECTION 1:****AMENDMENT** “16.02.030 Civil Enforcement Fee Schedule” of the Apple Valley Municipal Code is hereby *amended* as follows:

**AMENDMENT**

16.02.030 Civil Enforcement Fee Schedule

**• CIVIL PENALTIES FOR VIOLATON OF ORDIANCES**

- 1. First Offense = \$500.00
- 2. Second offense – same within 12 months = \$1,200.00
- 3. Third or more offense – Same within 12 month = \$2,500.00

Civil penalties assessed for multiple offenses for previously cited violations within a 12 month period shall be in addition the civil penalties assessed on the prior violations for the same offense.

4. Once the initial violation notice has been sent out if the said violation has not been corrected within 30 days a second notice will be sent out. If after 30 days of the second notice the said violation has not been corrected a daily civil penalty fee of up to \$1,000.00 per day will be imposed. The only exception is if a violation notice extension has been granted by the Mayor or Enforcement Official.

5. Red Tag violations if not corrected within 30 days after date of issue will be assessed a civil penalty fee of up to \$1,000.00 per day.

**• ABATEMENT COST**

- 1. Removal of weeds, garbage, refuse, deleterious objects or structures = \$175.00 per hour.

**• SHORT-TERM RENTAL CIVIL VIOLATIONS**

- 1. Unlicensed Short-Term Rental = \$1,000.00 per day 2. Any Violation of short-term rental ordinance 10.14.020 = \$1,000.00 per day

**• REINSPECTION FEE = \$250.00**

**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 effective immediately after the required approval.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Mayor   Michael Farrar	_____	_____	_____	_____
Council Member   Kevin Sair	_____	_____	_____	_____
Council Member   Janet Prentice	_____	_____	_____	_____
Council Member   Annie Spendlove	_____	_____	_____	_____
Council Member   Scott Taylor	_____	_____	_____	_____

Attest

Presiding Officer

\_\_\_\_\_  
Jenna Vizcardo, Town Clerk, Apple Valley

\_\_\_\_\_  
Michael Farrar, Mayor, Apple Valley



**TOWN OF APPLE VALLEY**  
**RESOLUTION R-2024-30**

***APPOINTMENT OF ALTERNATE PLANNING COMMISSION MEMBER***

**WHEREAS**, the Town of Apple Valley by ordinance (Ordinance No. 2004-2-0) established a Planning Commission, which requires the mayor, with the advice and consent of the town council, to appoint alternate members of the Planning Commission; and

**WHEREAS**, an alternate planning commission member vacancy exists; and

**WHEREAS**, Mayor Michael Lee Farrar along with the Town Council has nominated Stewart Riding for the appointment to the Planning Commission as an alternate member.

**NOW, THEREFORE**, at a meeting of the legislative body of the Town of Apple Valley, Utah, duly called, noticed, and held on the 31st day of July 2024, and upon motion duly made and seconded,

**BE IT RESOLVED AS FOLLOWS:**

Stewart Riding is appointed as alternate member of the Town of Apple Valley Planning Commission whose 2-year term will expire on Friday, July 31, 2027;

**EFFECTIVE DATE:** This Resolution shall be in full force and effect from July 31, 2024.

PRESIDING OFFICER

\_\_\_\_\_  
Michael Lee Farrar, Mayor

ATTEST:

\_\_\_\_\_  
Jenna Vizcardo, Town Recorder

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

**TOWN OF APPLE VALLEY**

**RESOLUTION NO. R-2024-31**

**A RESOLUTION APPOINTING AN ADDITIONAL EVENTS COMMITTEE MEMBER**

**WHEREAS**, Auralee Thompson has been nominated for appointment as an additional member of the Apple Valley Community Events Committee.

**NOW, THEREFORE**, at a meeting of the legislative body of the Town of Apple Valley, Utah, duly called, noticed and held on the 31st day of July, 2024, and upon motion duly made and seconded:

**BE IT RESOLVED AS FOLLOWS:**

Auralee Thompson is appointed as an additional member of the Apple Valley Community Events Committee.

**RESOLVED** this 31st day of July, 2024.

TOWN OF APPLE VALLEY

\_\_\_\_\_  
Michael L. Farrar, Mayor

ATTEST:

\_\_\_\_\_  
Jenna Vizcardo, Town Recorder

Mayor Michael Farrar voted \_\_\_\_\_  
Council Member Kevin Sair voted \_\_\_\_\_  
Council Member Janet Prentice voted \_\_\_\_\_  
Council Member Annie Spendlove voted \_\_\_\_\_  
Council Member Scott Taylor voted \_\_\_\_\_

**APPLE VALLEY  
ORDINANCE O-2024-27**

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

**SECTION 1:****AMENDMENT** “10.28.140 Requirements For Bed And Breakfast Inn” of the Apple Valley Land Use is hereby *amended* as follows:

A M E N D M E N T

10.28.140 Requirements For Bed And Breakfast Inn

A bed and breakfast inn shall be conducted only in a single-family dwelling and only by the owner of the dwelling that complies with the following requirements:

- A. The single-family dwelling proposed as a bed and breakfast inn shall meet all applicable requirements of this title, other land use ordinances, adopted building code, all applicable fire codes as adopted, and health code, as applicable.
- B. The maximum number of guestrooms provided shall not exceed eight (8).
- C. ~~The fire chief shall inspect the premises and be satisfied that the dwelling and premises comply with all applicable fire codes, as adopted.~~ An inspection of a bed and breakfast inn for compliance with these regulations will be performed at the time of business license issuance and renewal each year. There shall be a fee charged for such inspection, to be set by the Town Council. Additional inspections may be performed with 24 hour notice to the license holder/property manager if deemed necessary by the Town.
- D. A hard surfaced off street parking area of one parking space for each guest room, in addition to the parking requirements for the single-family dwelling, shall be provided.
- E. No accessory structure, motor home, travel trailer, boat or similar vehicle or facility shall be used as guestrooms.
- F. Primary access to all guestrooms is provided and allowed through the main entrance of the dwelling.
- G. Bed and Breakfast business shall be subject to applicable transient room taxes.

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

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

**EFFECTIVE DATE** This Ordinance shall be in full force and effective immediately after the required approval.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Mayor   Michael Farrar	_____	_____	_____	_____
Council Member   Kevin Sair	_____	_____	_____	_____
Council Member   Janet Prentice	_____	_____	_____	_____
Council Member   Annie Spendlove	_____	_____	_____	_____
Council Member   Scott Taylor	_____	_____	_____	_____

Attest

Presiding Officer

\_\_\_\_\_  
Jenna Vizcardo, Town Clerk, Apple Valley

\_\_\_\_\_  
Michael Farrar, Mayor, Apple Valley

**TOWN OF APPLE VALLEY  
ORDINANCE O-2024-34**

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCELS AV-1362, AV-1378-A FROM OPEN SPACE TRANSITION ZONE (OST) TO A AGRICULTURAL ZONE (A-X)**

**WHEREAS**, the Town of Apple Valley (“Town”) has been petitioned for a change in the zoning classification of parcels AV-1362, AV-1378-A from Open Space Transition Zone (OST) to A Agricultural Zone (A-X); and,

**WHEREAS**, the Planning Commission has reviewed pertinent information in the public hearing held on July 3, 2024. In a meeting on the same day the Planning Commission recommended approval of the zone change request by unanimous vote; and,

**WHEREAS**, the Town Council has reviewed the Planning Commission’s recommendation; and,

**WHEREAS**, the Town Council finds that the requested zone change for this property is rationally based and consistent with the Town’s General Plan.

**WHEREAS**, at a meeting of the Town Council of Apple Valley, Utah, duly called, noticed and held on the 31<sup>st</sup> day of July 2024, and upon motion duly made and seconded:

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH**, that

**SECTION I:** The Zoning Designation for parcels AV-1362, AV-1378-A is changed from Open Space Transition Zone (OST) to A Agricultural Zone (A-X).

**SECTION II:** Update of the Official Zoning Map. The official Zoning Map is amended to reflect the adoption of this ordinance.

**Effective Date:** This amendment shall be effective immediately without further publication.

**PASSED AND ADOPTED** by the Mayor and Town Council of the Town of Apple Valley, Utah this 31<sup>st</sup> day of July, 2024.

PRESIDING OFFICER

\_\_\_\_\_  
Michael L. Farrar, Mayor

ATTEST:

\_\_\_\_\_  
Jenna Vizcardo, Town Clerk/Recorder

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



**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 8.

Zone Change Application			
Applications Must Be Submitted By The First Wednesday Of The Month			
Owner: <b>Kenstal LLC</b>		Phone: [REDACTED]	
Address: [REDACTED]		Email:	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone:	
Address/Location of Property: Apple Valley, North of Canaan Springs		Parcel ID: <b>AV-1362, AV-1378-A</b>	
Existing Zone: <b>OST</b>		Proposed Zone: <b>A-X</b>	
For Planned Development Purposes: Acreage in Parcel _____ Acreage in Application <sup>195.9</sup> _____			
Reason for the request <b>Switch to AG from OST</b>			

**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 <i>Kendra Webb</i>	Date <i>5-29-24</i>
---	------------------------

Official Use Only	Amount Paid: \$	Receipt No:
Date Received: <i>RECEIVED JUN 04 2024</i>	Date Application Deemed Complete:	
By: <i>Kendra Webb</i>	By:	







Sign in

Search...

Tools



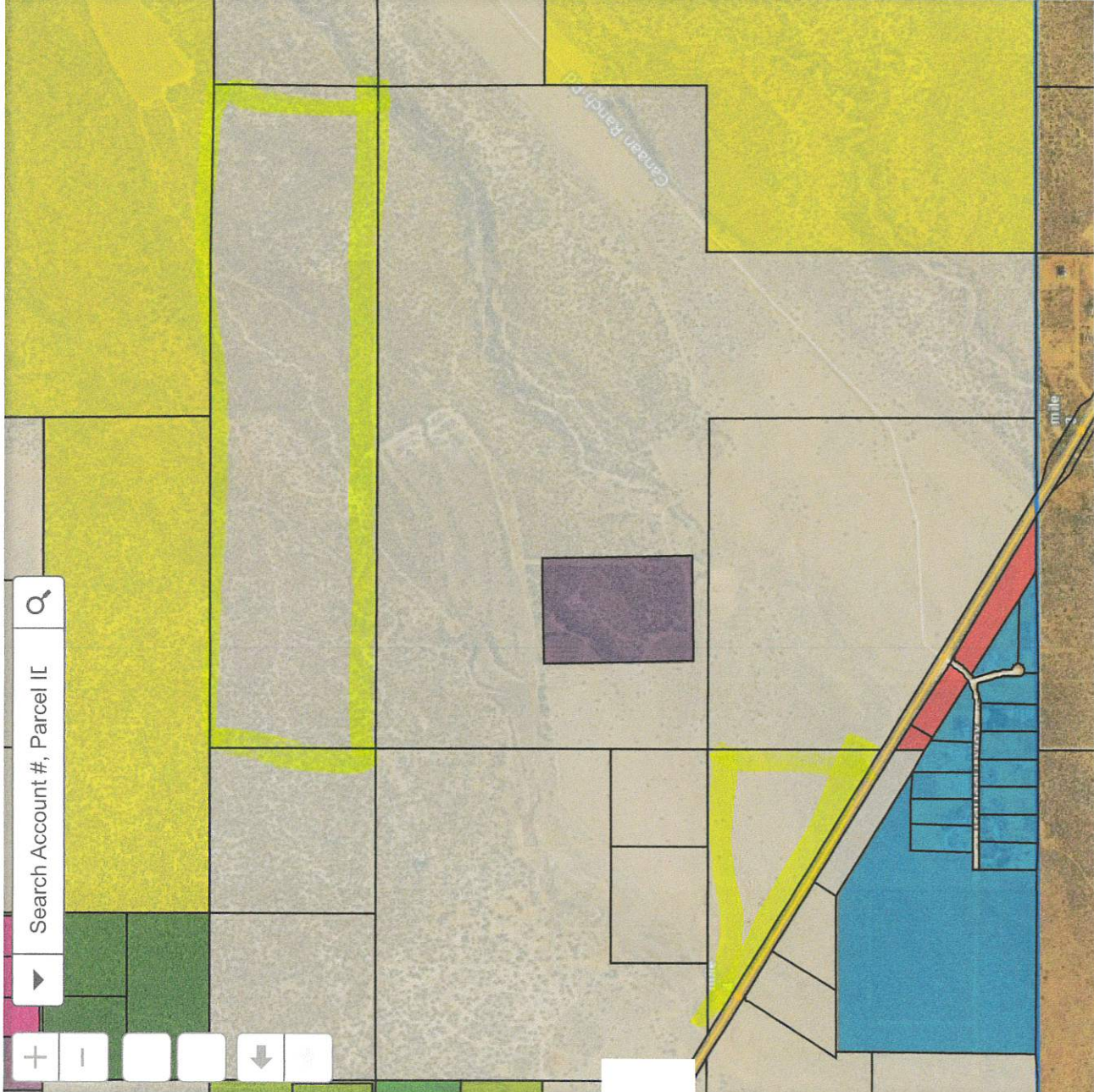
Item 8.



# Apple Valley Zoning Districts Viewer



Search Account #, Parcel ID



## Legend

Washington County Parcels



Apple Valley Zoning Viewer

Town Boundry



Zoning Districts

- A-5 - Agricultural > 5 Acres
- A-10 - Agricultural > 10 Acres
- A-20 - Agricultural > 20 Acres
- A-40 - Agricultural > 40 Acres
- Single-Family Residential > .5 Acres
- Single-Family Residential > 1 Acre
- Single-Family Residential > 2.5 Acres
- Single-Family Residential > 5.0 Acres
- Single-Family Residential > 10.0 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
- 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



41.13039947 37.028937 Degrees

Quit Claim Deed Page 1 of 2  
Russell Shirts Washington County Recorder  
11/21/2016 02:07:54 PM Fee \$26.00 By  
BARNEY MCKENNA & OLMSTEAD, P.C.

Recorded at Request of  
Thomas J. Bayles  
JENSENBAYLES, LLP  
216 W. St. George Blvd., Ste. 200  
St. George, UT 84770

Mail tax notice to:  
Kendra Webb  
2221 E. Weldon Ave.  
Phoenix, AZ 85016

Tax ID Numbers: AV-CAME-10; AV-1378-D; AV-1378-A;  
~~AV-1379-A~~; AV-1364; AV-1362

**QUITCLAIM DEED**

KBGD, INC., a Utah corporation, Grantor, hereby QUITCLAIMS to KENSTAL, LLC, a Utah limited liability company, Grantee, for the sum of TEN DOLLARS, and other good and valuable consideration, the following described tracts of land in Washington County, State of Utah:

See Legal Description, attached hereto and incorporated herein as Exhibit A.

WITNESS, the hand of said grantor, this 15 day of September, 2016.

KBGD, INC.

Kirk Webb  
By: Kirk Webb  
Its: President

STATE OF UTAH )  
COUNTY OF WASHINGTON ) : ss.

On the 15<sup>th</sup> day of September, 2016, personally appeared before Kirk Webb, the President of KBGD, Inc., the signer of the within instrument, who duly acknowledged before me that he executed the same.



[Signature]  
Notary Public



**EXHIBIT A****LEGAL DESCRIPTION**

**Parcel 1:** (AV-CAME-10) – All of Lot 10, CANAAN MOUNTAIN ESTATES SUBDIVISION, a subdivision according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, Utah.

**Parcel 2:** (AV-1378-D) S: 23 T: 43S R: 11W S1/2 NW1/4 & NE1/4 SEC 23 T43S R11W. LESS: BEG NW COR SW1/4 NW1/4 SEC 23 T43S R11W TH S 89°59'28" E ALG 1/16 SEC/L 663.89 FT TO SLY R/W LN HWY U-59; TH S 58°32'58" E ALG R/W LN 160.80 FT; TH S 36°17'48" W 695.79 FT; TH S 32°40'38" W 719.81 FT TO W SEC/L SEC 23; TH N 0°01'31" W ALG SEC/L 1250.66 FT TO POB. LESS: LAND IN HWY.

**Parcel 3:** (AV-1378-A) The South ½ of Section 23, Township 43 South, Range 11 West. Less and Excepting the land in Highway. Also Less and Excepting the NW ¼ of the SW ¼. Also Less and Excepting land in the Canaan Mountain Estates.

**Parcel 4:** (AV-1379-A) S: 24 T: 43S R: 11W SW1/4 SEC 24 T43S R11W. LESS: LAND IN CANAAN MOUNTAIN ESTATES. LESS: BEG N 0°0'06" E ALG SEC/L 908.07 FT & S 58°32'58" E 102.69 FT FM SW COR SEC 24 T43S R11W TH S 58°32'58" E 545 FT TO PT ON 329.505 FT RAD CUR RAD LN BEARS N 32°02'57" W BEING ON NLY R/W LN 50 FT RDWY; TH NELY LFTALG ARC SD CUR 152.40 FT THRU CTRL ANG 26°30'01"; TH N 31°27'02" E 27.97 FT TO BEG OF 25 FT RAD CUR; TH NWLY LFT ALG ARCS SD CUR 39.27 FT THRU CTRL ANG 90° & PT ON SLY R/W LN HWY U-59; TH N 58°32'58" W ALG SD R/W LN 554.62 FT; TH LEAV SD R/W LN S 31°27'02" W 200 FT TO POB. Less and Excepting that portion of the land that lies North of Highway 59.

**Parcel 5:** (AV-1364) The South Half of the Southeast Quarter; the Northwest Quarter of the Southeast Quarter of Section 14; Township 43 South, Range 11 West, SLB&M.

**Parcel 6:** (AV-1362) The South Half of the South Half of Section 13; Township 43 South, Range 11 West, SLB&M.

TOGETHER WITH all improvements and appurtenances thereunto belonging.

SUBJECT to easements, rights of way and restrictions of record and those enforceable in law and equity.

**TOWN OF APPLE VALLEY  
ORDINANCE O-2024-35**

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCELS AV-1-3-23-210, AV-1-3-23-241, AV-1-3-23-240 FROM OPEN SPACE TRANSITION ZONE (OST) TO A AGRICULTURAL ZONE (A-X)**

**WHEREAS**, the Town of Apple Valley (“Town”) has been petitioned for a change in the zoning classification of parcels AV-1-3-23-210, AV-1-3-23-241, AV-1-3-23-240 from Open Space Transition Zone (OST) to A Agricultural Zone (A-X); and,

**WHEREAS**, the Planning Commission has reviewed pertinent information in the public hearing held on July 3, 2024. In a meeting on the same day the Planning Commission recommended approval of the zone change request by unanimous vote; and,

**WHEREAS**, the Town Council has reviewed the Planning Commission’s recommendation; and,

**WHEREAS**, the Town Council finds that the requested zone change for this property is rationally based and consistent with the Town’s General Plan.

**WHEREAS**, at a meeting of the Town Council of Apple Valley, Utah, duly called, noticed and held on the 31<sup>st</sup> day of July 2024, and upon motion duly made and seconded:

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH**, that

**SECTION I:** The Zoning Designation for parcels AV-1-3-23-210, AV-1-3-23-241, AV-1-3-23-240 is changed from Open Space Transition Zone (OST) to A Agricultural Zone (A-X).

**SECTION II:** Update of the Official Zoning Map. The official Zoning Map is amended to reflect the adoption of this ordinance.

**Effective Date:** This amendment shall be effective immediately without further publication.

**PASSED AND ADOPTED** by the Mayor and Town Council of the Town of Apple Valley, Utah this 31<sup>st</sup> day of July, 2024.

PRESIDING OFFICER

\_\_\_\_\_  
Michael L. Farrar, Mayor

ATTEST:

\_\_\_\_\_  
Jenna Vizcardo, Town Clerk/Recorder

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



**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 9.

Zone Change Application			
Applications Must Be Submitted By The First Wednesday Of The Month			
Owner: <b>Circle 9 LLC</b>		Phone: (██████████)	
Address: ██████████		Email:	
City: ██████████	State: ████	Zip: ██████	
Agent: (If Applicable)		Phone:	
Address/Location of Property: <small>Apple Valley, Just North of Canaan Springs</small>		Parcel ID: AV-1-3-23-210, AV-1-3-23-241, AV-1-3-23-240	
Existing Zone: <b>OST</b>		Proposed Zone: <b>A-X</b>	
For Planned Development Purposes: Acreage in Parcel _____ Acreage in Application <u>19.34</u>			
Reason for the request <b>Switch to AG from OST</b>			

**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 <i>Kunora Webb</i>	Date <i>5-29-24</i>
---	------------------------

Official Use Only	Amount Paid: \$	Receipt No:
Date Received: <b>RECEIVED JUN 04 2024</b>	Date Application Deemed Complete:	
By: <i>[Signature]</i>	By:	



Search...

Sign in



Tools

HD-1380-

Item 9.

1382

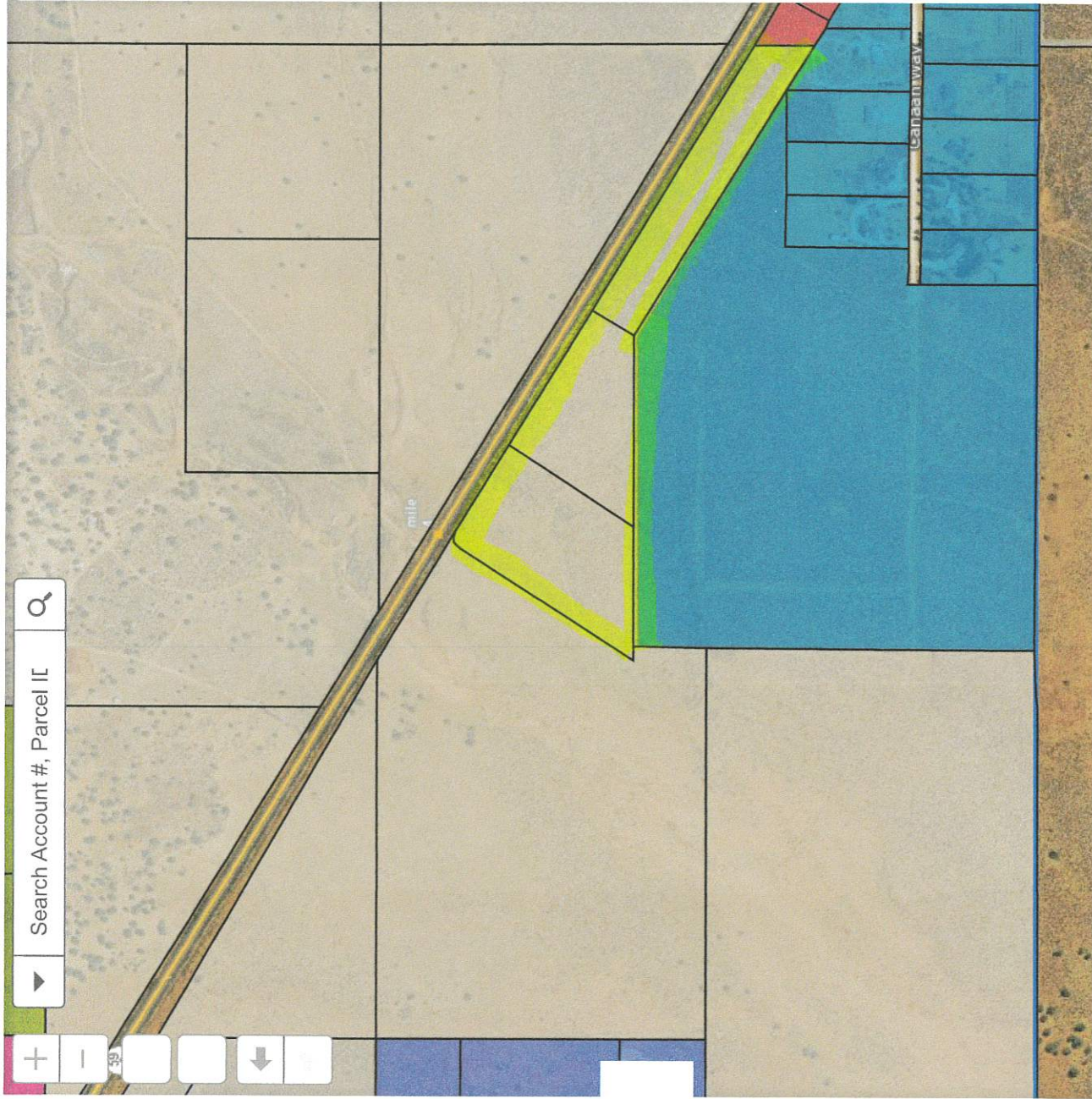




# Apple Valley Zoning Districts Viewer



Search Account #, Parcel ID



43.057749 37.031120 Degrees

## Legend

Washington County Parcels



Apple Valley Zoning Viewer

Town Boundary



Zoning Districts

- A-5 - Agricultural > 5 Acres
- A-10 - Agricultural > 10 Acres
- A-20 - Agricultural > 20 Acres
- A-40 - Agricultural > 40 Acres
- Single-Family Residential > .5 Acres
- Single-Family Residential > 1 Acre
- Single-Family Residential > 2.5 Acres
- Single-Family Residential > 5.0 Acres
- Single-Family Residential > 10.0 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
- 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

DOC # 20220045597

Warranty Deed Page 1 of 5  
Gary Christensen Washington County Recorder  
10/06/2022 10:10 AM Fee \$ 40.00  
By CIRCLE 9



After Recording Mail To:  
Circle 9 LLC  
C/O Kendra Webb  
2221 E. Weldon Ave.  
Phoenix, AZ 85016

**WARRANTY DEED**

Circle 9 LLC, a Utah Limited Liability Company, Grantor(s), of Washington County, the State of Utah, hereby CONVEYS and WARRANTS to:

Circle 9 LLC, a Utah Limited Liability Company, Grantee(s), of Washington County, State of Utah,

For the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following tract of land in Washington County, State of Utah,

See Legal Description, Attached hereto and Incorporated herein as:

“EXHIBIT A” ALL ARE A PORTION OF: AV-1378-T  
PARCEL 1 – PARCEL 2 – PARCEL 3

TOGETHER WITH all improvements and appurtenances there unto belonging.

SUBJECT TO easements, right of ways, restrictions, and reservations of record of record and those enforceable in law and equity.

WITNESS the hands(s) of said grantor(s), this 1<sup>st</sup> day of OCTOBER, 2022

CIRCLE 9 LLC

10-1-22

Kendra Webb  
(Member / Manager)

Date



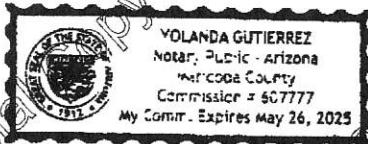
STATE OF ARIZONA

COUNTY OF MARICOPA )  
:SS,

ON THIS 1<sup>st</sup> DAY OF OCTOBER, 2022, BEFORE ME A NOTARY PUBLIC,  
PERSONALLY APPEARED KENDRA WEBB, MANAGER / MEMBER OF CIRCLE  
9 LLC, THE SIGNER OF THE WITHIN INSTRUMENT, WHO DULY  
ACKNOWLEDGE BEFORE ME THAT SHE EXECUTED THE SAME.

  
\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES:



**“EXHIBIT A”**

**PARCEL AV-1378-T**

**PARCEL 1**

A parcel of land located in the Southeast Quarter of Section 23, Township 43 South, Range 11 West, SLB&M, Apple Valley, Utah, said Lot 1 being more particularly described as:

Commencing at the East Quarter Corner of said Section 23, thence North 89°59'10" West a distance of 1944.87 feet along the east-west centerline of the southeast quarter of said Section 23; thence South a distance of 310.63 feet to a point on the westerly right of way of Highway SR59, the True Point of Beginning; thence South 58°32'58" East a distance of 401.59 feet along said highway right of way; thence South 32°37'32" West a distance of 596.49 feet; thence North 89°59'11" West a distance of 534.79 feet; thence North 32°37'32" East a distance of 826.49 feet to a point of curvature of a 50.00 foot radius tangent curve to the right; thence Northeasterly along the arc of said curve a distance of 77.51 feet, said curve having a central angle of 88°49'31" and a long chord that bears North 77°02'17" East a distance of 69.98 feet to the point of beginning containing 331,031 sq. ft. or 7.50 acres.

**“EXHIBIT A”**

**PARCEL 2 (Rev 8-9-22)**

A parcel of land located in the Southeast Quarter of Section 23, Township 43 South, Range 11 West, S1.R2&M, Apple Valley, Utah, said Lot 2 being more particularly described as:

Commencing at the East Quarter Corner of said Section 23, thence North 89°59'10" West a distance of 1602.28 feet along the east-west centerline of the southeast quarter of said Section 23; thence South a distance of 520.08 feet to a point on the westerly right of way of Highway SR59, the True Point of Beginning; thence South 58°32'58" East a distance of 635.28 feet along said highway right of way; thence South 31°27'02" West a distance of 200.55 feet; thence North 89°59'11" West a distance of 758.91 feet; thence North 32°37'32" East a distance of 596.49 feet to the point of beginning containing 254,358 sq. ft. or 5.84 acres.

**“EXHIBIT A”**

**PARCEL 3 (Rev 8-9-22)**

A parcel of land located in the Southeast Quarter of Section 23, Township 43 South, Range 11 West, SLB&M, Apple Valley, Utah, said Lot 3 being more particularly described as:

Commencing at the East Quarter Corner of said Section 23, thence North 89°59'10" West a distance of 1060.33 feet along the east-west centerline of the southeast quarter of said Section 23; thence South a distance of 851.42 feet to a point on the westerly right of way of Highway SR59, the True Point of Beginning; thence South 58°32'58" East a distance of 1242.87 feet along said highway right of way to the east boundary of said Section 23; thence South 00°00'06" West a distance of 235.08 feet along the east boundary of said Section 23; thence North 58°32'58" West a distance of 1365.52 feet; thence North 31°27'02" East a distance of 200.55 feet to the point of beginning containing 261,552 sq. ft. or 6.00 acres.

**TOWN OF APPLE VALLEY  
ORDINANCE O-2024-36**

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCELS AV-1366-A-4, AV-1366-A-9, AV-1366-A-22 FROM OPEN SPACE TRANSITION ZONE (OST) TO A AGRICULTURAL ZONE (A-X)**

**WHEREAS**, the Town of Apple Valley (“Town”) has been petitioned for a change in the zoning classification of parcels AV-1366-A-4, AV-1366-A-9, AV-1366-A-22 from Open Space Transition Zone (OST) to A Agricultural Zone (A-X); and,

**WHEREAS**, the Planning Commission has reviewed pertinent information in the public hearing held on July 3, 2024. In a meeting on the same day the Planning Commission recommended approval of the zone change request by unanimous vote; and,

**WHEREAS**, the Town Council has reviewed the Planning Commission’s recommendation; and,

**WHEREAS**, the Town Council finds that the requested zone change for this property is rationally based and consistent with the Town’s General Plan.

**WHEREAS**, at a meeting of the Town Council of Apple Valley, Utah, duly called, noticed and held on the 31<sup>st</sup> day of July 2024, and upon motion duly made and seconded:

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH**, that

**SECTION I:** The Zoning Designation for parcels AV-1366-A-4, AV-1366-A-9, AV-1366-A-22 is changed from Open Space Transition Zone (OST) to A Agricultural Zone (A-X).

**SECTION II:** Update of the Official Zoning Map. The official Zoning Map is amended to reflect the adoption of this ordinance.

**Effective Date:** This amendment shall be effective immediately without further publication.

**PASSED AND ADOPTED** by the Mayor and Town Council of the Town of Apple Valley, Utah this 31<sup>st</sup> day of July, 2024.

PRESIDING OFFICER

\_\_\_\_\_  
Michael L. Farrar, Mayor

ATTEST:

\_\_\_\_\_  
Jenna Vizcardo, Town Clerk/Recorder

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





**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: Dale Anderson		Phone: ( [REDACTED] )	
Address: [REDACTED]		Email:	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone:	
Address/Location of Property: Apple Valley, North of Cedar Point		Parcel ID: AV-1366-A-4, AV-1366-A-9, AV-1366-A-22	
Existing Zone: OST/INST		Proposed Zone: A-X	
For Planned Development Purposes: Acreage in Parcel _____		Acreage in Application <sup>111.16</sup> _____	
Reason for the request <b>Change to AG</b>			

**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 5/22/24
---	-----------------

Official Use Only	Amount Paid: \$	Receipt No:
Date Received: RECEIVED JUN 04 2024	Date Application Deemed Complete:	
By: 	By:	

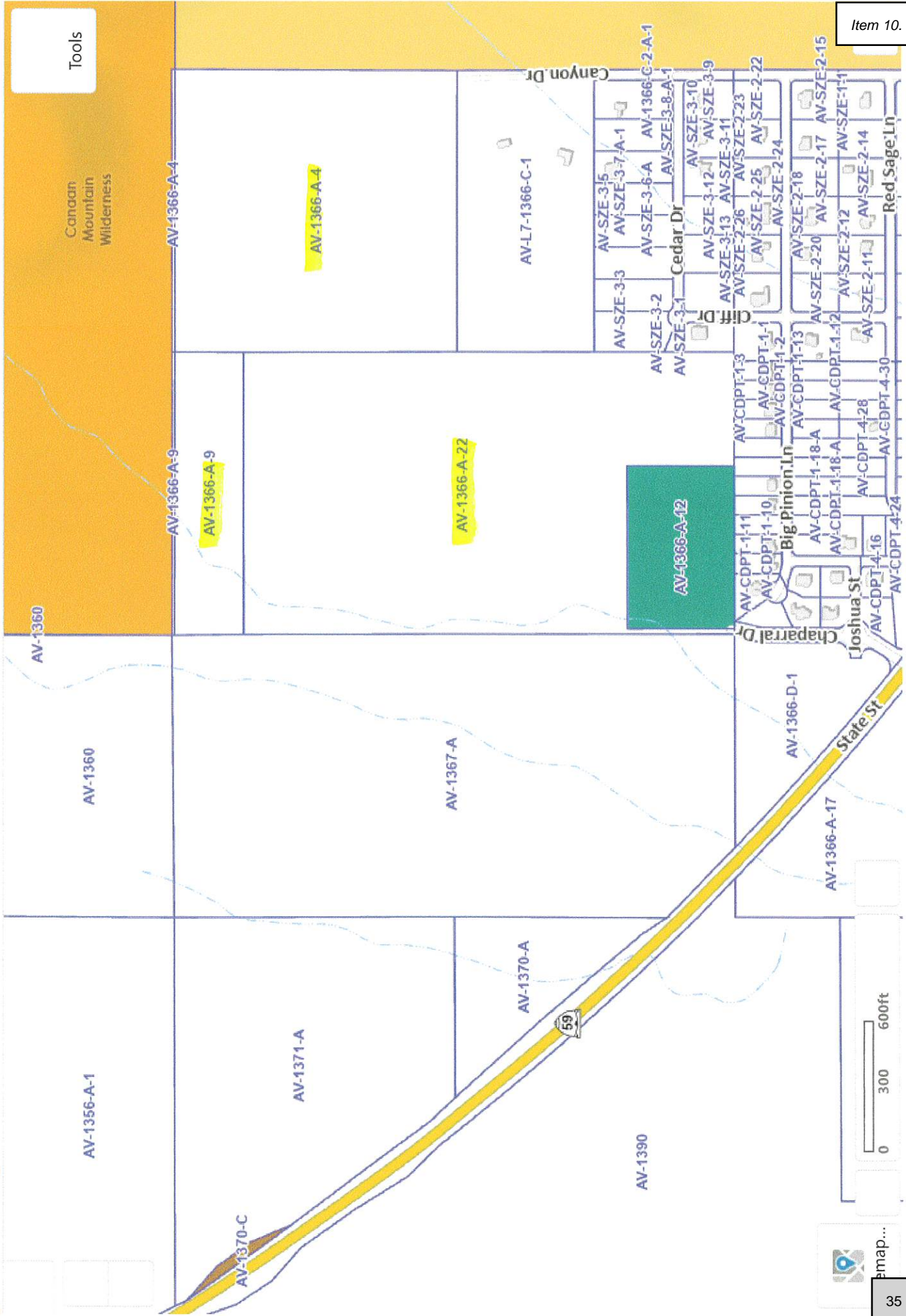


Search...

Sign in

Tools

Canaan Mountain Wilderness



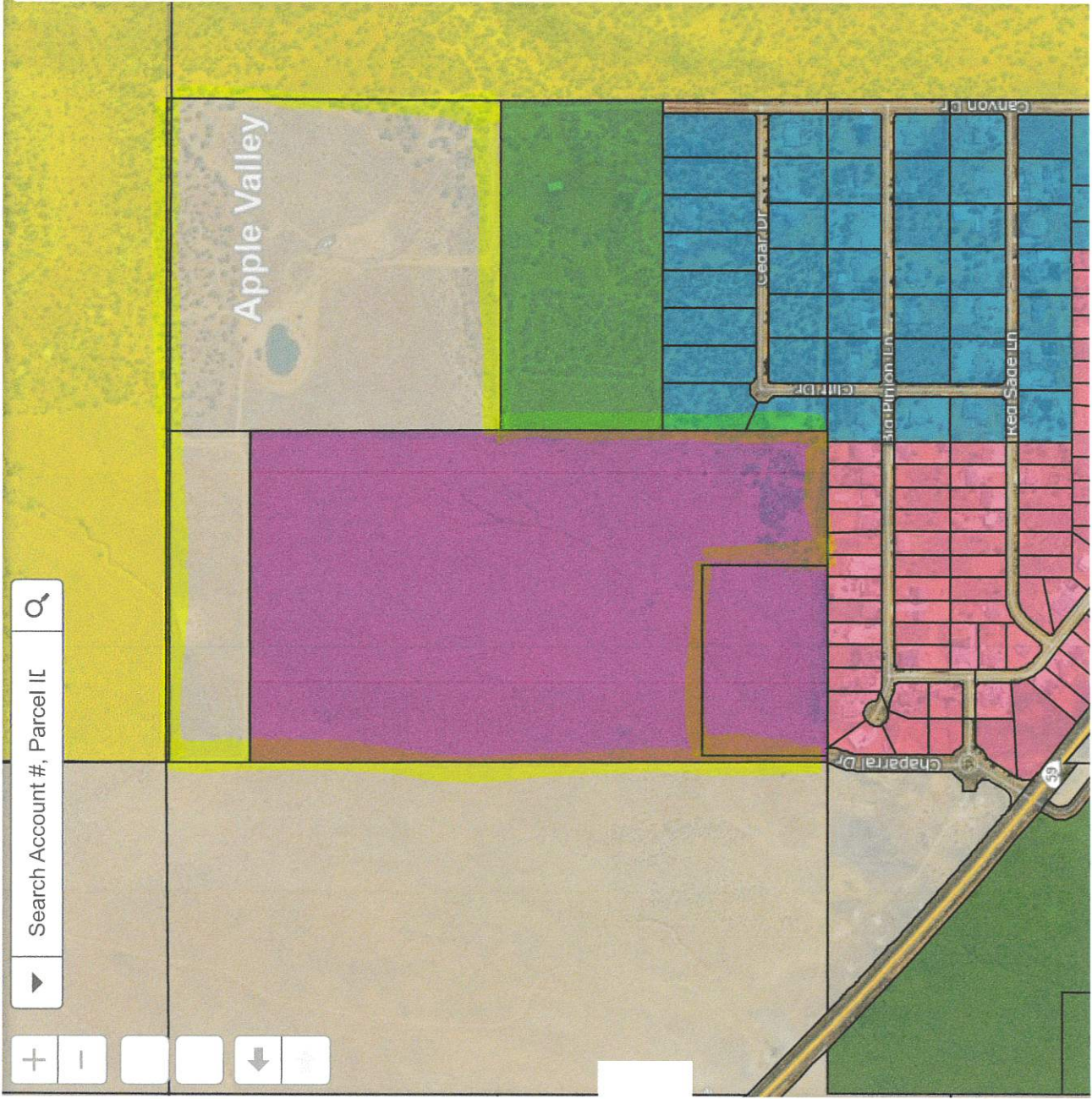
Item 10.



# Apple Valley Zoning Districts Viewer



Search Account #, Parcel ID



## Legend

Washington County Parcels



Apple Valley Zoning Viewer

Town Boundary



Zoning Districts

- A-5 - Agricultural > 5 Acres
- A-10 - Agricultural > 10 Acres
- A-20 - Agricultural > 20 Acres
- A-40 - Agricultural > 40 Acres
- Single-Family Residential > .5 Acres
- Single-Family Residential > 1 Acre
- Single-Family Residential > 2.5 Acres
- Single-Family Residential > 5.0 Acres
- Single-Family Residential > 10.0 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
- 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

200m  
600ft

113.079232 37.048807 Degrees

Special Warranty Deed Page 1 of 2  
Russell Shirts Washington County Recorder  
11/17/2017 12:42:15 PM Fee \$14.00 By  
MOUNTAIN VIEW TITLE - ST.GEORGE

**WHEN RECORDED RETURN TO:**  
Dale Anderson  
310 Elizabeth Lane  
Corona, CA. 92880  
**RESPA**

**SPECIAL WARRANTY DEED**

Utah Community Credit Union, **GRANTOR**, hereby **CONVEY(S) AND WARRANT(S)** against all those claiming by, through or under it to Dale Anderson, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Washington County, State of Utah described as follows:

**PARCEL 1**  
**THE NORTH ONE QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (THE NW1/4 OF THE NE1/4 OF THE NW1/4) OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.**  
**AV-1366-A-9**

**PARCEL 2**  
**THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (THE NW1/4 OF THE NE1/4) OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.**  
**AV-1366-A-4**

TAX ID #: AV-1366-A-9 and AV-1366-A-4

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights of Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 15th day of November, 2017.

UTAH COMMUNITY CREDIT UNION

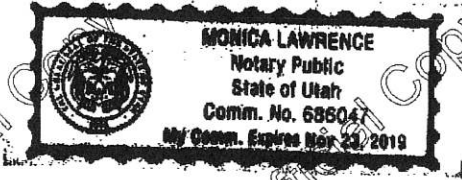
*Brian Luke*  
\_\_\_\_\_  
Brian Luke  
AVP Business Services



State of: Utah  
County of: Utah

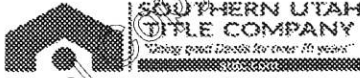
On this 16th day of November, 2017, personally appeared before me, the undersigned Notary Public, personally appeared Brian Luke, AVP Business Services, for Utah Community Federal Credit Union, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Monica Lawrence  
Notary Public  
My commission expires: NOV. 23, 2017



Corporate Warranty Deed Page 1 of 5  
Gary Christensen Washington County Recorder  
04/17/2023 03:38:21 PM Fee \$40.00 By  
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:  
Dale Anderson  
310 Elizabeth Lane  
Corona, CA 92880



Order No. 227342 - TW  
Tax I.D. No. AV-1366-A-12

Space Above This Line for Recorder's Use

**WARRANTY DEED**  
Corporate Form

Board of Education of the Washington County School District, a Utah Body Politic, organized and existing under the laws of the State of Utah with its principal office at Saint George, County of Washington, State of Utah, grantor(s), hereby

**CONVEYS and WARRANTS to**

Dale Anderson, grantee(s) of Corona, County of Riverside, State of California, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

See Water Rights Addendum to Land Deeds attached hereto and made a part hereof

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

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor(s) has/have caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 17 day of April, 2023.

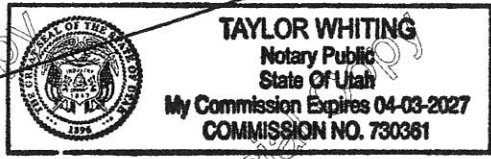
Board of Education of the Washington County School District, a Utah Body Politic

By: Becky Dunn  
Becky Dunn, President of the Washington County School Board

By: Brent L. Bills  
Brent L. Bills, Business Administrator

STATE OF Utah )  
 ) ss.  
COUNTY OF Washington )

On the 17<sup>th</sup> day of April, 2023, personally appeared before me, Becky Dunn, President of the Washington County School Board and Brent L. Bills, Business Administrator of Board of Education of the Washington County School District, a Utah Body Politic, the signers of the within instrument who duly acknowledged to me that they executed the same.



Taylor Whiting  
NOTARY PUBLIC  
My Commission Expires:

See attached notary acknowledgement.



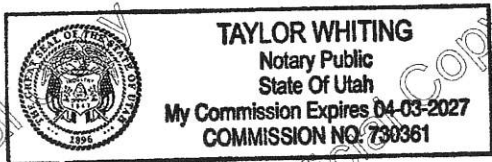
Notary acknowledgment attachment to that certain Warranty Deed, executed by Board of Education of the Washington County School District, a Utah Body Politic grantor(s), to Dale Anderson grantee(s).

Order No. 227342 - TW  
Tax I.D. No. AV-1366-A-12

STATE OF Utah

COUNTY OF Washington

On the 17<sup>th</sup> day of April, 2023, personally appeared before me, Becky Dunn and Brent L. Bills, who being by me duly sworn, did say that the said Becky Dunn is the President of the Washington County School Board and the Said Brent L. Bills is the Business Administrator for the Board of Education of the Washington County School District, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and Becky Dunn and Brent L. Bills duly acknowledged to me that said corporation executed the same.



*Taylor Whiting*  
NOTARY PUBLIC

My Commission Expires: 4-7-2027

Attachment to that certain Corporate Warranty Deed executed by Board of Education of the Washington County School District, a Utah Body Politic grantor(s), to Dale Anderson grantee(s).

Order No. 227342  
Tax I.D. No. AV-1366-A-12

**EXHIBIT "A"**

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 11 WEST SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 00°55'29" WEST 329.61 FEET ALONG THE CENTER SECTION LINE TO THE POINT OF BEGINNING, AND RUNNING THENCE SOUTH 00°55'29" WEST 2,307.27 FEET ALONG THE CENTER SECTION LINE; THENCE NORTH 89°02'45" WEST 534.68 FEET ALONG THE CENTER SECTION LINE; THENCE NORTH 00°54'21" EAST 505.00 FEET; THENCE NORTH 89°02'45" WEST 759.50 FEET; THENCE SOUTH 00°54'21" WEST 505.00 FEET; THENCE NORTH 89°02'45" WEST 26.09 FEET; THENCE NORTH 00°54'21" EAST 2,308.16 FEET; THENCE SOUTH 89°00'25" EAST 1,321.04 FEET TO THE POINT OF BEGINNING.

\*\*\*

Initials 

**TOWN OF APPLE VALLEY  
ORDINANCE O-2024-37**

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCEL AV-1372-A FROM OPEN SPACE TRANSITION ZONE (OST) TO A AGRICULTURAL ZONE (A-X)**

**WHEREAS**, the Town of Apple Valley (“Town”) has been petitioned for a change in the zoning classification of parcel AV-1372-A from Open Space Transition Zone (OST) to A Agricultural Zone (A-X); and,

**WHEREAS**, the Planning Commission has reviewed pertinent information in the public hearing held on July 3, 2024. In a meeting on the same day the Planning Commission recommended approval of the zone change request by unanimous vote; and,

**WHEREAS**, the Town Council has reviewed the Planning Commission’s recommendation; and,

**WHEREAS**, the Town Council finds that the requested zone change for this property is rationally based and consistent with the Town’s General Plan.

**WHEREAS**, at a meeting of the Town Council of Apple Valley, Utah, duly called, noticed and held on the 31<sup>st</sup> day of July 2024, and upon motion duly made and seconded:

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH**, that

**SECTION I:** The Zoning Designation for parcel AV-1372-A is changed from Open Space Transition Zone (OST) to A Agricultural Zone (A-X).

**SECTION II:** Update of the Official Zoning Map. The official Zoning Map is amended to reflect the adoption of this ordinance.

**Effective Date:** This amendment shall be effective immediately without further publication.

**PASSED AND ADOPTED** by the Mayor and Town Council of the Town of Apple Valley, Utah this 31<sup>st</sup> day of July, 2024.

PRESIDING OFFICER

\_\_\_\_\_  
Michael L. Farrar, Mayor

ATTEST:

\_\_\_\_\_  
Jenna Vizcardo, Town Clerk/Recorder

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



**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 11.

### Zone Change Application

**Applications Must Be Submitted By The First Wednesday Of The Month**

Owner: <b>Bob J Scow</b>		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone:	
Address/Location of Property: <small>Aprox Corner Main Street and Desert Dr.</small>		Parcel ID: <b>AV-1372-A</b>	
Existing Zone: <b>OST/OSC</b>		Proposed Zone: <b>A-X</b>	
For Planned Development Purposes: Acreage in Parcel <sup>44.51</sup>		Acreage in Application <sup>44.51</sup>	
Reason for the request <b>Agriculture</b>			

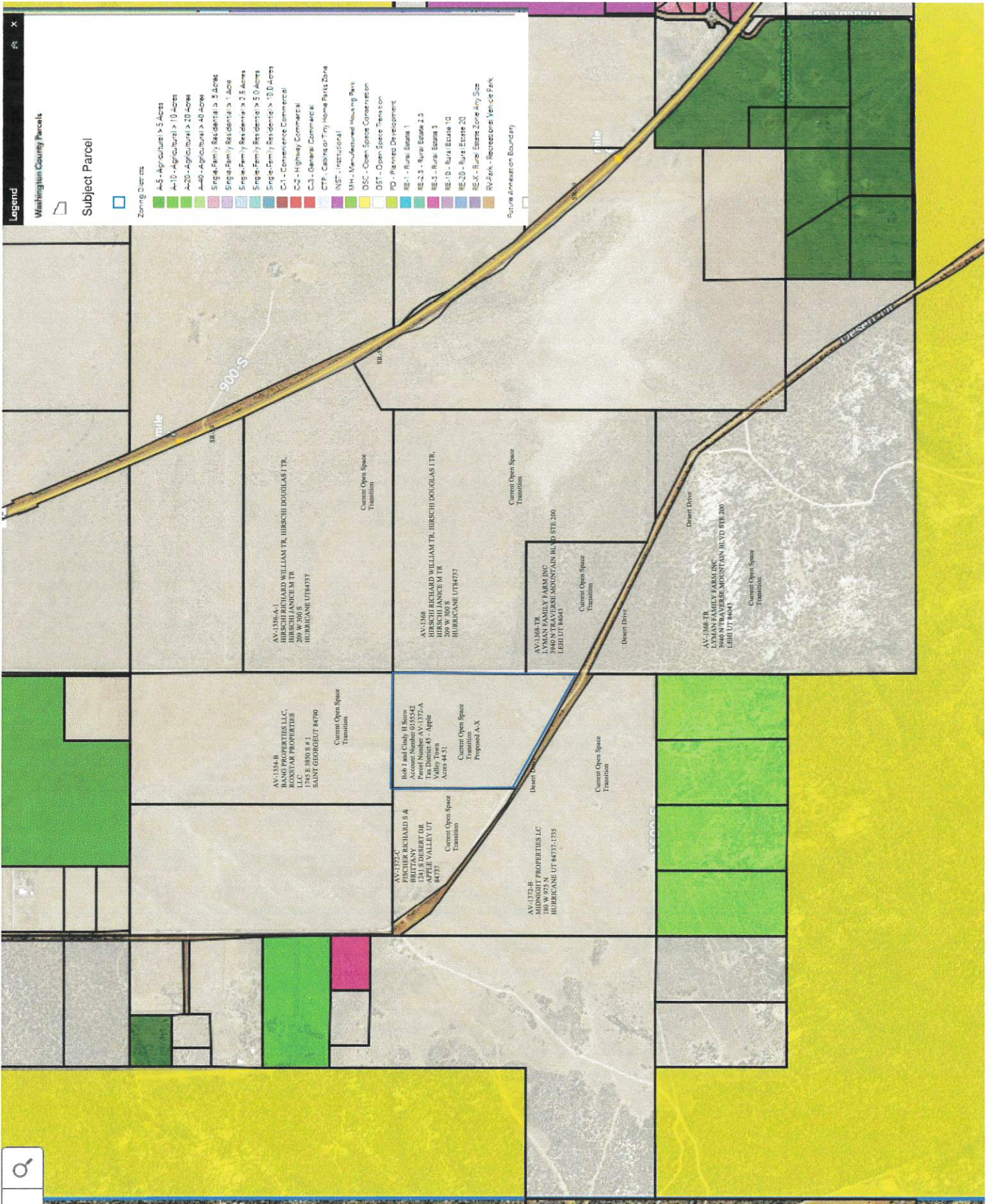
**Submittal Requirements: The zone change application shall provide the following:**

- 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
- H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature 	Date <b>6-4-24</b>
-------------------------	-----------------------

Official Use Only	Amount Paid: \$	Receipt No:
Date Received: <b>RECEIVED JUN 0 4 2024</b>	Date Application Deemed Complete:	
By:	By:	







When recorded mail deed and tax notice to:

Bob J. Scow  
1705 West 400 South  
Hurricane, UT 84737



**SOUTHERN UTAH TITLE**  
www.sutic.com  
Doing Good Deeds for Over 60 Years

DOC # 201900000864

Item 11.

County: 0-21 Page: 1 of 1  
Date: 12/28/2018 10:00:00 AM  
Recorder: 0-21-2018-10:00:00 AM



Tax I.D. No. AV-1372-A

Space Above This Line for Recorder's Use

### WARRANTY DEED

Richard F. Leavitt and Bob J. Scow, grantor(s), of Hurricane, County of Washington, State of Utah, hereby CONVEY and WARRANT to

Bob J. Scow and Cindy H. Scow, Husband and Wife, as Joint Tenants, grantee(s) of Hurricane, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

**Beginning at the Northeast Corner of Section 17, Township 43 South, Range 11 West, Salt Lake Base and Meridian, and running thence South, along the Section Line, 2005.00 feet; thence North 57°15' West 600.00 feet; thence North 57°20' West 821.72 feet; thence North 0°00' West 1236.85 feet to a point on the North Section Line of said Section 17; thence North 89°59'52" East, along the Section Line, 1196.36 feet to the point of beginning.**

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


WITNESS the hand(s) of said grantor(s), this 28<sup>th</sup> day of December, 2018.

  
\_\_\_\_\_  
Richard F. Leavitt

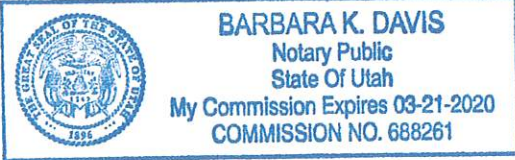
  
\_\_\_\_\_  
Bob J. Scow

STATE OF Utah )  
 ) :ss.  
COUNTY OF Washington )

On the 28<sup>th</sup> day of December, 2018, personally appeared before me, Richard F. Leavitt and Bob J. Scow, the signers of the within instrument who duly acknowledged to me that they executed the same.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 3/21/2020





Legal Description

**Account Number** 0155542  
**Parcel Number** AV-1372-A  
**Tax District** 45 - Apple Valley Town  
**Acres** 44.51

**Legal** Beginning at the Northeast Corner of Section 17, Township 43 South, Range 11 West, Salt Lake Base and Meridian, and running South, along the Section Line 2005.00 feet; thence North 57°15' West 600.00 feet; thence North 57°20' West 821.72 feet; thence North 0°00' West 1236.85 feet to a point on the North Section Line of said Section 17; thence North 89°59'52" East along the Section Line 1196.36 feet to the point of beginning.

Mailing Labels

BANG PROPERTIES LLC, ROXSTAR PROPERTIES LLC  
1745 E 3850 S # 1

AV-1372-C

1241 S DESERT DR  
APPLE VALLEY UT 84737

HIRSCHI RICHARD WILLIAM TR, HIRSCHI DOUGLAS I TR, HIRSCHI JANICE M TR  
209 W 300 S

AV-1368-TR

3940 N TRAVERSE MOUNTAIN BLVD STE 200  
LEHI UT 84043

MIDNIGHT PROPERTIES LC  
180 W 975 N  
HURRICANE UT 84737-1735

**TOWN OF APPLE VALLEY  
ORDINANCE O-2024-38**

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCEL AV-1365-C-4 FROM OPEN SPACE TRANSITION ZONE (OST) TO A AGRICULTURAL ZONE (A-X)**

**WHEREAS**, the Town of Apple Valley (“Town”) has been petitioned for a change in the zoning classification of parcel AV-1365-C-4 from Open Space Transition Zone (OST) to A Agricultural Zone (A-X); and,

**WHEREAS**, the Planning Commission has reviewed pertinent information in the public hearing held on July 3, 2024. In a meeting on the same day the Planning Commission recommended approval of the zone change request by unanimous vote; and,

**WHEREAS**, the Town Council has reviewed the Planning Commission’s recommendation; and,

**WHEREAS**, the Town Council finds that the requested zone change for this property is rationally based and consistent with the Town’s General Plan.

**WHEREAS**, at a meeting of the Town Council of Apple Valley, Utah, duly called, noticed and held on the 31<sup>st</sup> day of July 2024, and upon motion duly made and seconded:

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH**, that

**SECTION I:** The Zoning Designation for parcel AV-1365-C-4 is changed from Open Space Transition Zone (OST) to A Agricultural Zone (A-X).

**SECTION II:** Update of the Official Zoning Map. The official Zoning Map is amended to reflect the adoption of this ordinance.

**Effective Date:** This amendment shall be effective immediately without further publication.

**PASSED AND ADOPTED** by the Mayor and Town Council of the Town of Apple Valley, Utah this 31<sup>st</sup> day of July, 2024.

PRESIDING OFFICER

\_\_\_\_\_  
Michael L. Farrar, Mayor

ATTEST:

\_\_\_\_\_  
Jenna Vizcardo, Town Clerk/Recorder

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



**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 12.

### Zone Change Application

**Applications Must Be Submitted By The First Wednesday Of The Month**

Owner: <b>Lee and Diane Fralish</b>		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone:	
Address/Location of Property: <b>Bubbling Wells Area</b>		Parcel ID: <b>AV-1365-C-4</b>	
Existing Zone: <b>OST</b>		Proposed Zone: <b>A-X</b>	
For Planned Development Purposes: Acreage in Parcel _____		Acreage in Application <sup>5</sup> _____	
Reason for the request <b>Switch from OST to AG, we already have a house on our property</b>			

**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).

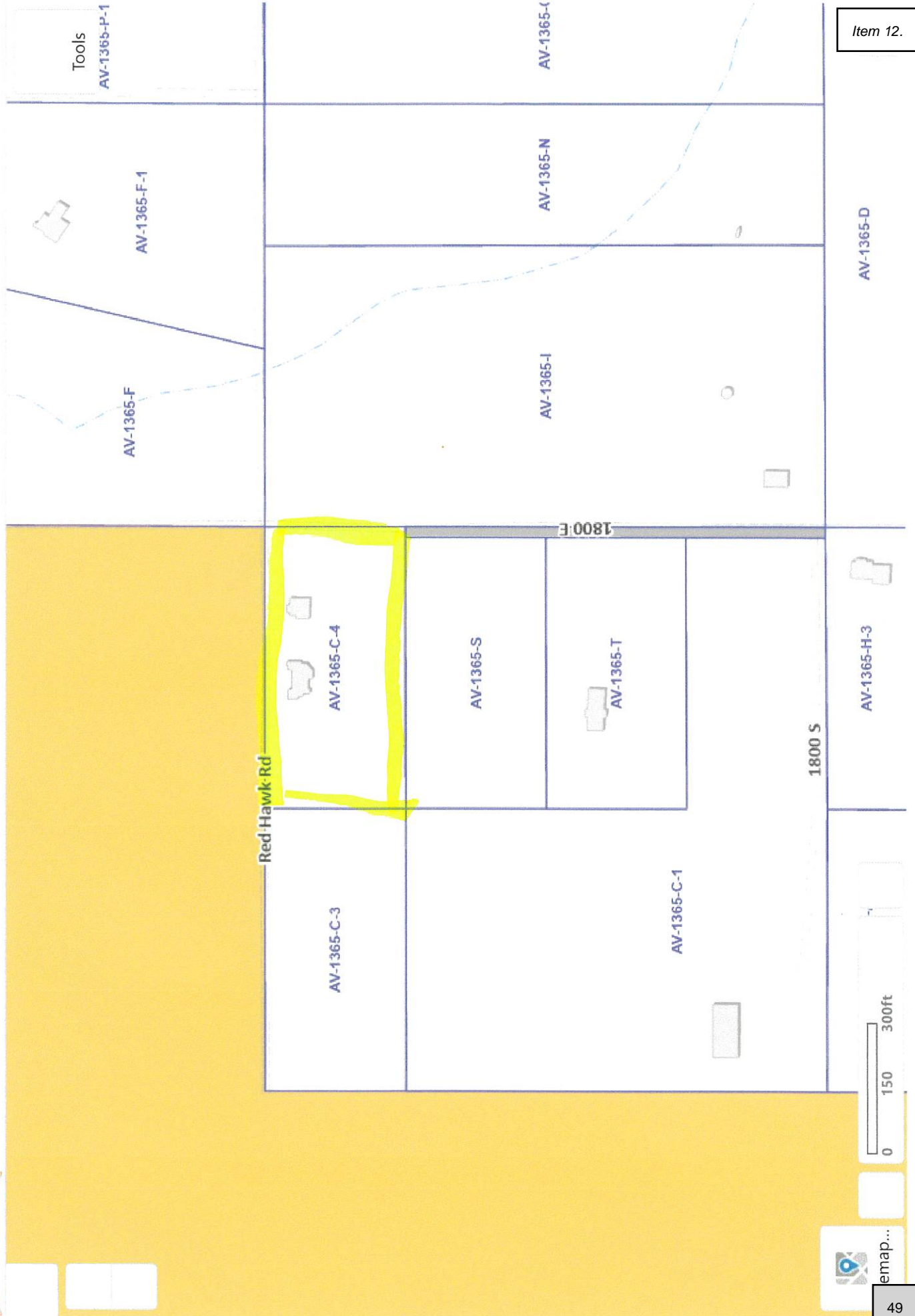
Applicant Signature 	Date <b>06/03/2024</b>
-------------------------	---------------------------

Official Use Only	Amount Paid: \$	Receipt No:
Date Received: <b>RECEIVED JUN 04 2024</b>	Date Application Deemed Complete:	
By:	By:	



Sign in

Search...



Tools  
AV-1365-P-1

Item 12.

0 150 300ft

AV-1365-H-3

AV-1365-D

emap... 1800 S



# Apple Valley Zoning Districts Viewer



Search Account #, Parcel ID

## Legend

Washington County Parcels



Apple Valley Zoning Viewer

Town Boundary



## Zoning Districts

- A-5 - Agricultural > 5 Acres
- A-10 - Agricultural > 10 Acres
- A-20 - Agricultural > 20 Acres
- A-40 - Agricultural > 40 Acres
- Single-Family Residential > .5 Acres
- Single-Family Residential > 1 Acre
- Single-Family Residential > 2.5 Acres
- Single-Family Residential > 5.0 Acres
- Single-Family Residential > 10.0 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
- 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

200m  
600ft

113.068608 37.044322 Degrees



Deed of Reconveyance Page 1 of 2  
Gary Christensen Washington County Recorder  
01/14/2022 08:35:32 AM Fee \$40.00 By SECURITY CONNECTIONS INC

**UTAH** **RECORD 2ND**

COUNTY OF WASHINGTON

LOAN NO.: 5230339116H



WHEN RECORDED MAIL TO: ATTN: NOVAD  
MANAGEMENT CONSULTING  
C/O FIRST AMERICAN MORTGAGE SOLUTIONS  
1795 INTERNATIONAL WAY  
IDAHO FALLS, ID 83402, PH. (208) 528-9895

PARCEL NO. AV-1365-C-4

**FULL RECONVEYANCE**

FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, or Successor Trustee, or Substitute Trustee, under that certain Deed of Trust dated MAY 24, 2019, executed by LEE FRALISH AND DIANE FRALISH, HUSBAND AND WIFE, AS JOINT TENANTS, Trustor, to SENIOR OFFICIAL WITH RESPONSIBILITY FOR SINGLE FAMILY MORTGAGE INSURANCE PROGRAMS IN THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FIELD OFFICE WITH JURISDICTION OVER THE PROPERTY DESCRIBED BELOW, OR A DESIGNEE OF THAT OFFICIAL, Original Trustee, for the benefit of FEDERAL HOUSING COMMISSIONER, Original Beneficiary, and recorded on MAY 30, 2019 as Entry No. 20190020932 in the County Recorder's records for WASHINGTON County, State of UTAH and said Deed of Trust describes the following property:

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

WHEREAS, the Undersigned received from FEDERAL HOUSING COMMISSIONER, the Beneficiary of said Deed of Trust, a written request to reconvey, reciting that the obligation secured by said Deed of Trust has been fully paid and performed, does hereby grant, bargain, and convey, without any covenant or warranty, express or implied, to the person or persons legally entitled thereto, all of the estate held by the Undersigned in and to said described premises by virtue of said Deed of Trust.

IN WITNESS WHEREOF, the Undersigned has caused this Instrument to be executed on this JANUARY 11, 2022.

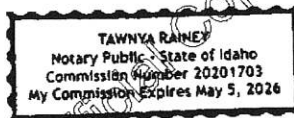
FIRST AMERICAN TITLE INSURANCE COMPANY

*Deborah Reimer*  
DEBORAH REIMER, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE ) ss.

On JANUARY 11, 2022, before me, TAWNIA RAINEY, personally appeared DEBORAH REIMER known to me to be the VICE PRESIDENT of FIRST AMERICAN TITLE INSURANCE COMPANY the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

*Tawnia Rainey*  
TAWNIA RAINEY (COMMISSION EXP. 05/05/2026)  
NOTARY PUBLIC





NM8041719IM - 5230339116H - FRALISH

LEGAL DESCRIPTION

THE EAST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES SOUTH 89°55'35" EAST 659.175 FEET ALONG THE CENTER SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°55'35" EAST 659.175 FEET TO A POINT ON THE WEST 1/16 LINE OF SAID SECTION 14, THENCE SOUTH 0°06'58" WEST 329.89 FEET ALONG SAID LINE, THENCE NORTH 89°55'29" WEST 659.24 FEET, THENCE NORTH 0°07'37" EAST 329.67 FEET TO THE POINT OF BEGINNING.

SUBDIVISION APPROVAL PROCESS

AFFIDAVIT

PROPERTY OWNER

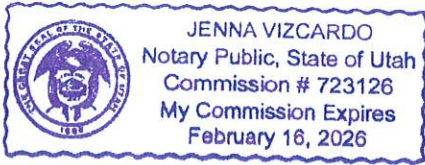
Item 12.

STATE OF UTAH )
)§
COUNTY OF WASHINGTON )

I (We) Lee Fralish & Diane Fralish, being duly sworn, depose 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.

[Signature]
Property Owner
Diane Fralish
Property Owner

Subscribed and sworn to me this 3 day of June, 2024.



[Signature]
Notary Public
Residing in: Washington County.
My Commission Expires: 2/16/26.

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:

**TOWN OF APPLE VALLEY  
ORDINANCE O-2024-39**

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PARCELS AV-1328-C, AV-1321-A, AV-1328-B FROM OPEN SPACE TRANSITION ZONE (OST) TO A AGRICULTURAL ZONE (A-X)**

**WHEREAS**, the Town of Apple Valley (“Town”) has been petitioned for a change in the zoning classification of parcels AV-1328-C, AV-1321-A, AV-1328-B from Open Space Transition Zone (OST) to A Agricultural Zone (A-X); and,

**WHEREAS**, the Planning Commission has reviewed pertinent information in the public hearing held on July 3, 2024. In a meeting on the same day the Planning Commission recommended approval of the zone change request by unanimous vote; and,

**WHEREAS**, the Town Council has reviewed the Planning Commission’s recommendation; and,

**WHEREAS**, the Town Council finds that the requested zone change for this property is rationally based and consistent with the Town’s General Plan.

**WHEREAS**, at a meeting of the Town Council of Apple Valley, Utah, duly called, noticed and held on the 31<sup>st</sup> day of July 2024, and upon motion duly made and seconded:

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH**, that

**SECTION I:** The Zoning Designation for parcels AV-1328-C, AV-1321-A, AV-1328-B is changed from Open Space Transition Zone (OST) to A Agricultural Zone (A-X).

**SECTION II:** Update of the Official Zoning Map. The official Zoning Map is amended to reflect the adoption of this ordinance.

**Effective Date:** This amendment shall be effective immediately without further publication.

**PASSED AND ADOPTED** by the Mayor and Town Council of the Town of Apple Valley, Utah this 31<sup>st</sup> day of July, 2024.

PRESIDING OFFICER

\_\_\_\_\_  
Michael L. Farrar, Mayor

ATTEST:

\_\_\_\_\_  
Jenna Vizcardo, Town Clerk/Recorder

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



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: Beautiful Valley, LLC
Address: [Redacted]
City: [Redacted] State: [Redacted] Zip: [Redacted]
Agent: (If Applicable) Kirk Willey - Manager
Address/Location of Property: Main St, Apple Villy Parcel ID: AV-1328-C
Existing Zone: Open Proposed Zone: Agriculture
Reason for the request: Change of Use

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.
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 [Signature] Date 6/12/24

Official Use Only
Date Received: RECEIVED JUN 18 2024
Amount Paid: \$
Receipt No:
Date Application Deemed Complete:
By: [Signature]





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: Beautiful Valley, LLC
Address: [Redacted]
City: [Redacted] State: [Redacted] Zip: [Redacted]
Agent: (If Applicable) Kirk Willey - Manager
Address/Location of Property: Main St, Apple Villy Parcel ID: AV-1321-A
Existing Zone: Open Proposed Zone: Agriculture
Reason for the request: Change of Use

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.
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: [Signature] Date: 6/12/24

Official Use Only: RECEIVED JUN 18 2024
Amount Paid: \$
Receipt No:
Date Application Deemed Complete:
By: [Signature]



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

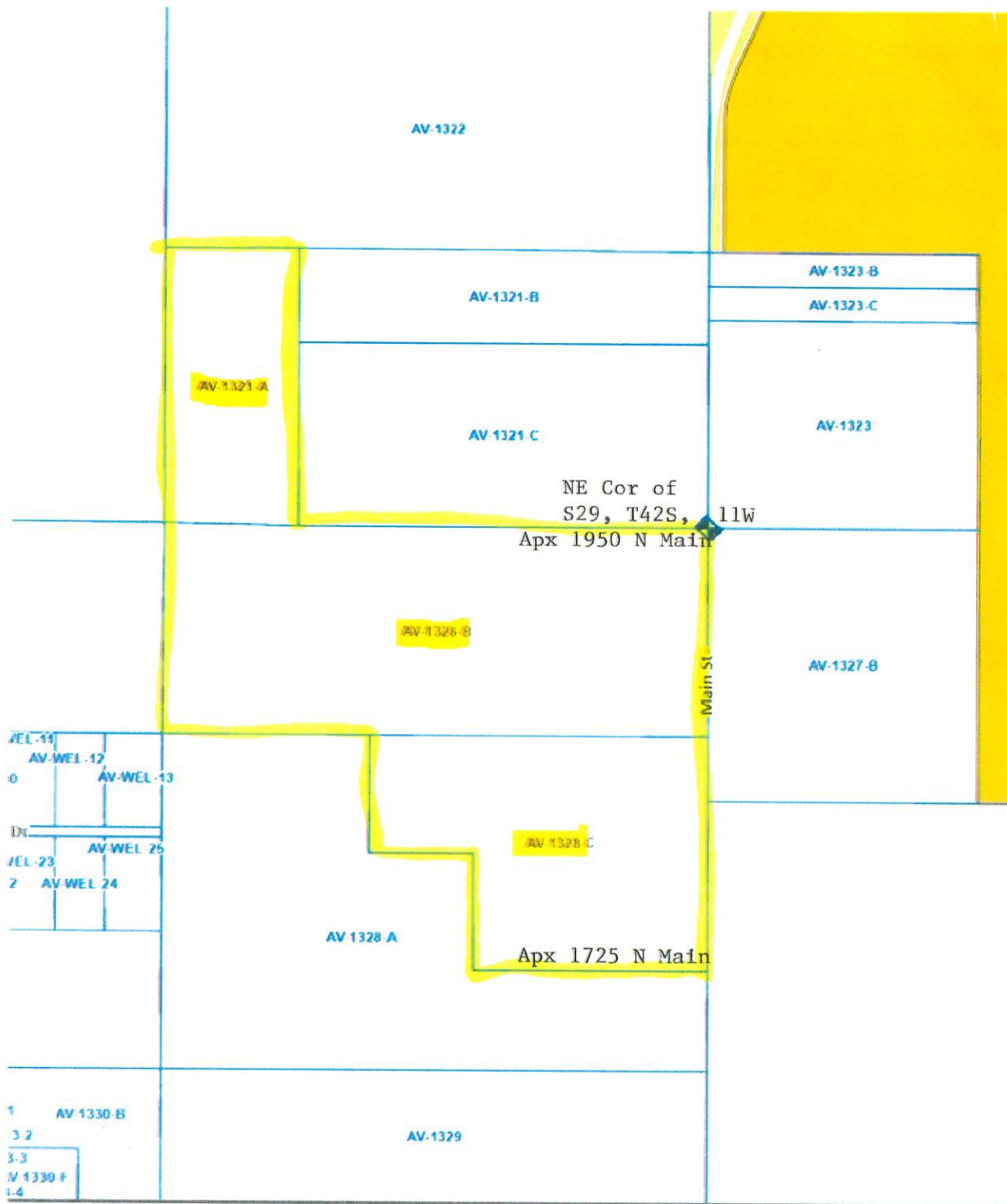
Owner: Beautiful Valley, LLC		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable) Kirk Willey - <i>Manager</i>		Phone: Same	
Address/Location of Property: Main St, Apple Villy		Parcel ID: AV-1328-B	
Existing Zone: Open		Proposed Zone: Agriculture	
For Planned Development Purposes: Acreage in Parcel _____ Acreage in Application <sup>61,81</sup> _____			
Reason for the request <b>Change of Use</b>			

**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. *NA* 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 <i>[Signature]</i>	Date <i>5/12/24</i>
---	------------------------

Official Use Only	Amount Paid: \$	Receipt No:
Date Received: <b>RECEIVED JUN 18 2024</b>	Date Application Deemed Complete:	
By: <i>[Signature]</i>	By:	



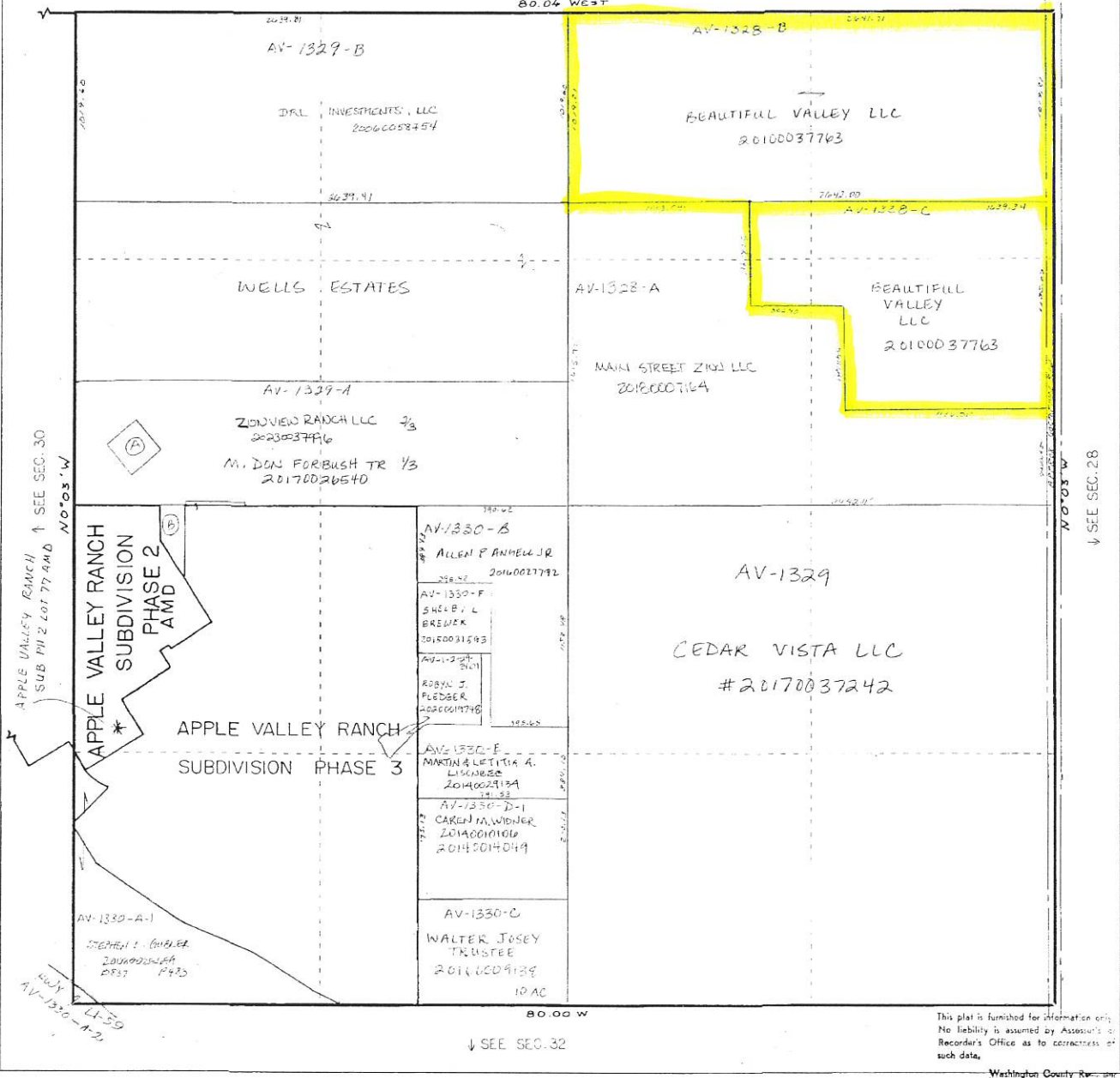


AV-1329-C-1 EION VIEW RANCH LLC 2023003796  
AV-1330-A-4 C. MARSHALL SHIRK TR 20110004491

**SECTION 29**  
**T42S--R11W**

SALT LAKE BASE & MERIDIAN  
SCALE: ONE INCH = 400 FEET  
WASHINGTON COUNTY, UTAH

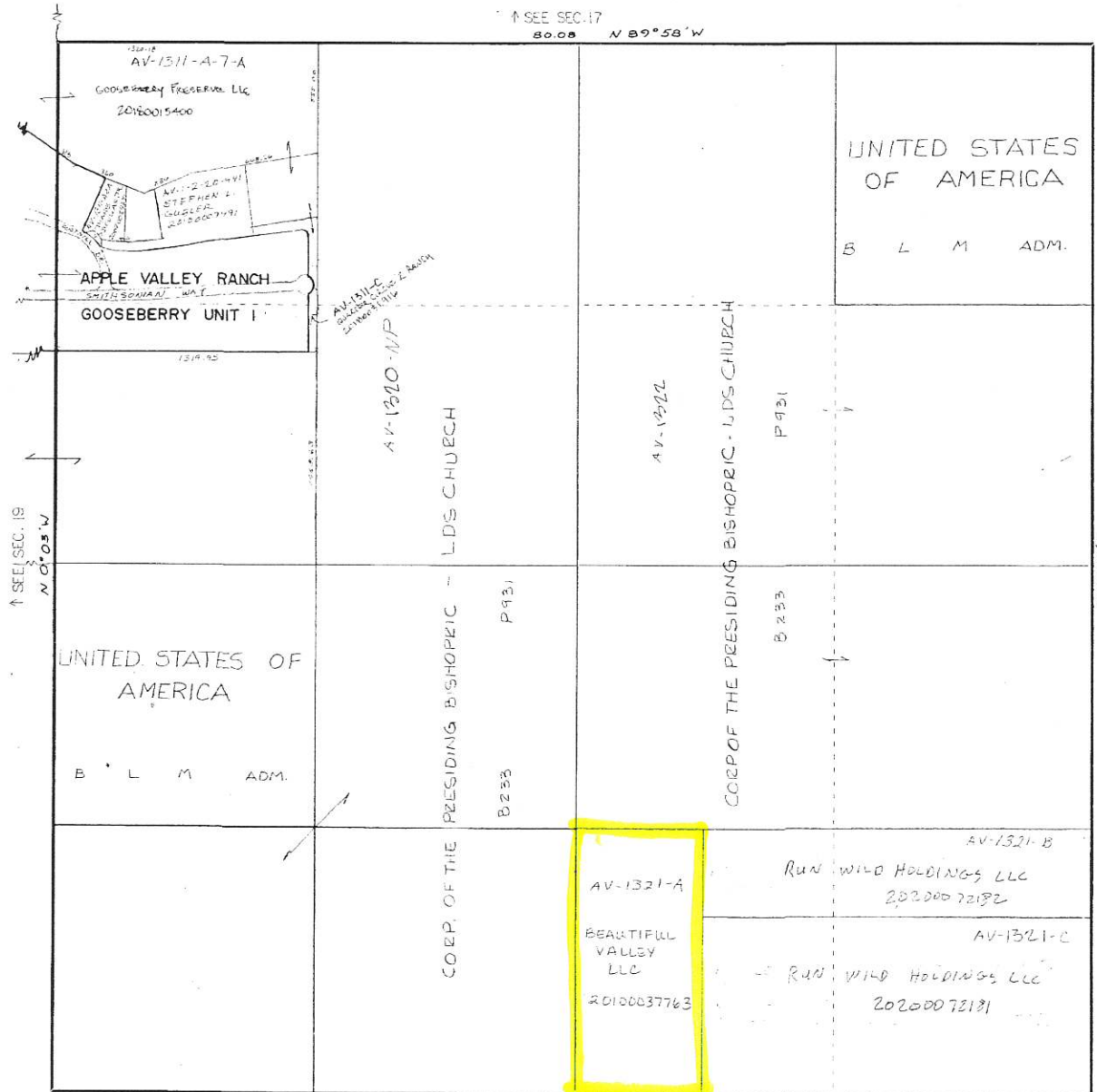
↑ SEE SEC. 20  
80.04 WEST



This plat is furnished for information only. No liability is assumed by Assessor or Recorder's Office as to correctness of such data.  
Washington County Recorder



**SECTION 20**  
**T42 S -- R 11 W**  
 SALT LAKE BASE & MERIDIAN  
 SCALE: ONE INCH = 400 FEET  
 WASHINGTON COUNTY, UTAH



↑ SEE SEC. 17  
 80.08 N 89° 58' W

↑ SEE SEC. 19  
 N 0° 05' W

N 0° 05' W  
 ↓ SEE SEC. 21

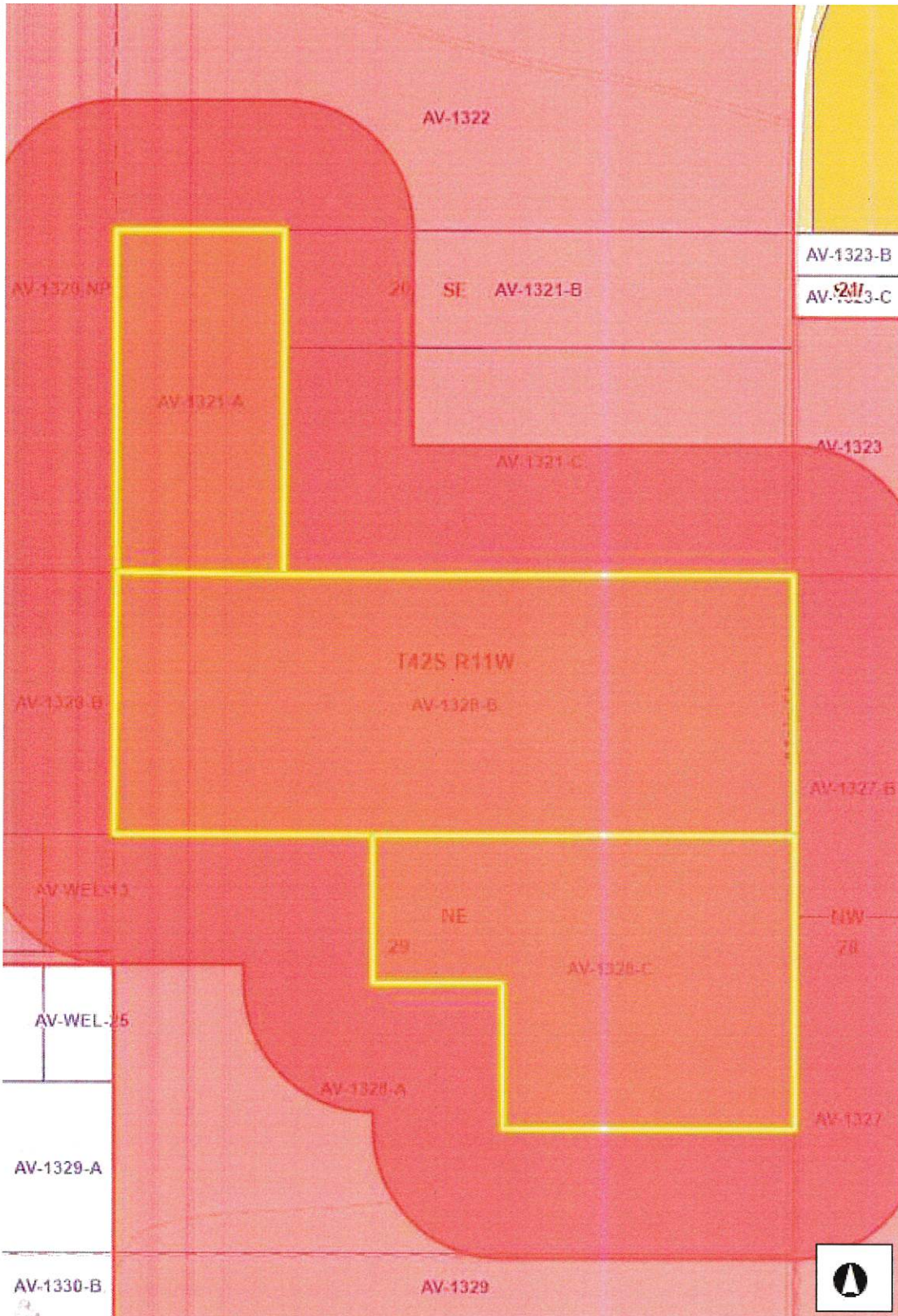
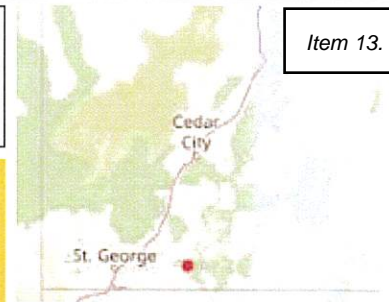
W 80.04  
 ↓ SEE SEC. 29

This plat is furnished for information only.  
 No liability is assumed by Assessor's or  
 Recorder's Office as to correctness of  
 such data.  
 Washington County Recorder



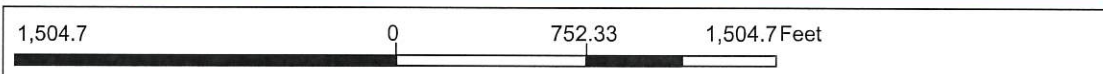
# Title

Item 13.



**Legend**

- Township Range
- Section
- Quarter Section
- Parcels
- 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



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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

## Notes



SUBDIVISION APPROVAL PROCESS

AFFIDAVIT

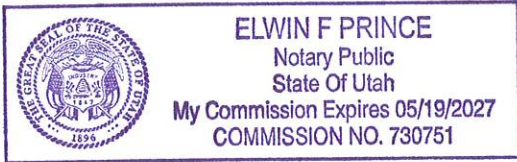
PROPERTY OWNER

STATE OF UTAH )
)§
COUNTY OF WASHINGTON )

I (We) Kirk Willey - Manager Beaut. Sol Valley, LLC, being duly sworn, depose 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.

[Signature]
Property Owner
Property Owner

Subscribed and sworn to me this 12 day of June, 2024.



[Signature]
Notary Public
Residing in: SANTA CLARA, UT
My Commission Expires: 5-19-27

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: \_\_\_\_\_

# SUBDIVISION APPROVAL PROCESS

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH )  
 )§  
COUNTY OF WASHINGTON )

I (We) Kirk Willey - Manager / Beautiful Valleys, LLC, being duly sworn, depose 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.

Kirk Willey  
\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Property Owner

Subscribed and sworn to me this 12<sup>th</sup> day of June, 2024.



Elwin F. Prince  
\_\_\_\_\_  
Notary Public

Residing in: Santa Clara, UT

My Commission Expires: 5-19-27

### 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: \_\_\_\_\_



# SUBDIVISION APPROVAL PROCESS

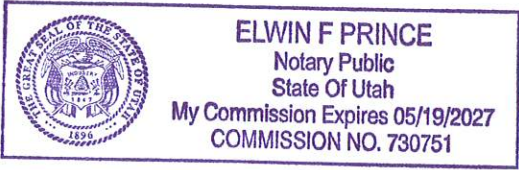
AFFIDAVIT  
PROPERTY OWNER

STATE OF UTAH )  
 )§  
COUNTY OF WASHINGTON )

I (We) Kirk Willey - Manager / Beautiful Valleys, LLC being duly sworn, depose 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.

Kirk Willey  
\_\_\_\_\_  
Property Owner  
  
\_\_\_\_\_  
Property Owner

Subscribed and sworn to me this 12<sup>th</sup> day of June, 2024.



[Signature]  
\_\_\_\_\_  
Notary Public

Residing in: SANTA CLARA, UT  
My Commission Expires: 5-19-27

### 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: \_\_\_\_\_



**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-1328- Item 13.

**ACKNOWLEDGEMENT OF WATER SUPPLY**

I/We, Kirk Willey - Manager am/are the applicant(s) of the application known as  
Beaut. Sub. Valley, LLC located on parcel(s)  
AV-1328-B 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):

Kirk Willey  
 Name

*Kirk Willey*  
 Applicant/Owner

5/12/24  
 Date

\_\_\_\_\_  
 Name

\_\_\_\_\_  
 Applicant/Owner

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Name

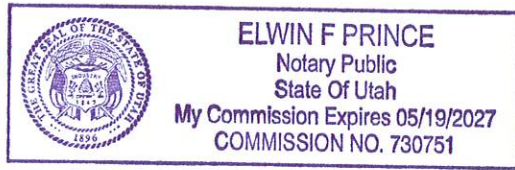
\_\_\_\_\_  
 Applicant/Owner

\_\_\_\_\_  
 Date

State of Utah )  
 County of Washington )<sup>s</sup>

On this 12 day of June, in the year 2024, before me, Elwin F. Prince a notary public, personally appeared Kirk Willey, 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 *Elwin F. Prince*  
 (seal) (notary signature)





**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-1321- Item 13.

**ACKNOWLEDGEMENT OF WATER SUPPLY**

I/We, Kirk Willey - Manager am/are the applicant(s) of the application known as Beautiful Valleys, LLC located on parcel(s) AV-1321-A 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):

Kirk Willey  
 Name

*[Signature]*  
 Applicant/Owner

5/12/24  
 Date

\_\_\_\_\_  
 Name

\_\_\_\_\_  
 Applicant/Owner

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Name

\_\_\_\_\_  
 Applicant/Owner

\_\_\_\_\_  
 Date

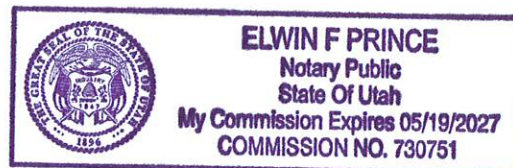
State of Utah )

County of Washington )<sup>s</sup>

On this 12 day of June, in the year 2024, before me, Elwin F. Prince a notary public, personally appeared Kirk Willey, 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 *[Signature]*  
 (notary signature)

(seal)







**Town of Apple Valley**  
 1777 N Meadowlark Dr  
 Apple Valley UT 84737  
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 www.applevalleyut.gov

Parcel ID# AV-1328- Item 13.

**ACKNOWLEDGEMENT OF WATER SUPPLY**

I/We, Kirk Willey - Manager / Beaut. Full Valleys, LLC am/are the applicant(s) of the application known as \_\_\_\_\_ located on parcel(s) AV-1328-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):

Kirk Willey  
 \_\_\_\_\_  
 Name

*Kirk Willey*  
 \_\_\_\_\_  
 Applicant/Owner

5/12/24  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Name

\_\_\_\_\_  
 Applicant/Owner

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Name

\_\_\_\_\_  
 Applicant/Owner

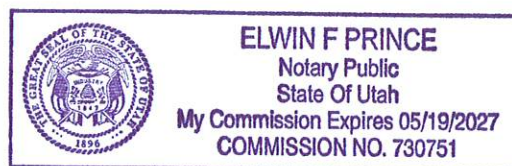
\_\_\_\_\_  
 Date

State of Utah )

County of Washington )<sup>s</sup>

On this \_\_\_\_\_ day of June, in the year 2024, before me, Elwin F. Prince a notary public, personally appeared Kirk Willey, 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. *Elwin F. Prince*  
 (seal) (notary signature)





Deed in Lieu of Foreclosure Page 1 of 3  
 Russell Shirts Washington County Recorder  
 11/09/2010 03:48:55 PM Fee \$17.00 By  
 SOUTHERN UTAH TITLE

When recorded mail deed and tax notice to:

Beautiful Valley, LLC  
 2680 Evergreen Ave  
 Salt Lake City, Utah 84109



Order No. 159655

Space Above This Line for Recorder's Use

Tax I.D. No. Tax Id No: AV-1321-A, AV-1328-B and AV-1328-C

### SPECIAL WARRANTY DEED IN LIEU OF FORECLOSURE

PAUL E. JOHNSON, grantor(s), of Eagle, County of Ada, State of Idaho, hereby

CONVEY and WARRANT against all claiming by, through or under Grantor(s) to

**BEAUTIFUL VALLEY, LLC, a Utah limited liability**, grantee(s) of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in WASHINGTON County, State of Utah described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

This deed is an absolute conveyance of the title to said property to the Grantee named herein for a fair and adequate consideration, in effect as well as in form, and is not intended as a Mortgage, Trust conveyance, or security of any kind.

The consideration for this Deed is the full cancellation of all notes, bonds, debts, obligations, costs and charges secured by a Deed of Trust heretofore existing on the property therein described, executed by PAUL E. JOHNSON, Trustor, in favor of MCM LAND AND DEVELOPMENT, LLC, a Utah limited liability company, as to an undivided 50% interest; and KB WILLEY HOLDINGS, LLC, a Utah limited liability company, as to an undivided 50% interest, as Beneficiary, and recorded August 9, 2006, as Entry No. 20060035766, Official Washington County Records, State of Utah, and the release, satisfaction or cancellation of record by Trustee of said Deed of Trust.

That this deed and conveyance is made by these deponents as the result of their request that **BEAUTIFUL VALLEY, LLC, a Utah limited liability company**, (hereinafter "Grantee) accept this deed in extinguishment of their debt and is their free and voluntary act; that the time of making this deed these deponents believed and still believe that the mortgage indebtedness above mentioned represented the fair value of the property so deeded; that said deed is not given as a preference against any other creditors of the deponents or either of them; that at the time it was given there was no other person, firm or corporation, other than Grantee interested, either directly or indirectly in said premises; that these deponents have no other creditors whose rights would be prejudiced by such

Initials: 

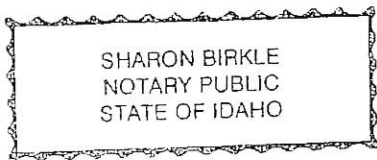
conveyance, and that deponents are not obligated upon any debt whereby any lien has been created or exists against the premises described herein; and that deponents in offering to execute the said deed to the grantee herein, and in executing same, are not acting under any coercion, duress, undue influence, misapprehension or misrepresentation by Grantee or the agent or attorney or any other representative of Grantee, and that it was the intention of these deponents as Grantors in this deed to convey to the Grantee herein all their right, title, and interest absolutely in and to the premises described in said deed.


WITNESS the hand(s) of said grantor(s), this 1<sup>st</sup> day of ~~September~~ <sup>OCTOBER</sup>, A. D. 2010.

  
\_\_\_\_\_  
PAUL E. JOHNSON

State of IDAHO )  
County of ADA )  
SS

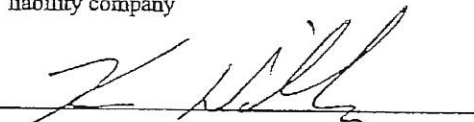
On the 1 day of ~~September~~ <sup>OCTOBER</sup>, A. D. 2010, personally appeared before me PAUL E. JOHNSON, the signer(s) of the above agreement who duly acknowledge to me that he executed the same:



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 12-22-2014  
Notary Public residing at: Boise, ID.

Read and Approved by Grantee:

BEAUTIFUL VALLEY, LLC, a Utah limited liability company

  
\_\_\_\_\_  
KIRK B. WILLEY, Manager



Attachment to that certain Warranty Deed executed by PAUL E. JOHNSON, , grantor(s), to BEAUTIFUL VALLEY, LLC, a Utah limited liability company, grantee(s).

Tax ID No. AV-1321-A, AV-1328-B and AV-1328-C

EXHIBIT "A"

PARCEL 1:

All of the West One-half Southwest Quarter Southeast Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 20, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and more particularly described as beginning at a point South 89°57'16" West, along the Section line, 1981.74 feet from the Southeast Corner of Section 20, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 89°57'16" West, along the Section line, 659.97 feet to the Southwest Corner of the Southeast Quarter of said Section 20; thence North 0°03'18" West, along the Quarter Section line, 1320.27 feet to the Northwest Corner of said Southeast Quarter; thence North 89°59'31" East, along the 1/16 Section line, 659.97 feet; thence South 0°03'18" East 1318.84 feet to the point of beginning.

PARCEL 2:

Beginning at the Northeast Corner of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 0°05'43" East along the Section line 1019.21 feet; thence South 89°57'16" West 2642.00 feet to a point on the Quarter Section line; thence North 0°04'45" West along the Quarter Section line, 1019.21 feet to the North Quarter Corner of said Section 29; thence North 89°57'16" East, along the Section line, 2641.71 feet to the point of beginning.

PARCEL 3:

Beginning at a point South 0°05'43" East, along the Section line 1019.21 feet from the Northeast corner of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 0°05'43" East, along the Section line, 1135.07 feet; thence South 89°57'16" West 1136.51 feet; thence North 0°06'56" West 562.64 feet; thence South 89°57'16" West 502.43 feet; thence North 0°06'56" West 572.43 feet; thence North 89°57'16" East 1639.34 feet to the point of beginning.

PARCEL 4:

A non-exclusive 50 foot Right-of-Way easement for ingress and egress and public utilities, over the following described property:

Beginning at a point lying South 89°57'16" West, along the Section line, 2641.71 feet from the Southeast Corner of Section 20, Township 42 South, Range 11 West, Salt Lake Base and Meridian, said point being the South Quarter Corner of said Section 20, and running thence South 0°04'45" East, along the Quarter Section line of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, a distance of 50.00 feet; thence South 89°58'39" West 2639.81 feet; thence South 0°04'26" East 822.39 feet; thence South 89°55'34" West 50.00 feet to a point on the West boundary line of said Section 29, and a point on the East right-of-way line of a public street referred to as Rome Way; thence North 0°04'26" West along said Section line 872.43 feet to the Southwest Corner of said Section 20; thence North 89°58'39" East along the Section line, 2639.81 feet to the point of beginning.

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

\*\*\*

Initials



# Account 0759061

**Location**

Account Number 0759061  
 Parcel Number AV-1328-C  
 Tax District 45 - Apple Valley Town  
 Acres 36.22  
 Situs 0. 0  
 Legal S: 29 T: 42S R: 11W BEG PT S0\*05'43E  
 ALG SEC/L 1019.21 FT FM NE COR SEC 29  
 T42S R11W TH S0\*05'43E 1135.07 FT; TH  
 S89\*57'16W 1136.51 FT; TH N0\*06'56W 562.64  
 FT; TH S89\*57'16W 502.43 FT; TH N0\*06'56W  
 572.43 FT; TH N89\*57'16E 1639.34 FT TO POB

**Owner**

Name BEAUTIFUL VALLEY LLC  
 Additional Names C/O: WILLEY KIRK  
 550 N 160 W CIR  
 SAINT GEORGE, UT 84770

**Value**

Market (2023) \$418,341  
 Taxable \$398  
 Tax Area: 45 Tax Rate: 0.006758  
 Type Actual Assessed Acres  
 Farm  
 Land \$418,341 \$398 36,220  
 FAA

Parent Accounts 0154933

Parent Parcels 1328

Child Accounts

Child Parcels

Sibling Accounts

Sibling Parcels

**Transfers**

Entry Number	Recording Date	
<a href="#">00955779</a>	<a href="#">07/06/2005 01:43:00 PM</a>	<a href="#">B: 1763 P: 231</a>
<a href="#">20060035760</a>	<a href="#">08/09/2006 02:25:48 PM</a>	
<a href="#">20060035761</a>	<a href="#">08/09/2006 02:25:48 PM</a>	
<a href="#">20060035762</a>	<a href="#">08/09/2006 02:25:49 PM</a>	
<a href="#">20100037763</a>	<a href="#">11/09/2010 03:48:55 PM</a>	
<a href="#">20110031703</a>	<a href="#">10/18/2011 02:16:28 PM</a>	
<a href="#">20110031704</a>	<a href="#">10/18/2011 02:16:28 PM</a>	
<a href="#">20190000956</a>	<a href="#">01/09/2019 11:15:43 AM</a>	
<a href="#">20220051468</a>	<a href="#">11/30/2022 08:24:08 AM</a>	
<a href="#">20220051469</a>	<a href="#">11/30/2022 08:24:08 AM</a>	

**Tax**

Tax Year	Taxes
2023	\$2.69
2022	\$2.88

**Images**


- [GIS](#)





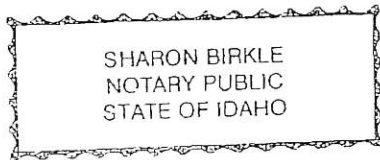
conveyance, and that deponents are not obligated upon any debt whereby any lien has been created or exists against the premises described herein; and that deponents in offering to execute the said deed to the grantee herein, and in executing same, are not acting under any coercion, duress, undue influence, misapprehension or misrepresentation by Grantee or the agent or attorney or any other representative of Grantee, and that it was the intention of these deponents as Grantors in this deed to convey to the Grantee herein all their right, title, and interest absolutely in and to the premises described in said deed.


WITNESS the hand(s) of said grantor(s), this 1<sup>ST</sup> day of ~~September~~ OCTOBER, A. D. 2010.

  
\_\_\_\_\_  
PAUL E. JOHNSON

State of IDAHO )  
County of ADA )  
ss


On the 1 day of ~~September~~ OCTOBER, A. D. 2010, personally appeared before me PAUL E. JOHNSON, the signer(s) of the above agreement who duly acknowledge to me that he executed the same:



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 12-22-2014  
Notary Public residing at: Boise, ID.

Read and Approved by Grantee:

BEAUTIFUL VALLEY, LLC, a Utah limited liability company

  
\_\_\_\_\_  
KIRK B. WILLEY, Manager



Attachment to that certain Warranty Deed executed by PAUL E. JOHNSON, , grantor(s), to BEAUTIFUL VALLEY, LLC, a Utah limited liability company, grantee(s).

Tax ID No. AV-1321-A, AV-1328-B and AV-1328-C

EXHIBIT "A"

PARCEL 1:

All of the West One-half Southwest Quarter Southeast Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 20, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and more particularly described as beginning at a point South 89°57'16" West, along the Section line, 1981.74 feet from the Southeast Corner of Section 20, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 89°57'16" West, along the Section line, 659.97 feet to the Southwest Corner of the Southeast Quarter of said Section 20; thence North 0°03'18" West, along the Quarter Section line, 1320.27 feet to the Northwest Corner of said Southeast Quarter; thence North 89°59'31" East, along the 1/16 Section line, 659.97 feet; thence South 0°03'18" East 1318.84 feet to the point of beginning.

PARCEL 2:

Beginning at the Northeast Corner of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 0°05'43" East along the Section line 1019.21 feet; thence South 89°57'16" West 2642.00 feet to a point on the Quarter Section line; thence North 0°04'45" West along the Quarter Section line, 1019.21 feet to the North Quarter Corner of said Section 29; thence North 89°57'16" East, along the Section line, 2641.71 feet to the point of beginning.

PARCEL 3:

Beginning at a point South 0°05'43" East, along the Section line 1019.21 feet from the Northeast corner of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 0°05'43" East, along the Section line, 1135.07 feet; thence South 89°57'16" West 1136.51 feet; thence North 0°06'56" West 562.64 feet; thence South 89°57'16" West 502.43 feet; thence North 0°06'56" West 572.43 feet; thence North 89°57'16" East 1639.34 feet to the point of beginning.

PARCEL 4:

A non-exclusive 50 foot Right-of-Way easement for ingress and egress and public utilities, over the following described property:

Beginning at a point lying South 89°57'16" West, along the Section line, 2641.71 feet from the Southeast Corner of Section 20, Township 42 South, Range 11 West, Salt Lake Base and Meridian, said point being the South Quarter Corner of said Section 20, and running thence South 0°04'45" East, along the Quarter Section line of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, a distance of 50.00 feet; thence South 89°58'39" West 2639.81 feet; thence South 0°04'26" East 822.39 feet; thence South 89°55'34" West 50.00 feet to a point on the West boundary line of said Section 29, and a point on the East right-of-way line of a public street referred to as Rome Way; thence North 0°04'26" West along said Section line 872.43 feet to the Southwest Corner of said Section 20; thence North 89°58'39" East along the Section line, 2639.81 feet to the point of beginning.

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

\*\*\*

Initials 

# Account 0154867

### Location

Account Number 0154867  
 Parcel Number AV-1321-A  
 Tax District 45 - Apple Valley Town  
 Acres 20.00  
 Situs 0.0  
 Legal S: 20 T: 42S R: 11W W1/2 SW1/4 SE1/4  
 SEC 20 T42S R11W

### Owner

Name BEAUTIFUL VALLEY LLC  
 Additional Names C/O: WILLEY KIRK  
 550 N 160 W CIR  
 SAINT GEORGE, UT 84770

### Value

Market (2023) \$214,500  
 Taxable \$220  
 Tax Area: 45 Tax Rate: 0.006758  
 Type Actual Assessed Acres  
 Farm  
 Land \$214,500 \$220 20.000  
 FAA

### Parent Accounts

### Parent Parcels

Child Accounts 0685217  
 0756331

Child Parcels 1321-B-SE  
 AV-1321-C

### Sibling Accounts

### Sibling Parcels

### Transfers

Entry Number	Recording Date	
<a href="#">00262686</a>	06/14/1984 02:52:00 AM	B: 351 P: 748
<a href="#">00714144</a>	03/12/2001 03:49:00 PM	B: 1399 P: 752
<a href="#">00955779</a>	07/06/2005 01:43:00 PM	B: 1763 P: 231
<a href="#">20060035760</a>	08/09/2006 02:25:48 PM	
<a href="#">20060035761</a>	08/09/2006 02:25:48 PM	
<a href="#">20060035762</a>	08/09/2006 02:25:49 PM	
<a href="#">20100037763</a>	11/09/2010 03:48:55 PM	
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<a href="#">20110031704</a>	10/18/2011 02:16:28 PM	
<a href="#">20190000956</a>	01/09/2019 11:15:43 AM	
<a href="#">20220051468</a>	11/30/2022 08:24:08 AM	
<a href="#">20220051469</a>	11/30/2022 08:24:08 AM	

### Tax

Tax Year	Taxes
2023	\$1.49
2022	\$1.59

### Images

- [GIS](#)



Deed in Lieu of Foreclosure Page 1 of 3  
 Russell Shirts Washington County Recorder  
 11/09/2010 03:48:55 PM Fee \$17.00 By  
 SOUTHERN UTAH TITLE

When recorded mail deed and tax notice to:  
 Beautiful Valley, LLC  
 2680 Evergreen Ave  
 Salt Lake City, Utah 84109



Order No. 159655

Space Above This Line for Recorder's Use

Tax I.D. No. Tax Id No: AV-1321-A, AV-1328-B and AV-1328-C

### SPECIAL WARRANTY DEED IN LIEU OF FORECLOSURE

PAUL E. JOHNSON, grantor(s), of Eagle, County of Ada, State of Idaho, hereby

CONVEY and WARRANT against all claiming by, through or under Grantor(s) to

**BEAUTIFUL VALLEY, LLC, a Utah limited liability**, grantee(s) of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in WASHINGTON County, State of Utah described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

This deed is an absolute conveyance of the title to said property to the Grantee named herein for a fair and adequate consideration, in effect as well as in form, and is not intended as a Mortgage, Trust conveyance, or security of any kind.

The consideration for this Deed is the full cancellation of all notes, bonds, debts, obligations, costs and charges secured by a Deed of Trust heretofore existing on the property therein described, executed by PAUL E. JOHNSON, Trustor, in favor of MCM LAND AND DEVELOPMENT, LLC, a Utah limited liability company, as to an undivided 50% interest; and KB WILLEY HOLDINGS, LLC, a Utah limited liability company, as to an undivided 50% interest, as Beneficiary, and recorded August 9, 2006, as Entry No. 20060035766, Official Washington County Records, State of Utah, and the release, satisfaction or cancellation of record by Trustee of said Deed of Trust.

That this deed and conveyance is made by these deponents as the result of their request that **BEAUTIFUL VALLEY, LLC, a Utah limited liability company**, (hereinafter "Grantee) accept this deed in extinguishment of their debt and is their free and voluntary act; that the time of making this deed these deponents believed and still believe that the mortgage indebtedness above mentioned represented the fair value of the property so deeded; that said deed is not given as a preference against any other creditors of the deponents or either of them; that at the time it was given there was no other person, firm or corporation, other than Grantee interested, either directly or indirectly in said premises; that these deponents have no other creditors whose rights would be prejudiced by such

Initials: 

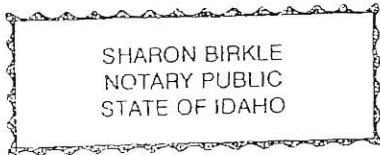
conveyance, and that deponents are not obligated upon any debt whereby any lien has been created or exists against the premises described herein; and that deponents in offering to execute the said deed to the grantee herein, and in executing same, are not acting under any coercion, duress, undue influence, misapprehension or misrepresentation by Grantee or the agent or attorney or any other representative of Grantee, and that it was the intention of these deponents as Grantors in this deed to convey to the Grantee herein all their right, title, and interest absolutely in and to the premises described in said deed.


WITNESS the hand(s) of said grantor(s), this 1<sup>st</sup> day of ~~September~~ OCTOBER, A. D. 2010.

  
\_\_\_\_\_  
PAUL E. JOHNSON

State of IDAHO )  
County of ADA )  
SS


On the 1 day of ~~September~~ OCTOBER, A. D. 2010, personally appeared before me PAUL E. JOHNSON, the signer(s) of the above agreement who duly acknowledge to me that he executed the same:



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 12-22-2014  
Notary Public residing at: Boise, ID.

Read and Approved by Grantee:

BEAUTIFUL VALLEY, LLC, a Utah limited liability company

  
\_\_\_\_\_  
KIRK B. WILLEY, Manager



Attachment to that certain Warranty Deed executed by PAUL E. JOHNSON, , grantor(s), to BEAUTIFUL VALLEY, LLC, a Utah limited liability company, grantee(s).

Tax ID No. AV-1321-A, AV-1328-B and AV-1328-C

EXHIBIT "A"

PARCEL 1:

All of the West One-half Southwest Quarter Southeast Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 20, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and more particularly described as beginning at a point South 89°57'16" West, along the Section line, 1981.74 feet from the Southeast Corner of Section 20, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 89°57'16" West, along the Section line, 659.97 feet to the Southwest Corner of the Southeast Quarter of said Section 20; thence North 0°03'18" West, along the Quarter Section line, 1320.27 feet to the Northwest Corner of said Southeast Quarter; thence North 89°59'31" East, along the 1/16 Section line, 659.97 feet; thence South 0°03'18" East 1318.84 feet to the point of beginning.

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Beginning at the Northeast Corner of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 0°05'43" East along the Section line 1019.21 feet; thence South 89°57'16" West 2642.00 feet to a point on the Quarter Section line; thence North 0°04'45" West along the Quarter Section line, 1019.21 feet to the North Quarter Corner of said Section 29; thence North 89°57'16" East, along the Section line, 2641.71 feet to the point of beginning.

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PARCEL 4:

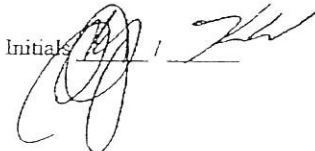
A non-exclusive 50 foot Right-of-Way easement for ingress and egress and public utilities, over the following described property:

Beginning at a point lying South 89°57'16" West, along the Section line, 2641.71 feet from the Southeast Corner of Section 20, Township 42 South, Range 11 West, Salt Lake Base and Meridian, said point being the South Quarter Corner of said Section 20, and running thence South 0°04'45" East, along the Quarter Section line of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, a distance of 50.00 feet; thence South 89°58'39" West 2639.81 feet; thence South 0°04'26" East 822.39 feet; thence South 89°55'34" West 50.00 feet to a point on the West boundary line of said Section 29, and a point on the East right-of-way line of a public street referred to as Rome Way; thence North 0°04'26" West along said Section line 872.43 feet to the Southwest Corner of said Section 20; thence North 89°58'39" East along the Section line, 2639.81 feet to the point of beginning.

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

\*\*\*

Initials



# Account 0154933

**Location**

Account Number 0154933  
 Parcel Number **AV-1328-B**  
 Tax District 45 - Apple Valley Town  
 Acres 61.81  
 Situs 0. APPLE VALLEY  
 Legal S: 29 T: 42S R: 11W BEG NE COR SEC 29  
 T42S R11W: TH S0\*05'43E ALG SEC/L 1019.21  
 FT: TH S89\*57'16W 2642 FT: TH N0\*04'45W  
 1019.21 FT: TH N89\*57'16E 2641.71 FT TO POB  
 A NON-EXCLUSIVE 50 FOOT RIGHT-OF-WAY  
 EASEMENT

**Owner**

Name **BEAUTIFUL VALLEY LLC**  
 Additional Names C/O: WILLEY KIRK  
 550 N 160 W CIR  
 SAINT GEORGE, UT 84770

**Value**

Market (2023) \$713.906  
 Taxable \$680  
 Tax Area: 45 Tax Rate: 0.006758  
 Type Actual Assessed Acres  
 Farm  
 Land \$713.906 \$680 61.810  
 FAA

**Parent Accounts**

**Parent Parcels**

Child Accounts 0695422  
 0759061

Child Parcels 1328-A-SE  
 AV-1328-C

**Sibling Accounts**

**Sibling Parcels**

**Transfers**

Entry Number	Recording Date	
<a href="#">00262686</a>	<a href="#">06/14/1984 02:52:00 AM</a>	<a href="#">B: 351 P: 748</a>
<a href="#">00714144</a>	<a href="#">03/12/2001 03:49:00 PM</a>	<a href="#">B: 1399 P: 752</a>
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<a href="#">20220051469</a>	<a href="#">11/30/2022 08:24:08 AM</a>	

**Tax**

**Images**

Tax Year	Taxes	
2023	\$4.60	• <a href="#">GIS</a>
2022	\$4.92	



## RURAL ESTATES ACCESSORY BUILDINGS

Item 14.

District	Area	Lot Width in Feet	Yard Setbacks in Feet for Primary Residence			Square Feet Maximum Size of	Square Feet Maximum Size of	Maximum Total Combined Building Coverage Of Lot	Maximum Accessory Building SF Coverage Of Lot
			Front	Side	Rear	Accessory Building	Shipping Container		
	Minimum	Minimum						On lot (see 10.28.240D)	Accessory Building
RE-1.0	1.0 acre	100	25	10	10	4,000	700	50%	10,000
RE-2.5	2.5 acres	150	25	25	25	4,500	1,000	50%	15,000
RE-5.0	5.0 acres	200	25	25	25	5,000	1,500	50%	25,000
RE-10.0	10.0 acres	300	25	25	25	6,000	1,800	50%	50,000
RE-20.0	20.0 acres	400	25	25	25	8,000	2,500	50%	100,000
RE-X	**Any Size	400	25	25	25	10,000	3,000	50%	200,000

1. Shipping containers shall not be stacked unless they are used for an accessory building structure or primary dwelling structure and the exterior is completely covered by an exterior siding that must meet all visual and structural requirements set forth by the building and safety ordinances.
2. Any accessory building must not exceed 25 feet in height.
3. All accessory building permits must be accompanied by a building permit for a primary dwelling or be used in conjunction with an existing primary dwelling. An accessory building permit may be issued without a primary dwelling being on the property with a CUP.
4. No accessory building shall be occupied or used as any type of living space.

**APPLE VALLEY  
ORDINANCE O-2024-43**

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

**SECTION 1:****AMENDMENT** “10.10.050 RE Rural Estates Zone” of the Apple Valley Land Use is hereby *amended* as follows:

A M E N D M E N T

10.10.050 RE Rural Estates Zone

- A. Purpose: The purpose of this zone is to provide permanent area for small farms, hobby farms and limited agricultural development for personal use.
- B. Permitted uses: Uses permitted in this zone, following the issuance of a building permit for a permanent dwelling, are as follows:
  - 1. Single-family dwellings not less than 1,000 sq. ft. on the main floor;
  - 2. Accessory buildings and uses;
  - 3. Home occupations;
  - 4. Raising of crops, gardens, and horticulture;
  - 5. Residential facility for persons with a disability (see AVLU 10.28 for supplementary information); permanent residence not required.
  - 6. Residential facility for the elderly (see AVLU 10.28 for supplementary information); permanent residence not required.
  - 7. Churches; permanent residence not required.
  - 8. Public park or playgrounds;
  - 9. The keeping of animals and fowl for family food production, but not for commercial use.
  - 10. Animal Allowances/Restrictions:
    - a. The number of domesticated animals which may be maintained on the property shall be determined on the basis of a point system. No lot shall exceed one hundred (100) points per acre. All Lots will be apportioned 25 points in 0.25 acre increments up to 250 points or 2.5 acres. (e.g., a 1.20 acre lot is allocated 100 points. A 1.25 acre lot is allocated 125 points). After 5 acres, 25 points per 0.25 acre increments up to 500 points or 7.5 acres. After 10 acres, 25 points per 0.25 acre increments up to 750 points or 12.5 acres. After 15 acres, 25 points per 0.25 acre increments up to 1000 points or 20 acres. (eg. a 12 acre lot is allocated 250 points for the first 5 acres, 250 points for the 2nd 5 acres, plus 200 points for the next 2 acres for a total of 700 points).
    - b. Type of animal or fowl (number of points per animal), further

restrictions:

- (1) Cow, horse, donkey, mule, or similar large animal, and potbelly pig 25 points each, but not to exceed the maximum of ten (10) large animals per five (5) acres;
  - (2) Miniature horses, sheep, goats, or similar medium-size animals, less than 36 inches in height as measured from the withers, (8 points each), but not to exceed the maximum of twenty (20) medium animals per five (5) acres;
- c. Chickens, ducks, pigeons, doves, rabbits, turkeys, geese, pheasants, and similar small and medium-size fowl are not to exceed twenty thirty (30) per One (1) acre;
  - d. No rooster is permitted on any lot which is less than one (1) acre. Lots 1 acre or larger may have one (1) rooster per thirty (30) chickens.
  - e. Only domestic and farm animals including household dogs and pets shall be kept on any lot with in the Rural Estates Zone.
  - f. Other than domesticated potbelly pigs allowed under AVLU 10.10.050.B.11.b(1), the keeping of any pigs is not allowed in the Rural Estates Zone.
  - g. The following shall be excluded from consideration for the purpose of determining compliance with this section:
    - (1) The unweaned, offspring of a residing animal or fowl, under six (6) months of age.
    - (2) Residents 18 years or younger participating in a 4-H, FFA or similar youth program raising an animal with the intent to sell the animal at auction within twelve (12) months.
  - h. Animals shall be contained in proper pens, coups, corals, pasture, paddock, arena, or similar exercise area on owners property Animal enclosures shall be cleaned regularly, be kept in good repair, give the animals ample room, and offer the animals shelter and shade.
  - i. Noise, safety, pests or smell nuisances that result from improper care of animals or property are strictly prohibited. Property owners must implement a fly mitigation program with deployment of fly traps, fly spray chemicals or fly predators and maintain these devices and methods during the fly season for vector control.
  - j. Violation of AVLU 10.10.050.B.11 is an infraction punishable by fine up to \$750 if violation is not corrected within thirty (30) days of initial notice of violation.
- C. Conditional Uses: Uses requiring a conditional use permit in this zone are as follows:
1. Assisted living facility (RE-5, RE-10, RE-20, RE-X only)
  2. Accessory use and buildings before a building permit is issued.
  3. Raising of crops, gardens, and horticulture before a building permit is issued.
  4. The keeping of animals and fowl for family food production, but not for commercial use before a building permit is issued.
- D. Any use not specifically allowed under permitted uses shall be prohibited unless the planning commission determines the use is substantially the same as a permitted or

conditional use as provided in subsection 10-7-180-E4 of this title.

- E. Height Regulations: No building shall be erected to a height greater than thirty-five (35) feet. No accessory building shall be erected to a height greater than twenty-five (25) feet.
- F. Minimum Area, Width, and Yard Regulations

District	Area	Lot Width in Feet	Yard Setbacks in Feet for Primary Residence			Square Feet Maximum Size of	Square Feet Maximum Size of	Maximum Building Coverage
			Front	Side	Rear	Accessory Building	Accessory Building	
	Minimum	Minimum						On lot (see 10.28.240 D)
RE-1.0	1.0 acre	100	25	10	10	4,000	700	50%
RE-2.5	2.5 acres	150	25	25	25	4,500	1,000	50%
RE-5.0	5.0 acres	200	25	25	25	5,000	1,500	50%
RE-10.0	10.0 acres	300	25	25	25	6,000	1,800	50%
Re-20.0	20.0 acres	400	25	25	25	8,000	2,500	50%
RE-X	**Any Size	400	25	25	25	10,000	3,000	50%

\*\* No more than one (1) Primary home on a property.

- G. Modifying Regulations:
  - a. Shipping containers shall not be stacked unless they are used for an accessory building structure or primary dwelling structure and the exterior is completely covered by an exterior siding that must meet all visual and structural requirements set forth by the building and safety ordinances.
  - b. Any accessory building must not exceed 25 feet in height.
  - c. All accessory building permits must be accompanied by a building permit for a primary dwelling or be used in conjunction with an existing primary dwelling. An accessory building permit may be issued without a primary dwelling being on the property with a Conditional Use Permit (CUP).
  - d. No accessory building shall be occupied or used as any type of living space.
  - e. Side Yards: The side yard setback on a "street side" yard shall be the same as a front yard setback. Accessory buildings located at least ten (10) feet away



- from the main building must have a side or rear property setback of at least ten (10) feet on interior lot lines.
- f. Distance Between Buildings: No two (2) buildings on the same property shall be located closer together than ten (10) feet. No building, structure, or pen/corral/coop/ housing animals or fowl shall be constructed closer than fifty (50) feet to a dwelling unit on an adjacent lot, or thirty (30) feet from property line, whichever is further. Animal enclosures shall be behind the main dwelling and shall be no closer than thirty (30) feet to main dwelling.
  - g. Prohibited Materials and Storage: No trash, rubbish, weeds, or other combustible material shall be allowed to remain on any lot outside of approved containers in any residential zone. No junk, debris, or junk cars shall be stored or allowed to remain on any lot in any residential zone.
  - h. All lighting shall comply with AVLU 10.26 Outdoor Lighting Ordinance.
  - i. Permitted and conditional uses set forth in this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.
    - (1) Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
    - (2) No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
  - j. Greater size and height: Notwithstanding the height and size limitations shown in this section, a greater building and accessory height and size may be allowed pursuant to a conditional use permit.
  - k. For additional restrictions and clarifications in this zone, see AVLU 10.28 Supplementary and Qualifying Regulations for Land Use and Building.
  - l. All street, drainage, utility and other public improvements shall be installed as required by the applicable town ordinances, standards and regulations. However, upon recommendation by the Planning Commission and approval of the Town Council based upon good cause shown, the requirements for the installation of dry sewer, curb, gutter and asphalt may be waived or delayed, as the Town Council, in its discretion, may determine.
  - m. On large lots 2.5 Acre and larger the minimum lot size may be smaller than required, by the amount needed for road dedications.

**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 immediately after the required approval.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Mayor   Michael Farrar	_____	_____	_____	_____
Council Member   Kevin Sair	_____	_____	_____	_____
Council Member   Janet Prentice	_____	_____	_____	_____
Council Member   Annie Spendlove	_____	_____	_____	_____
Council Member   Scott Taylor	_____	_____	_____	_____

Attest

Presiding Officer

\_\_\_\_\_  
Jenna Vizcardo, Town Clerk, Apple Valley

\_\_\_\_\_  
Michael Farrar, Mayor, Apple Valley



**APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING**  
1777 N Meadowlark Dr, Apple Valley  
Wednesday, August 30, 2023 at 6:00 PM

---

**MINUTES**

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

The vote was unanimous and the motion carried.

- 5. Consider Recommendation of Approval to Amend Title 10.10.050 RE Rural Estates Zone, Ordinance-O-2023-31.

Chairman Farrar discussed the proposal in the agenda packet. He continued; 170 residents want more restrictions and what has him worried is the way it is now someone can build a big accessory building. This was created to compromise and feels this is a fair compromise. We can send to Town Council and they can say no and that is ok. Commissioner Palmer agreed with what Chairman Farrar is saying.

**MOTION:** Commissioner Farrar motioned that we recommend to the Town Council approval to amend title 10.10.050 RE Rural Estates Zone, Ordinance-O-2023-31.

**SECOND:** The motion was seconded by Commissioner Palmer.

**VOTE:** Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

- 6. Consider Recommendation of Approval to Amend Title 10.10.060 SF Single Family Residential Zone, Ordinance-O-2023-32.

**MOTION:** Commissioner Farrar motioned that we recommend approval to the Town Council to amend title 10.10.060 SF Single Family Residential Zone, Ordinance-O-2023-32.

**SECOND:** The motion was seconded by Commissioner Fralish.

**VOTE:** Chairman Farrar called for a vote:

Commissioner Farrar - Aye  
Commissioner Palmer - Aye



# APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley  
Wednesday, August 30, 2023 at 6:00 PM

## MINUTES

Commissioner Fralish - Aye  
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

- 7. Consider Recommendation of Approval to Amend Title 10.02.110 Enforcement, Ordinance-O-2023-33.

**MOTION:** Commissioner Fralish motioned that we approve the amendment to title 10.02.110 Enforcement, Ordinance-O-2023-33.

**SECOND:** The motion was seconded by Commissioner Palmer.

**VOTE:** Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

## APPROVAL OF MINUTES

- 8. Minutes: August 2, 2023.

**MOTION:** Commissioner Farrar motioned that we approve the minutes from August 2, 2023.

**SECOND:** The motion was seconded by Commissioner Fralish.

**VOTE:** Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.



## SINGLE FAMILY ACCESSORY BUILDINGS

Item 15.

District	Area	Lot Width in Feet	Yard Setbacks in Feet for Primary Residence			Square Feet Maximum Size of Accessory Building	Square Feet Maximum Size of Shipping Container	Maximum Total Combined Building Coverage of Lot On lot (see 10.28.240D)	Maximum Accessory Building Coverage of Lot Accessory Building
			Front	Side	Rear				
SF-.50	20,000 sq. ft.	80	25	10	10	2,000	400	50%	4,500
SF-1.0	40,000 sq. ft.	80	25	10	10	2,500	700	50%	6,000
SF-2.5	2.5 acres	150	25	25	25	3,000	1,000	50%	10,000
SF-5.0	5.0 acres	200	25	25	25	3,500	1,200	50%	16,000
SF-10.0	10.0 acres	300	25	25	25	4,000	1,500	50%	25,000

- 1. Shipping containers shall not be stacked unless they are used for an accessory building structure or primary dwelling structure and the exterior is completely covered by an exterior siding that must meet all visual and structural requirements set forth by the building and safety ordinances.**
- 2. Any accessory building must not exceed 25 feet in height.**
- 3. All accessory building permits must be accompanied by a building permit for a primary dwelling or be used in conjunction with an existing primary dwelling. An accessory building permit may be issued without a primary dwelling being on the property with a CUP.**
- 4. No accessory building shall be occupied or used as any type of living space.**

**APPLE VALLEY  
ORDINANCE O-2024-44**

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

**SECTION 1:            AMENDMENT** “10.10.060 SF Single Family Residential Zone” of the Apple Valley Land Use is hereby *amended* as follows:

A M E N D M E N T

10.10.060 SF Single Family Residential Zone

Purpose: The purpose of this zone is to provide appropriate locations where low density residential neighborhoods may be established, maintained and protected. The regulations also permits the establishment, with proper controls, of public and semipublic uses such as churches, schools, libraries, parks and playgrounds which serve the requirements of families. The regulations are intended to prohibit uses that would be harmful to a single-family residential neighborhood.

- A. Permitted Uses: Uses permitted in this zone, following the issuance of a building permit for a permanent dwelling, are as follows:
1. Single Family dwelling with a minimum of 1000 sq ft. on the main level.
  2. Accessory use and buildings; permitted simultaneously or after obtaining a building permit and construction and occupancy of a residential dwelling.
  3. Home gardens and trees, keeping of household dogs, cats and chickens (up to six (6) per lot). No roosters allowed.
  4. Residential facility for persons with a disability (see AVLU 10.28 for supplementary information).
  5. Residential facility for the elderly (see AVLU 10.28 for supplementary information), no permanent residence required., no permanent residence required.
  6. Churches
  7. Group homes, no permanent residence required.
  8. Home occupation
  9. Parks and playground
  10. Metal building
- B. Conditional Uses: Uses requiring a conditional use permit in this zone are as follows:
1. Assisted living facility (SF-5, SF-10 only)
  2. Accessory use and buildings before a building permit is issued.
- C. Any use not shown in this section shall be prohibited unless the planning commission determines the use is substantially the same as a permitted or conditional use as

provided in subsection 10-7-180-E4 of this title.

D. Height Regulations: No building shall be erected to a height greater than thirty five (35'). No accessory building shall be erected to a height greater than twenty five (25') feet, unless a conditional permit has been obtained.

E. Area Width and Yard Regulations:

District	Area	Lot Width in Feet	Setbacks for Yards in Feet			Maximum Size of Accessory Building	Square Feet Maximum Size of Shipping Container	Maximum Building Coverage	Maximum Accessory Building Coverage of Lot
			Front	Side	Rear				
SF-1.0	sq. ft.	80	25	10	10	<u>2,500</u>	<u>700</u>	50%	<u>6,000</u>
SF-2.5	2.5 acres	150	25	25	25	<u>3,000</u>	<u>1,000</u>	50%	<u>10,000</u>
SF-5.0	5.0 acres	200	25	25	25	<u>3,500</u>	<u>1,200</u>	50%	<u>16,000</u>
SF-10.0	10.0 acres	300	25	25	25	<u>4,000</u>	<u>1,500</u>	50%	<u>25,000</u>

F. Modifying Regulations:

1. Shipping containers shall not be stacked unless they are used for an accessory building structure or primary dwelling structure and the exterior is completely covered by an exterior siding that must meet all visual and structural requirements set forth by the building and safety ordinances.
2. Any accessory building must not exceed 25 feet in height.
3. All accessory building permits must be accompanied by a building permit for a primary dwelling or be used in conjunction with an existing primary dwelling. An accessory building permit may be issued without a primary dwelling being on the property with a Conditional Use Permit (CUP).
4. No accessory building shall be occupied or used as any type of living space.
5. Side Yards: The side yard setback on a "street side" yard shall be fifteen (15) feet
6. Private Garages and Accessory Buildings: Private garages and accessory

- buildings located at least 10' behind the main dwelling on lots less than ½ acre may have a side yard of three feet (3'), all others must be ten feet (10'), provided that all corner lots shall maintain fifteen feet (15') on the street side.
7. Prohibited Materials and Storage: No trash, rubbish, weeds or other combustible material shall be allowed to remain on any lot outside of approved containers in any residential zone. No junk, debris, or junk cars shall be stored or allowed to remain on any lot in any residential zone.
  8. Location of Required Parking: Required parking shall not be located in the front yard setback.
  9. All lighting shall comply with AVLU 10.26 Outdoor Lighting Ordinance.
  10. For additional restrictions and clarifications in this zone, see AVLU 10.28 Supplementary and Qualifying Regulations for Land Use and Building.
  11. Permitted and conditional uses set forth in this section shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.
    - a. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
    - b. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
  12. Greater size and height: Notwithstanding the height and size limitations shown in this section, a greater building and accessory height and size may be allowed pursuant to a conditional use permit.
  13. On large lots 5 Acre and larger the minimum lot size may be smaller than required, by the amount needed for road dedications.
  14. Maximum Building Coverage on a lot is defined as: A building or group of buildings including all accessory buildings may not cover more than 50 percent of the area of the lot.
  15. All street, drainage, utility and other public improvements shall be installed as required by the applicable town ordinances, standards and regulations. However, upon recommendation by the Planning Commission and approval of the Town Council based upon good cause shown, the requirements for the installation of dry sewer, curb, gutter and asphalt may be waived or delayed, as the Town Council, in its discretion, may determine.



**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 effective immediately after the required approval.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

\_\_\_\_\_.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Mayor   Michael Farrar	_____	_____	_____	_____
Council Member   Kevin Sair	_____	_____	_____	_____
Council Member   Janet Prentice	_____	_____	_____	_____
Council Member   Annie Spendlove	_____	_____	_____	_____
Council Member   Scott Taylor	_____	_____	_____	_____

Attest

Presiding Officer

\_\_\_\_\_  
Jenna Vizcardo, Town Clerk, Apple Valley

\_\_\_\_\_  
Michael Farrar, Mayor, Apple Valley



**APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING**  
1777 N Meadowlark Dr, Apple Valley  
Wednesday, August 30, 2023 at 6:00 PM

---

**MINUTES**

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

The vote was unanimous and the motion carried.

- 5. Consider Recommendation of Approval to Amend Title 10.10.050 RE Rural Estates Zone, Ordinance-O-2023-31.

Chairman Farrar discussed the proposal in the agenda packet. He continued; 170 residents want more restrictions and what has him worried is the way it is now someone can build a big accessory building. This was created to compromise and feels this is a fair compromise. We can send to Town Council and they can say no and that is ok. Commissioner Palmer agreed with what Chairman Farrar is saying.

**MOTION:** Commissioner Farrar motioned that we recommend to the Town Council approval to amend title 10.10.050 RE Rural Estates Zone, Ordinance-O-2023-31.

**SECOND:** The motion was seconded by Commissioner Palmer.

**VOTE:** Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

- 6. Consider Recommendation of Approval to Amend Title 10.10.060 SF Single Family Residential Zone, Ordinance-O-2023-32.

**MOTION:** Commissioner Farrar motioned that we recommend approval to the Town Council to amend title 10.10.060 SF Single Family Residential Zone, Ordinance-O-2023-32.

**SECOND:** The motion was seconded by Commissioner Fralish.

**VOTE:** Chairman Farrar called for a vote:

Commissioner Farrar - Aye  
Commissioner Palmer - Aye



# APPLE VALLEY PLANNING COMMISSION PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley  
Wednesday, August 30, 2023 at 6:00 PM

## MINUTES

Commissioner Fralish - Aye  
Chairman Farrar - Aye

The vote was unanimous and the motion carried.

- 7. Consider Recommendation of Approval to Amend Title 10.02.110 Enforcement, Ordinance-O-2023-33.

**MOTION:** Commissioner Fralish motioned that we approve the amendment to title 10.02.110 Enforcement, Ordinance-O-2023-33.

**SECOND:** The motion was seconded by Commissioner Palmer.

**VOTE:** Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

## APPROVAL OF MINUTES

- 8. Minutes: August 2, 2023.

**MOTION:** Commissioner Farrar motioned that we approve the minutes from August 2, 2023.

**SECOND:** The motion was seconded by Commissioner Fralish.

**VOTE:** Chairman Farrar called for a vote:

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

The vote was unanimous and the motion carried.

**Town of Apple Valley  
Disbursement Listing  
SBSU Operating - 06/01/2024 to 06/30/2024**

<u>Payee Name</u>	<u>Reference Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Void Date</u>	<u>Void Amount</u>	<u>Source</u>
Payroll	0614241200	06/14/2024	\$5,655.48			Paycheck
Payroll	0628241200	06/28/2024	\$151.45			Paycheck
Payroll	0628241200	06/28/2024	\$7,824.59			Paycheck
Utah Sell Now, LLC (Mark Stubler)	5814	06/05/2024	\$73.28			Purchasing
Jenkins Oil Company Inc.	5815	06/11/2024	\$3,486.72			Purchasing
Tink's Superior Auto Parts	5816	06/11/2024	\$472.42			Purchasing
James R Weeks	5818	06/11/2024	\$775.00			Purchasing
Michael Farrar, CPA	5819	06/11/2024	\$1,050.00			Purchasing
Pelorus Methods, Inc.	5820	06/11/2024	\$700.00			Purchasing
South Central Communications	5821	06/11/2024	\$449.88			Purchasing
Revco Leasing	5822	06/11/2024	\$302.51			Purchasing
Amazon Capital Services	5823	06/05/2024	\$816.25			Purchasing
Steamroller Copies Inc.	5824	06/11/2024	\$140.00			Purchasing
Buck's Ace Hardware	5825	06/11/2024	\$229.00			Purchasing
Utah Barricade Company	5826	06/11/2024	\$186.90			Purchasing
Birch Systems	5827	06/12/2024	\$139.00			Purchasing
Perry, Marcella & Ronika	5828	06/12/2024	\$35.93			Purchasing
Birch Systems	5829	06/13/2024	\$295.00			Purchasing
Hursts Weed and Lawn	5830	06/13/2024	\$2,100.00			Purchasing
Hursts Weed and Lawn	5831	06/17/2024	\$2,800.00			Purchasing
Enfusion Technologies	5832	06/17/2024	\$1,000.00			Purchasing
Washington County Solid Waste	5834	06/18/2024	\$5,246.85			Purchasing
Big Plains Water SSD	5835	06/20/2024	\$30,216.40			Purchasing
Dayley, Julie	5836	06/20/2024	\$177.13			Purchasing
Fralish, Lee W	5837	06/28/2024	\$46.17			Paycheck
Gubler, Stephen	5838	06/25/2024	\$1.58			Purchasing
Poppa Naps BBQ	5839	06/25/2024	\$3,700.00			Purchasing
Washington County Sheriff's Office	5840	06/25/2024	\$3,750.00			Purchasing
LN Curtis and sons	5843	06/26/2024	\$128.80			Purchasing
On Track Extreme	5844	06/26/2024	\$473.00			Purchasing
Amazon.com	A06242024	06/24/2024	\$15.78			Purchasing
Buck's Ace Hardware	B06052024	06/05/2024		06/05/2024	\$9.99	Purchasing
Basic American Supply	BAS6262024	06/26/2024		06/26/2024	\$76.60	Purchasing
Carbonite	C06042024	06/04/2024	\$95.99			Purchasing
Chase Paymentech	C06042024	06/05/2024	\$271.98			Purchasing
EBay	E06042024	06/04/2024		06/04/2024	\$423.67	Purchasing
Internal Revenue Service	EFTPS6142024	06/14/2024	\$1,247.41			Payroll
Internal Revenue Service	EFTPS6282024	06/28/2024	\$1,628.53			Payroll
Google LLC	G06032024	06/03/2024	\$417.60			Purchasing
GEM Awards	G06212024	06/21/2024		06/21/2024	\$147.50	Purchasing
Get Trained Utah	GTU06052024	06/05/2024		06/05/2024	\$59.40	Purchasing
Hurricane Auto Repair	HAR06062024	06/06/2024	\$240.19			Purchasing
Hurricane Auto Repair	HAR6142024	06/14/2024	\$107.16			Purchasing
Hursts Weed and Lawn	HAR61424	06/14/2024	\$107.16			Purchasing
Home Depot	HD06202024	06/20/2024	\$691.60			Purchasing
Lin's Marketplace	L06052024	06/05/2024	\$50.00			Purchasing
Lin's Marketplace	LM06272024	06/27/2024		06/27/2024	\$113.02	Purchasing
Rocky Mountain Power	RMP06142024	06/14/2024	\$204.83			Purchasing
Southeastern Equipment Co	SEC6112024	06/11/2024	\$524.53			Purchasing
Sun Hog Rentals	SHR06112024	06/11/2024		06/11/2024	\$220.89	Purchasing
Sun Hog Rentals	SHR06112024	06/11/2024	\$242.98			Purchasing
Sun Hog Rentals	SHR06272024	06/27/2024	\$284.22			Purchasing
Scholzen Products	SP06072024	06/07/2024		06/07/2024	\$189.36	Purchasing
Superior Technical Solutions LLC	STS06032024	06/03/2024	\$697.08			Purchasing
TrafficSign.com	TS06112024	06/11/2024	\$1,278.79			Purchasing
Utah Retirement Systems	URS6142024	06/14/2024	\$1,137.60			Payroll
USPS	USPS06102024	06/10/2024	\$204.00			Purchasing
USPS	USPS6272024	06/27/2024	\$816.00			Purchasing
XPress Bill Pay	XPB06062024	06/06/2024	\$336.17			Purchasing
Zoom Video Communications Inc.	Z6182024	06/18/2024	\$15.99			Purchasing
			<b>\$83,038.93</b>		<b>\$1,240.43</b>	



**Town of Apple Valley  
Disbursement Listing  
SBSU Fire - 06/01/2024 to 06/30/2024**

<b>Payee Name</b>	<b>Reference Number</b>	<b>Payment Date</b>	<b>Payment Amount</b>	<b>Void Date</b>	<b>Void Amount</b>	<b>Source</b>
Lin's Marketplace	A06272024	06/27/2024	\$113.02			Purchasing
Buck's Ace Hardware	BA06052024	06/05/2024	\$9.99			Purchasing
Basic American Supply	BAS06262024	06/26/2024	\$76.60			Purchasing
EBay	E06042024	06/04/2024	\$423.67			Purchasing
GEM Awards	GA06212024	06/21/2024	\$147.50			Purchasing
Get Trained Utah	GTU06052024	06/05/2024	\$59.40			Purchasing
Home Depot	HD6262024	06/26/2024	\$255.13			Purchasing
Scholzen Products	SP06072024	06/07/2024	\$189.36			Purchasing
Ticker Car Wash-Hildale	T6262024	06/26/2024	\$6.71			Purchasing
Walmart	W6262024	06/26/2024	\$153.73			Purchasing
			<b>\$1,435.11</b>		<b>\$0.00</b>	

**Town of Apple Valley**  
**Operational Budget Report**  
**10 General Fund - 07/01/2023 to 06/30/2024**  
**100.00% of the fiscal year has expired**

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
<b>Change In Net Position</b>					
<b>Revenue:</b>					
<b>Taxes</b>					
3110 General Property Taxes-Current	141,680.71	0.00	161,111.03	136,661.00	117.89%
3120 Prior Year's Taxes-Delinquent	0.00	0.00	0.00	8,000.00	0.00%
3130 General Sales and Use Taxes	201,097.13	0.00	169,992.01	196,000.00	86.73%
3140 Energy and Communication Taxes	47,764.74	2,210.71	41,845.94	45,700.00	91.57%
3150 RAP Tax	20,607.79	6,076.94	20,304.10	18,500.00	109.75%
3160 Transient Taxes	16,204.32	0.00	16,945.15	18,000.00	94.14%
3170 Fee in Lieu of Personal Property Taxes	0.00	0.00	0.00	8,400.00	0.00%
3180 Fuel Tax Refund	984.68	0.00	3.08	1,000.00	0.31%
3190 Highway/Transit Tax	18,886.20	0.00	16,607.56	17,100.00	97.12%
<b>Total Taxes</b>	<b>447,225.57</b>	<b>8,287.65</b>	<b>426,808.87</b>	<b>449,361.00</b>	<b>94.98%</b>
<b>Licenses and permits</b>					
3210 Business Licenses	9,640.50	750.00	10,913.50	9,500.00	114.88%
3221 Building Permits-Fee	48,807.68	250.00	59,062.10	45,000.00	131.25%
3222 Building Permits-Non Surcharge	7,046.30	62.50	12,392.77	6,750.00	183.60%
3224 Building Permits Surcharge	45.56	0.00	143.83	450.00	31.96%
3225 Animal Licenses	800.00	0.00	765.00	800.00	95.63%
<b>Total Licenses and permits</b>	<b>66,340.04</b>	<b>1,062.50</b>	<b>83,277.20</b>	<b>62,500.00</b>	<b>133.24%</b>
<b>Intergovernmental revenue</b>					
3342 Fire Dept-State Wildland Grant	0.00	0.00	0.00	10,000.00	0.00%
3356 Class "C" Road Allotment	107,946.67	0.00	122,334.84	137,000.00	89.30%
3358 Liquor Control Profits	1,037.25	0.00	843.40	1,100.00	76.67%
<b>Total Intergovernmental revenue</b>	<b>108,983.92</b>	<b>0.00</b>	<b>123,178.24</b>	<b>148,100.00</b>	<b>83.17%</b>
<b>Charges for services</b>					
3230 Special Event Permit	2,480.00	0.00	600.00	4,500.00	13.33%
3410 Clerical Services	333.55	0.00	106.32	400.00	26.58%
3416 Other Interdepartmental Charges	15,686.30	0.00	18,770.87	44,203.00	42.47%
3420 Fire Department Contracts	0.00	0.00	0.00	6,000.00	0.00%
3431 Zoning and Subdivision Fees	24,734.00	16,550.00	70,770.50	20,000.00	353.85%
3440 Solid Waste	57,155.20	5,259.15	61,722.31	61,000.00	101.18%
3441 Storm Drainage	46,392.39	4,195.33	50,189.43	49,000.00	102.43%
3461 GRAMA Requests	352.15	0.00	115.00	500.00	23.00%
3470 Park and Recreation Fees	25.00	0.00	0.00	100.00	0.00%
3481 Sale of Cemetery Lots	0.00	0.00	0.00	310,500.00	0.00%
3482 Cemetery Perpetual Care	0.00	0.00	0.00	129,300.00	0.00%
3615 Late Charges/Other Fees	1,414.78	233.63	1,576.18	2,500.00	63.05%
<b>Total Charges for services</b>	<b>148,573.37</b>	<b>26,238.11</b>	<b>203,850.61</b>	<b>628,003.00</b>	<b>32.46%</b>
<b>Fines and forfeitures</b>					
3510 Fines	6,265.98	0.00	3,523.95	5,000.00	70.48%
<b>Total Fines and forfeitures</b>	<b>6,265.98</b>	<b>0.00</b>	<b>3,523.95</b>	<b>5,000.00</b>	<b>70.48%</b>
<b>Interest</b>					
3610 Interest Earnings	30,134.92	5,159.18	53,397.16	42,200.00	126.53%
<b>Total Interest</b>	<b>30,134.92</b>	<b>5,159.18</b>	<b>53,397.16</b>	<b>42,200.00</b>	<b>126.53%</b>
<b>Miscellaneous revenue</b>					
3640 Sale of Capital Assets	0.00	0.00	7,500.00	0.00	0.00%
3690 Sundry Revenue	17,054.16	(383.83)	5,617.22	5,000.00	112.34%
3692 Fire Department Fundraisers/Donations	1,500.00	0.00	290.00	6,500.00	4.46%
3697 Park Department Fundraisers	50.00	0.00	0.00	800.00	0.00%
3801.1 Impact fees - Fire	7,712.00	0.00	29,124.00	6,800.00	428.29%
3801.3 Impact fees - Roadways	24,580.00	0.00	97,460.00	24,600.00	396.18%
3801.6 Impact fees - Storm Water	32,299.67	0.00	101,738.72	31,000.00	328.19%
3801.7 Impact fees - Parks, Trails, OS	6,580.00	0.00	24,095.00	6,600.00	365.08%
<b>Total Miscellaneous revenue</b>	<b>89,775.83</b>	<b>(383.83)</b>	<b>265,824.94</b>	<b>81,300.00</b>	<b>326.97%</b>
<b>Total Revenue:</b>	<b>897,299.63</b>	<b>40,363.61</b>	<b>1,159,860.97</b>	<b>1,416,464.00</b>	<b>81.88%</b>
<b>Expenditures:</b>					
<b>General government</b>					
<b>Council</b>					
4111.110 Council/PC Salaries and Wages	15,050.00	4,004.00	17,306.47	21,000.00	82.41%
4111.130 Council/PC Employee benefits	1,474.27	7.66	1,092.27	2,400.00	45.51%
4111.210 Council/PC Travel Reimbursement	0.00	0.00	0.00	1,500.00	0.00%
4111.220 Council/PC Training	0.00	0.00	45.00	1,500.00	3.00%

**Town of Apple Valley**  
**Operational Budget Report**  
**10 General Fund - 07/01/2023 to 06/30/2024**  
**100.00% of the fiscal year has expired**

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
4111.610 Council Donations and Discretionary Spending	0.00	0.00	100.00	500.00	20.00%
<b>Total Council</b>	<b>16,524.27</b>	<b>4,011.66</b>	<b>18,543.74</b>	<b>26,900.00</b>	<b>68.94%</b>
<b>Administrative</b>					
4141.110 Admin Salaries and Wages	107,606.31	7,818.10	95,304.91	99,000.00	96.27%
4141.130 Admin Employee Benefits	15,363.23	1,200.09	14,444.97	17,100.00	84.47%
4141.140 Admin Employee Retirement - GASB 68	13,831.38	953.05	7,549.65	7,000.00	107.85%
4141.210 Admin Dues, Subs & Memberships	6,826.23	160.04	9,297.90	5,500.00	169.05%
4141.220 Admin Public Notices	41.95	0.00	33.80	100.00	33.80%
4141.230 Admin Training	743.17	0.00	468.10	1,500.00	31.21%
4141.240 Admin Office/Administrative Expense	18,824.15	1,350.31	17,163.94	8,000.00	214.55%
4141.250 Admin Equipment Expenses	17,940.47	2,117.19	18,848.65	10,000.00	188.49%
4141.260 Admin Building & Ground Maintenance	6,465.42	443.44	13,503.78	4,500.00	300.08%
4141.270 Admin Utilities	7,237.83	204.83	6,161.98	7,600.00	81.08%
4141.280 Admin Telephone and Internet	7,711.05	449.88	5,382.02	8,100.00	66.44%
4141.290 Admin Postage	2,950.51	816.00	3,633.65	3,700.00	98.21%
4141.320 Admin Engineering Fees	10,634.73	(2,215.50)	2,452.25	3,500.00	70.06%
4141.330 Admin Legal Fees	59,015.41	0.00	34,675.65	50,000.00	69.35%
4141.340 Admin Accounting & Auditing	4,800.00	0.00	21,318.75	29,400.00	72.51%
4141.350 Admin Building/Zoning/Planning Fees	44,616.95	0.00	26,856.75	30,000.00	89.52%
4141.390 Admin Bank Service Charges	140.00	0.00	25.00	200.00	12.50%
4141.410 Admin Insurance	15,925.38	0.00	14,837.36	16,000.00	92.73%
4141.490 Admin Travel Reimbursements	1,443.67	12.53	934.92	1,500.00	62.33%
4141.500 Admin Weed Abatement	0.00	4,900.00	5,408.00	1,500.00	360.53%
4141.610 Bad Debt Expense	15,670.13	0.00	15.98	250.00	6.39%
4141.740 Admin Capital Outlay	0.00	0.00	2,657.57	0.00	0.00%
4170 Elections	0.00	0.00	2,607.75	1,500.00	173.85%
<b>Total Administrative</b>	<b>357,787.97</b>	<b>18,209.96</b>	<b>303,583.33</b>	<b>305,950.00</b>	<b>99.23%</b>
<b>Total General government</b>	<b>374,312.24</b>	<b>22,221.62</b>	<b>322,127.07</b>	<b>332,850.00</b>	<b>96.78%</b>
<b>Public safety</b>					
<b>Police</b>					
4210.110 Police Salaries & Wages/Contract	18,750.00	3,750.00	15,000.00	15,000.00	100.00%
4253.250 Animal Control Supplies	0.00	0.00	0.00	100.00	0.00%
<b>Total Police</b>	<b>18,750.00</b>	<b>3,750.00</b>	<b>15,000.00</b>	<b>15,100.00</b>	<b>99.34%</b>
<b>Fire</b>					
4220.110 Fire Salaries & Wages	37,442.84	3,830.37	52,290.43	67,200.00	77.81%
4220.130 Fire Employee Benefits	3,194.17	293.02	4,412.01	13,600.00	32.44%
4220.135 Fire Employee Retirement - GASB 68	6,176.85	638.53	8,334.62	8,100.00	102.90%
4220.140 Fire Contract Wages	684.00	0.00	0.00	4,500.00	0.00%
4220.145 Fire Contract Benefits	100.36	0.00	0.00	525.00	0.00%
4220.150 Fire Contract Expense	0.00	0.00	0.00	1,500.00	0.00%
4220.210 Fire Dues, Subscriptions & Memberships	569.00	0.00	1,426.57	600.00	237.76%
4220.230 Fire Travel, Mileage & Cell	300.00	50.00	600.00	600.00	100.00%
4220.240 Fire Office & Other Expenses	655.60	554.25	3,185.59	500.00	637.12%
4220.250 Fire Equipment Maintenance & Repairs	9,545.23	6.71	15,575.46	11,000.00	141.60%
4220.260 Fire Rent Expense	0.00	0.00	3,000.00	0.00	0.00%
4220.360 Fire Training	4,537.46	59.40	794.23	13,100.00	6.06%
4220.450 Fire Small Equip/Supplies	5,780.54	1,556.55	20,359.36	15,000.00	135.73%
4220.460 Fire Supplies-Fundraisers	38.37	0.00	130.59	500.00	26.12%
4220.465 Fire Gear	4,606.24	0.00	18,207.22	15,000.00	121.38%
4220.480 Fire Mitigation MOU Expenditures	0.00	0.00	20,000.00	15,000.00	133.33%
4220.560 Fire Equipment Fuel	2,373.74	1,712.88	7,637.83	4,000.00	190.95%
4220.610 Fire Principal	11,985.58	0.00	0.00	0.00	0.00%
4220.620 Fire Interest	(778.76)	0.00	0.00	0.00	0.00%
4220.740 Fire Capital Outlay	17,959.61	0.00	0.00	0.00	0.00%
<b>Total Fire</b>	<b>105,170.83</b>	<b>8,701.71</b>	<b>155,953.91</b>	<b>170,725.00</b>	<b>91.35%</b>
<b>Total Public safety</b>	<b>123,920.83</b>	<b>12,451.71</b>	<b>170,953.91</b>	<b>185,825.00</b>	<b>92.00%</b>
<b>Highways and public improvements</b>					
<b>Highways</b>					
4410.110 Road Wages and Contract Labor	1,531.50	122.00	2,756.00	15,200.00	18.13%
4410.130 Road Employee Benefits	117.17	9.33	211.55	1,750.00	12.09%
4410.270 Road Flood Damage	0.00	0.00	0.00	2,000.00	0.00%
4410.380 Road Department Services	12,570.20	0.00	0.00	2,500.00	0.00%
4410.450 Road Department Supplies	10,393.59	1,465.69	9,741.56	45,000.00	21.65%
4410.550 Road Equipment Maintenance	1,990.37	0.00	0.00	2,500.00	0.00%

**Town of Apple Valley**  
**Operational Budget Report**  
**10 General Fund - 07/01/2023 to 06/30/2024**  
**100.00% of the fiscal year has expired**

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
4410.560 Road Equipment Fuel	1,744.50	0.00	1,421.61	5,000.00	28.43%
4410.810 Road Principal	54,409.26	0.00	35,000.00	35,000.00	100.00%
4410.820 Road Interest	29,432.66	0.00	28,121.65	28,150.00	99.90%
4415.110 Public Works Wages and Contract Labor	9,840.63	3,475.00	35,275.63	30,300.00	116.42%
4415.130 Public Works Employee Benefits	891.40	265.84	2,721.57	9,400.00	28.95%
4415.140 Public Works Employee Retirement - GASB 68	0.00	0.00	1,676.51	8,100.00	20.70%
4415.320 Public Works Engineering/Professional Fees	107.25	0.00	0.00	0.00	0.00%
4415.450 Public Works Supplies	3,644.09	691.60	17,941.50	6,000.00	299.03%
4415.550 Public Works Equipment Maintenance	2,411.43	872.39	13,901.77	3,000.00	463.39%
4415.560 Public Works Equipment Fuel	1,181.44	1,364.14	6,711.37	2,000.00	335.57%
4415.570 Public Works Travel, Mileage, Cell	620.97	0.00	673.17	500.00	134.63%
4415.610 Public Works Storm Drainage	3,300.81	0.00	1,314.55	5,000.00	26.29%
4415.615 Storm Drainage Improvements	0.00	0.00	20,428.51	0.00	0.00%
4415.710 Public Works Principal	15,479.43	0.00	0.00	0.00	0.00%
4415.720 Public Works Interest	580.57	0.00	0.00	0.00	0.00%
4415.740 Public Works Capital Outlay	11,000.00	0.00	3,044.50	9,000.00	33.83%
<b>Total Highways</b>	<b>161,247.27</b>	<b>8,265.99</b>	<b>180,941.45</b>	<b>210,400.00</b>	<b>86.00%</b>
<b>Sanitation</b>					
4420.460 Solid Waste Service	53,983.63	5,246.85	56,659.20	60,000.00	94.43%
<b>Total Sanitation</b>	<b>53,983.63</b>	<b>5,246.85</b>	<b>56,659.20</b>	<b>60,000.00</b>	<b>94.43%</b>
<b>Total Highways and public improvements</b>	<b>215,230.90</b>	<b>13,512.84</b>	<b>237,600.65</b>	<b>270,400.00</b>	<b>87.87%</b>
<b>Parks, recreation, and public property</b>					
<b>Parks</b>					
4540.110 Park/Rec Wages and Contract Labor	6,132.00	539.00	3,237.82	5,100.00	63.49%
4540.130 Park/Rec Employee Benefits	469.10	41.23	248.49	600.00	41.42%
4540.250 Park/Rec Department Expenses	1,967.50	0.00	321.69	1,000.00	32.17%
4540.460 Park/Rec Community Events Supplies	3,474.45	527.20	2,518.68	4,000.00	62.97%
<b>Total Parks</b>	<b>12,043.05</b>	<b>1,107.43</b>	<b>6,326.68</b>	<b>10,700.00</b>	<b>59.13%</b>
<b>Total Parks, recreation, and public property</b>	<b>12,043.05</b>	<b>1,107.43</b>	<b>6,326.68</b>	<b>10,700.00</b>	<b>59.13%</b>
<b>Transfers</b>					
4804 Transfer to Fund Balance	0.00	0.00	0.00	92,889.00	0.00%
4805 Transfer to Capital Projects	45,618.20	0.00	0.00	265,000.00	0.00%
4807 Transfer to Assigned Balance - Fire Impact Fees	0.00	0.00	0.00	6,800.00	0.00%
4809 Transfer to Assigned Balance - Roadway Impact Fee	0.00	0.00	0.00	24,600.00	0.00%
4810 Transfer to Assigned Balance -Storm Water Imp Fee	0.00	0.00	0.00	31,000.00	0.00%
4811 Transfer to Assigned Balance - Parks & Rec Fees	0.00	0.00	0.00	6,600.00	0.00%
4812 Transfer to Assigned Balance - Perpetual Care	0.00	0.00	0.00	129,300.00	0.00%
4813 Transfer to Assigned Balance - Cemetery Funds	0.00	0.00	0.00	60,500.00	0.00%
<b>Total Transfers</b>	<b>45,618.20</b>	<b>0.00</b>	<b>0.00</b>	<b>616,689.00</b>	<b>0.00%</b>
<b>Total Expenditures:</b>	<b>771,125.22</b>	<b>49,293.60</b>	<b>737,008.31</b>	<b>1,416,464.00</b>	<b>52.03%</b>
<b>Total Change In Net Position</b>	<b>126,174.41</b>	<b>(8,929.99)</b>	<b>422,852.66</b>	<b>0.00</b>	<b>0.00%</b>

**Town of Apple Valley**  
**Operational Budget Report**  
**41 Capital Projects Fund - 07/01/2023 to 06/30/2024**  
**100.00% of the fiscal year has expired**

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
<b>Change In Net Position</b>					
<b>Revenue:</b>					
<b>Intergovernmental revenue</b>					
3340 Grant Revenues	0.00	0.00	0.00	3,320,000.00	0.00%
3341 Grant Revenues-Fire	0.00	0.00	0.00	410,000.00	0.00%
<b>Total Intergovernmental revenue</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,730,000.00</b>	<b>0.00%</b>
<b>Contributions and transfers</b>					
3810 Transfer from General fund	45,618.20	0.00	0.00	540,000.00	0.00%
<b>Total Contributions and transfers</b>	<b>45,618.20</b>	<b>0.00</b>	<b>0.00</b>	<b>540,000.00</b>	<b>0.00%</b>
<b>Total Revenue:</b>	<b>45,618.20</b>	<b>0.00</b>	<b>0.00</b>	<b>4,270,000.00</b>	<b>0.00%</b>
<b>Expenditures:</b>					
<b>General government</b>					
<b>Administrative</b>					
4141.740 Capital Outlay Expenses	35,610.39	0.00	32,832.03	0.00	0.00%
<b>Total Administrative</b>	<b>35,610.39</b>	<b>0.00</b>	<b>32,832.03</b>	<b>0.00</b>	<b>0.00%</b>
<b>Total General government</b>	<b>35,610.39</b>	<b>0.00</b>	<b>32,832.03</b>	<b>0.00</b>	<b>0.00%</b>
<b>Public safety</b>					
<b>Fire</b>					
4220.740 Fire Capital Outlay	8,277.03	0.00	0.00	450,000.00	0.00%
<b>Total Fire</b>	<b>8,277.03</b>	<b>0.00</b>	<b>0.00</b>	<b>450,000.00</b>	<b>0.00%</b>
<b>Total Public safety</b>	<b>8,277.03</b>	<b>0.00</b>	<b>0.00</b>	<b>450,000.00</b>	<b>0.00%</b>
<b>Highways and public improvements</b>					
<b>Highways</b>					
4410.740 Road Capital Outlay	0.00	0.00	0.00	1,050,000.00	0.00%
4415.740 Public Works Capital Outlay	990.00	0.00	560.00	2,520,000.00	0.02%
<b>Total Highways</b>	<b>990.00</b>	<b>0.00</b>	<b>560.00</b>	<b>3,570,000.00</b>	<b>0.02%</b>
<b>Total Highways and public improvements</b>	<b>990.00</b>	<b>0.00</b>	<b>560.00</b>	<b>3,570,000.00</b>	<b>0.02%</b>
<b>Parks, recreation, and public property</b>					
<b>Cemetery</b>					
4590.470 Cemetery Capital Outlay	740.78	0.00	2,448.40	250,000.00	0.98%
<b>Total Cemetery</b>	<b>740.78</b>	<b>0.00</b>	<b>2,448.40</b>	<b>250,000.00</b>	<b>0.98%</b>
<b>Total Parks, recreation, and public property</b>	<b>740.78</b>	<b>0.00</b>	<b>2,448.40</b>	<b>250,000.00</b>	<b>0.98%</b>
<b>Total Expenditures:</b>	<b>45,618.20</b>	<b>0.00</b>	<b>35,840.43</b>	<b>4,270,000.00</b>	<b>0.84%</b>
<b>Total Change In Net Position</b>	<b>0.00</b>	<b>0.00</b>	<b>(35,840.43)</b>	<b>0.00</b>	<b>0.00%</b>



## TOWN OF APPLE VALLEY – EVENTS COMMITTEE

June 11, 2024, 10:04 a.m. at the Town Hall

## Regular Meeting Minutes

1. The meeting was called to order at about 10 am.
2. The Pledge of Allegiance was led by Linda Noyes.
3. Roll Call: Rae Robertson, Linda Noyes, Lisa Farr, Dianne Hope were present.
4. Declarations of conflict of interests with this agenda.  
None declared.
5. Agenda
  - A. Events Committee 2024 Annual Meeting Schedule as follows:  
June 11, July 9, August 13, September 10, October 8, November 12, December 10
  - B. Linda Noyes was nominated as Chairperson: Motion was made by Linda Noyes, seconded by Lisa Farr. All members in attendance voted Aye.
  - C. Lisa Farr was nominated as Vice Chairperson: Motion was made by Lisa Farr, seconded by Linda Noyes. All members in attendance voted Aye.
  - D. Dianne Hope was nominated as Secretary: Motion was made by Linda Noyes, seconded by Rae Robertson. Linda Noyes – Aye, Rae Robertson – Aye, Lisa Farr – Aye, Dianne Hope – Nay.
6. Possible Events discussed
  - A. August 17, 2004: Ice Cream Social (ideas)
    - i. 7:00 pm (check time of sun setting, as it heats the pavilion)
    - ii. Games for the KIDS:
      - a. Corn Hole
      - b. Connect 4
      - c. Giant Water Balloon Tick Tack Toe
      - d. Giant Water Slide
    - iii. Food:
      - a. Linda Noyes will ask Lin's for donation
      - b. Rae Robertson will ask Bee's for donation
      - c. Toppings to be purchased
      - d. Linda will check Town's supply of bowls, spoons, napkins
      - e. Cases of water
      - f. Town has a Costco credit card to purchase things
  - B. October 12, 2004: Founder's Day (ideas) [actual date of Founder's Day is Oct. 14]
    - i. Pancake Breakfast
    - ii. Parade with former fire chief, Louie, as grand marshal
    - iii. Find someone in Apple Valley to volunteer their classic old car for grand marshal
    - iv. Fire truck start the parade
    - v. Parade entry possibilities: contest for decorated BICYCLES, PETS dressed up, HORSES, ATVs
    - vi. Parade route
    - vii. Do a raffle

- C. October 31, 2004: Trunk or Treat (ideas)
  - i. 6:30 pm start time
  - ii. Contest for pets dressed up
  - iii. Contest for trunks decorated
  - iv. Town provides hot chocolate and donuts under pavilion
  
- D. November: Chili Cook-off (ideas)
  - i. \$5 per person donation goes to Fire Department
  - ii. Lisa Farr will discuss ideas with Chief Gross
  - iii. Possibility of Bee's and/or Lin's donating rolls
  - iv. Games related to fire fighting
    - a. How much would Phat Axe charge to come
  
- E. December: Cookie Exchange/Santa/Electric Light ATV parade
  - i. 4:00 pm start Cookie Exchange with Santa
  - ii. Town provides hot chocolate and candy canes
  - iii. 5:00 pm start Electric Light ATV parade
  - iv. Parade Route, advertise outside Apple Valley area to promote visitors
  
- F. Community Yard Sale

Meeting adjourned at 11:04 a.m.

Date approved: \_\_\_\_\_

\_\_\_\_\_  
Michael Farrar, Mayor

ATTEST BY: \_\_\_\_\_  
Jenna Vizcardo, Recorder

## TOWN OF APPLE VALLEY – EVENTS COMMITTEE

July 9, 2024, 4 p.m. at the Town Hall

## Regular Meeting Minutes

1. The meeting was called to order at 4 p.m.
2. Roll Call: Linda Noyes, Delilah Russon, Lisa Farr, Dianne Hope, Teresa Haury were present. Auralee Thompson via Zoom.
3. Declarations of conflict of interests with this agenda.  
None declared.
4. Chairwoman Noyes nominated Lisa Farr as Secretary, seconded by Dianne Hope. All present voted aye.
5. Chairwoman Noyes instructed that three committee members constituted a quorum. If less than three committee members were present, the meeting could not be held.
6. Chairwoman Noyes instructed that in the future, any correspondence (either verbal or by social media) needs to be by a representative of the committee, as a whole, and not by any individual member of the Committee. Lisa Farr suggested that Chairwoman Noyes be the Committee's representative for this.
7. Chairwoman Noyes instructed that anyone interested in helping the Events Committee could do so either as a volunteer, or by joining the Committee. Anyone wanting to join the Committee would need to be approved, by vote, from the Town Council at their next regular meeting.
  - A. Auralee Thompson expressed her desire to become a committee member. Chairwoman Noyes will contact her.
  - B. Teresa Haury expressed that she would like to be a volunteer, and that she would like to attend the Events Committee meetings.
  - C. When someone offers to be a new volunteer, the recruiting Committee member will inform the other Committee members via the Group Text of this.
8. Chairwoman Noyes instructed that the Committee was to strive to be positive in all dealings with each other.
9. Discussion
  - A. Ice Cream Social, August 17
    - i. Delilah Russon will create a flyer.
    - ii. Lisa Farr will contact Jenna Vizcardo for items needing to be purchased (200 bottles of water, sturdy plastic spoons (large quantity), 6 bags of crushed ice).
    - iii. The Town as 200 1 scoop size ice cream cups, napkins, 4 ice cream scoopers, cooler chests. The Town also has a freezer to store ice cream prior to the social.
    - iv. Chairwoman Noyes secured a \$100 donation from Lin's in Hurricane.
    - v. Rae Robertson will ask for a donation from Bee's in Colorado City.
    - vi. Volunteers/Committee members will be needed to serve ice cream and toppings. Four people to serve ice cream, two to serve toppings.
  - B. Founder's Day, October 14
    - i. Chairwoman Noyes spoke to former Fire Chief, Louie Ford, asking if he would be Grand Marshall in parade. He accepted.

- ii. Chairwoman Noyes spoke with Chief Gross regarding a pancake breakfast. Lisa Farr also spoke with Chief Gross wherein he presented a desire to pre-sell tickets to the pancake breakfast, with the proceeds going to the Fire Department.
- iii. The Committee agreed with the proposed ticket sales.
- iv. Dianne Hope suggested the pancake breakfast be ‘all-you-can-eat’. All in attendance agreed that this would encourage more ticket sales.
- v. Parade entries were discussed: decorated bicycles, ATVs, horses, side-by-sides, antique cars. Prizes need to be decided on for each category. Horse clean-up was discussed but not finalized with details.
- vi. Parade route was discussed but not finalized.

C. September Event

- i. Lisa Farr suggested an Apple Bake contest.
- ii. Chairwoman Noyes shared that someone from the Water District offered the use of a projector to be used for a Movie-in-the-Park event.
- iii. All present agreed on Movie-in-the-Park as the event for September.
- iv. The Town has a popcorn machine that can be used.

D. Chili Cook-off (November)

- i. Chairwoman Noyes and Lisa Farr both relayed that Chief Gross is hesitant on this event as the Fire Department is wanting to do a chili cook-off at a multi department firefighter event in St. George, representing Apple Valley.
- ii. This town event was tabled until Chief Gross has more information.

10. The next Events Committee meeting will be held August 13, 2024 at 4 p.m.

11. Chairwoman Noyes adjourned the meeting at 5:15 p.m.

Date approved: \_\_\_\_\_

\_\_\_\_\_  
Michael Farrar, Mayor

ATTEST BY: \_\_\_\_\_  
Jenna Vizcardo, Recorder



## TOWN COUNCIL PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley  
Wednesday, June 26, 2024 at 6:00 PM

### MINUTES

**Mayor** | Michael Farrar |

**Council Members** | Kevin Sair | Janet Prentice | Annie Spendlove | Scott Taylor |

**CALL TO ORDER-** Mayor Farrar called the meeting to order at 6:00 p.m.

#### **PLEDGE OF ALLEGIANCE**

**PRAYER-** Prayer was offered by Council Member Janet Prentice.

#### **ROLL CALL**

#### **PRESENT**

Mayor Michael Farrar

Council Member Kevin Sair

Council Member Janet Prentice

Council Member Annie Spendlove

Council Member Scott Taylor

#### **DECLARATION OF CONFLICTS OF INTEREST**

Declaring conflict of interest for Mayor Farrar.

#### **MAYOR'S TOWN UPDATE**

Mayor Farrar provided a town update, highlighting financial stability and positive developments. The budget was in good shape, with money being saved at a 5% return. The town's appearance had improved significantly, with commendations to Kevin for his work on the parks. An upcoming event had 200 registrations, signaling strong community engagement. Interactions had become more positive, reflecting a united community. Updates on the district included progress on the pipeline and aquifer study, with an expected completion by the end of the year. The town was managing its financial obligations well, with a rate increase effective July 1. Overall, the town was in a good state, with positive progress on various projects.

#### **REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS**

##### **Council Member Discussions:**

1. Council Member Sair reported an issue with a dip in the road near the gateway, suggesting poor compaction during a past drainage pipe installation. The need for repair was emphasized due to its impact on drivers.
2. Council Member Prentice briefly acknowledged the issue.
3. Mayor Farrar mentioned larger speed limit signs being installed in specific areas to address traffic concerns.
4. Council Member Sair added that necessary supplies and special tools were being organized to address these issues.

##### **Additional Points:**

Council Member Sair noted ongoing work on safety posts and reflector installations at a large drainage site.





## TOWN COUNCIL PUBLIC HEARING AND MEETING

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- Preparation for the July 4th event was well underway, with significant effort put into clearing thistles and notifying residents about parcel maintenance.
- Council Member Sair mentioned subcontracting work to replace problematic areas in bubbling wells and additional riprap work.

A proactive approach to town maintenance and community engagement, with specific focus on road repairs, safety improvements, and upcoming events was reflected.

#### **PUBLIC COMMENTS: 3 MINUTES EACH - DISCRETION OF MAYOR FARRAR**

No public comments.

#### **PUBLIC HEARING**

1. Compensation Increase for Specific Executive Municipal Officer (Fire Chief), Ordinance-O-2024-33.

Mayor Farrar opened the public hearing for Compensation Increase for Specific Executive Municipal Officer (Fire Chief), Ordinance-O-2024-33.

No public comments.

Mayor Farrar closed the public hearing for Compensation Increase for Specific Executive Municipal Officer (Fire Chief), Ordinance-O-2024-33.

2. Adoption of the FY2025 Budget and Amendment of the FY2024 Budget.

Mayor Farrar opened the public hearing for the Adoption of the FY2025 Budget and Amendment of the FY2024 Budget.

No public comments.

Mayor Farrar closed the public hearing for the Adoption of the FY2025 Budget and Amendment of the FY2024 Budget.

3. Amend Title 2.09.050 Mayoral Compensation Schedule, O-2024-24.

Mayor Farrar opened the public hearing to Amend Title 2.09.050 Mayoral Compensation Schedule, O-2024-24.

No public comments.

Mayor Farrar closed the public hearing to Amend Title 2.09.050 Mayoral Compensation Schedule, O-2024-24.



## TOWN COUNCIL PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley  
Wednesday, June 26, 2024 at 6:00 PM

### MINUTES

4. Amend Title 8.08.030 Fireworks Restrictions, Ordinance-O-2024-25.

Mayor Farrar opened the public hearing to Amend Title 8.08.030 Fireworks Restrictions, Ordinance-O-2024-25.

No public comments.

Mayor Farrar closed the public hearing to Amend Title 8.08.030 Fireworks Restrictions, Ordinance-O-2024-25.

5. Amend Title 8.06.050 Noxious Weeds And Garbage Failure To Comply, Ordinance-O-2024-26.

Mayor Farrar opened the public hearing to Amend Title 8.06.050 Noxious Weeds And Garbage Failure To Comply, Ordinance-O-2024-26.

No public comments.

Mayor Farrar closed the public hearing to Amend Title 8.06.050 Noxious Weeds And Garbage Failure To Comply, Ordinance-O-2024-26.

### DISCUSSION AND ACTION - NEW BUSINESS

6. Compensation Increase for Specific Executive Municipal Officer (Fire Chief), Ordinance-O-2024-33.

Mayor Farrar discussed that the proposed increase would raise the fire chief's salary from \$40,000 to \$55,000, reflecting both merit and cost of living adjustments. Mayor Farrar highlighted the fire chief's excellent performance and minimal issues within the department, justifying the raise. Council Member Sair acknowledged the challenges faced over the past year but agreed that the fire chief's performance warranted the proposed increase. Additional discussion covered the fire chief's retirement system and budget considerations, ensuring that the increase was financially manageable.

The council expressed unanimous support for the fire chief, recognizing the importance of retaining competent staff and the value they bring to the town.

Motion: Council Member Sair motioned we approve Compensation Increase for Specific Executive Municipal Officer (Fire Chief), Ordinance-O-2024-33.

Motion made by Council Member Sair, Seconded by Council Member Spendlove.  
Roll Call Voting Yea: Mayor Farrar, Council Member Sair, Council Member Prentice, Council Member Spendlove, Council Member Taylor

The vote was unanimous and the motion carried.

7. Resolution-R-2024-28, Town Of Apple Valley To Cover A Portion Of The Increase To The Firefighters Utah Retirement System (URS).



## TOWN COUNCIL PUBLIC HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley  
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### MINUTES

Mayor Farrar introduced Resolution R-2024-28, which aimed to cover a portion of the increase in the firefighters' Utah Retirement System (URS). This move was intended to offset the rising retirement costs and support the firefighters in line with economic changes and merit considerations. Town Clerk/Recorder Jenna Vizcardo noted that this resolution mirrored a previous one mandated by external requirements.

Motion: Scott Taylor moved we approve Resolution-R-2024-28, Town Of Apple Valley To Cover A Portion Of The Increase To The Firefighters Utah Retirement System (URS).

Motion made by Council Member Taylor, Seconded by Council Member Spendlove. Roll Call Voting Yea: Mayor Farrar, Council Member Sair, Council Member Prentice, Council Member Spendlove, Council Member Taylor

The vote was unanimous and the motion carried.

#### 8. Resolution-R-2024-26, Interlocal Agreement with Big Plains Water Special Service District.

Mayor Farrar introduced Resolution R-2024-26, concerning an interlocal agreement with the Big Plains Water Special Service District.

The agreement proposed a flat rate of \$60,000 per year to cover various expenses such as labor, equipment use, telephone, office supplies, and other administrative costs. This approach was designed to streamline operations by eliminating the need to track individual expenses.

Big Plains Water Special Sewrive District had already approved the flat rate, and the council needed to give its final approval.

Mayor Farrar emphasized that the flat rate would simplify accounting and reduce the administrative burden on staff, including Council Member Sair and other workers.

No questions or concerns were raised by the council members, indicating their agreement with the proposed resolution.

Motion: Council Member Sair motioned we approve Resolution-R-2024-26, Interlocal Agreement with Big Plains Water Special Service District.

Motion made by Council Member Sair, Seconded by Council Member Taylor. Roll Call Voting Yea: Mayor Farrar, Council Member Sair, Council Member Prentice, Council Member Spendlove, Council Member Taylor

The vote was unanimous and the motion carried.

#### 9. Resolution-R-2024-25, Adoption of the FY2025 Budget and Amendment of the FY2024 Budget.



## TOWN COUNCIL PUBLIC HEARING AND MEETING

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### MINUTES

Mayor Farrar introduced Resolution R-2024-25, which involved the adoption of the FY 2025 budget and the amendment of the FY 2024 budget. Presented changes included additional funds for the fire chief's budget to cover a dispatch contract (\$7,200/year) and a medical director (\$1,200/year). The sale of a fire truck added \$1,000 to the fire budget. The budget was balanced, with \$130,000 allocated to savings.

Motion: Council Member Prentice motioned we accept Resolution-R-2024-25, Adopting of the Fiscal Year 2025 Annual Budget and Amending of the Fiscal Year 2024 Annual Budget.

Motion made by Council Member Prentice, Seconded by Council Member Sair.  
Roll Call Voting Yea: Mayor Farrar, Council Member Sair, Council Member Prentice, Council Member Spendlove, Council Member Taylor

The vote was unanimous and the motion carried.

10. Amend Title 2.09.050 Mayoral Compensation Schedule, Ordinance-O-2024-24.

Mayor Farrar proposed Ordinance O-2024-24 to include a \$1 per month salary for the mayor. This change was necessary for official payroll and insurance purposes.

The council supported the change, acknowledging its minimal financial impact and procedural necessity.

Motion: Council Member Sair motioned we amend Title 2.09.050 Mayoral Compensation Schedule amendment.

Motion made by Council Member Sair, Seconded by Council Member Prentice.  
Roll Call Voting Yea: Mayor Farrar, Council Member Sair, Council Member Prentice, Council Member Spendlove, Council Member Taylor

The vote was unanimous and the motion carried.

11. Amend Title 8.08.030 Fireworks Restrictions, Ordinance-O-2024-25.

Mayor Farrar discussed action item number 11, concerning amendments to the fireworks restriction's ordinance. The ordinance, previously approved, required a timeline adjustment. The change was proposed to accommodate those who wanted to stay late and enjoy fireworks during the Fourth of July barbecue. The event would still start at 7 PM, though it would not be dark yet. Many residents preferred not to stay past 9 PM for the fireworks. The new timeline would allow the fireworks to start at 7 PM, giving people the option to go home earlier if they wished. For those who wanted to stay later, the fireworks could continue until 11 PM. The main change was in the event timing.



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### MINUTES

Motion: Council Member Prentice let's accept the amendment 8.08.030 Fireworks Restrictions, Ordinance-O-2024-25 and accepting the change of time.

Motion made by Council Member Prentice, Seconded by Council Member Sair. Roll Call Voting Yea: Mayor Farrar, Council Member Sair, Council Member Prentice, Council Member Spendlove, Council Member Taylor

The vote was unanimous and the motion carried.

12. Amend Title 8.06.050 Noxious Weeds And Garbage Failure To Comply, Ordinance-O-2024-26.

Mayor Farrar introduced item number 12, which required amending the ordinance on noxious weeds and garbage failure to comply. The need for amendment arose from an overlooked error in the original ordinance. The ordinance incorrectly stated that the town would cover the costs of weed removal and cleanup. This was identified as a typographical error and was corrected to ensure property owners would be responsible for these costs.

The amended ordinance now stipulates that if property owners fail to maintain their properties, the town will issue a statement of the hours spent on cleanup, and enforcement and collection will fall under the civil enforcement code. The change allows the town to bill property owners for cleanup services. Council Member Sair acknowledged the significant time spent on this issue over the past year.

Motion: Council Member Sair motioned we accept amended title 8.06.050 the Noxious Weeds And Garbage Failure To Comply, Ordinance-O-2024-26.

Motion made by Council Member Sair, Seconded by Council Member Prentice. Roll Call Voting Yea: Mayor Farrar, Council Member Sair, Council Member Prentice, Council Member Spendlove, Council Member Taylor

The vote was unanimous and the motion carried.

13. Resolution-R-2024-27, Appointing a responsible Town Council Member of the Emergency Management Program.

Mayor Farrar introduced item number 13, Resolution R-2024-27, which involved appointing a responsible town council member to the Emergency Management Program. It was mentioned that Council Member Taylor had been chosen for the role due to his relevant experience. Council Member Taylor would work with the Fire Chief to ensure community safety in emergencies, although it was hoped that the program would not need to be used. Council Member Sair also noted ongoing efforts to clean and mobilize emergency equipment and resources, ensuring they were in good condition and ready for use.





## TOWN COUNCIL PUBLIC HEARING AND MEETING

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Motion: Council Member Sair motioned we accept Resolution-R-2024-27, Appointing a responsible Town Council Member of the Emergency Management Program, Scott Taylor.

Motion made by Council Member Sair, Seconded by Council Member Spendlove. Roll Call Voting Yea: Mayor Farrar, Council Member Sair, Council Member Prentice, Council Member Spendlove, Council Member Taylor

The vote was unanimous and the motion carried.

### DISCUSSION AND ACTION - OLD BUSINESS

14. Consider Approval of the Development Agreement for Oculta Roca (Hidden Rock Development Group, LLC). \*Tabled from November 29, 2023 Town Council Meeting.

Mayor Farrar moved item number 14, which concerned the development agreement for Oculta Roca (Hidden Rock Development Group, LLC) This item had been tabled since November 29, 2023, pending a water agreement, which had since been signed. The development agreement covered several key points:

- The project involved the development of 204 acres into four horizontal cabins and 18 residential lots.
- The development had a Planned Development Overlay (PDO) and was required to comply with all existing development ordinances and standards.
- Any material modifications to the master plan would require town council approval.
- The developer intended to maintain 90% open space within the project area.
- All infrastructure would be installed before the sale or occupancy of any lots.
- Up to 10% of residential lots could be used for short-term rentals, with an on-site rental manager required by town ordinances.
- The developer would provide amenities such as a spa, restaurants, and bars.
- Public infrastructure would be built by the developer, with the possibility of creating a Public Infrastructure District (PID) to help finance these improvements through a special tax on property owners.

Council Member Sair asked for clarification on certain points, particularly regarding infrastructure and access roads. The main entrance would be paved and include turn lanes, while the secondary access would be a road base. The developer would bring the secondary access up to town standards, and all improvements would comply with town design standards and be approved by the town engineer.

Mayor Farrar noted the cooperative nature of the developers and their adherence to rules and procedures throughout the process.

Motion: Council Member Sair motioned that we approve on the Development Agreement for Oculta Roca (Hidden Rock Development Group, LLC), this was tabled from November 29, 2023 on the town Council meeting, the Oculta Roca Apple Valley DA 03-12.24.



## TOWN COUNCIL PUBLIC HEARING AND MEETING

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### MINUTES

Motion made by Council Member Sair, Seconded by Council Member Taylor. Voting Yea: Mayor Farrar, Council Member Sair, Council Member Prentice, Council Member Spendlove, Council Member Taylor

The vote was unanimous and the motion carried.

#### DISCUSSION AND ACTION - PLANNING COMMISSION BUSINESS

15. Amend Title 10.07.090 Conditional Use Permit, Ordinance-O-2024-22.

\*Planning Commission recommended approval on June 5, 2024.

Mayor Farrar introduced Planning Commission business item number 15, which concerned amending ordinance 10.0.7.090 for conditional use permits. The Planning Commission had recommended approval in June 2024. This amendment, related to item number 16, focused on short-term rentals and allowed the issuance of conditional use permits under specific conditions.

The Mayor explained that the amendment aimed to provide flexibility in cases where properties were close to the 300-foot distance restriction from other short-term rentals. An example was given of a property that was 298 feet away from another. This ordinance would enable the town to issue conditional use permits in such cases, offering flexibility and common sense in enforcement.

Council Member Prentice supported the amendment, noting that flexibility could help address community concerns and allow more short-term rentals in suitable locations. The discussion highlighted that this change would not automatically grant approvals but would let the Planning Commission consider conditional use permits based on individual circumstances.

The amendment also included an annual review process, allowing the town to revoke permits if issues arose.

Motion: Council Member Sair motioned that we amend Title 10.07.090 Conditional Use Permit, Ordinance-O-2024-22.

Motion made by Council Member Sair, Seconded by Council Member Prentice. Roll Call Voting Yea: Mayor Farrar, Council Member Sair, Council Member Prentice, Council Member Spendlove, Council Member Taylor

The vote was unanimous and the motion carried.

16. Amend Title 10.14 Short Term Vacation Rental Rules and Regulations, Ordinance-O-2024-23.

\*Planning Commission recommended approval on June 5, 2024.

Motion: Council Member Sair motioned that we amend Title 10.14 Short Term Vacation Rental Rules and Regulations, Ordinance-O-2024-23.



## TOWN COUNCIL PUBLIC HEARING AND MEETING

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### MINUTES

Motion made by Council Member Sair, Seconded by Council Member Spendlove. Roll Call Voting Yea: Mayor Farrar, Council Member Sair, Council Member Prentice, Council Member Spendlove, Council Member Taylor

The vote was unanimous and the motion carried.

17. Ordinance-O-2024-28, Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1378-N, AV-1378-R, AV-1378-S, AV-1378-P. Applicant: Cortney Barlow.

\*Planning Commission recommended approval on June 5, 2024.

Mayor Farrar introduced item number 17, concerning Ordinance-O-2024-28, which involved a zone change application. This application proposed converting parcels AV-1378-N, AV-1378-R, AV-1378-S, and AV-1378-P from Open Space Transition to AG X Agricultural Zone. The total land area in question was 182 acres.

Mayor Farrar emphasized that this change was part of the AG X program, which had received positive feedback from the community. The program allowed property owners to switch to agricultural zoning at no charge, promoting farmland and giving the town more control over zoning. The aim was to preserve the town's agricultural and rural character. This application was one of several similar requests, reflecting the community's support for maintaining and enhancing the town's agricultural identity.

Motion: Council Member Prentice motioned that we accept the Ordinance-O-2024-28, Zone Change Application from Open Space Transitional to A-X Agricultural Zone for parcels: AV-1378-N, AV-1378-R, AV-1378-S, AV-1378-P for Cortney Barlow as recommend by the Planning Commission on June 5th.

Motion made by Council Member Prentice, Seconded by Council Member Sair. Roll Call Voting Yea: Mayor Farrar, Council Member Sair, Council Member Prentice, Council Member Spendlove, Council Member Taylor

The vote was unanimous and the motion carried.

18. Ordinance-O-2024-29, Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1365-O. Applicant: Jonathan J George.

\*Planning Commission recommended approval on June 5, 2024.

Mayor Farrar proceeded with item number 18, involving Ordinance-O-2024-29, which dealt with a zone change application. This application sought to convert parcel AV-1365-O from Open Space Transition to AG X Agricultural Zone. The applicant for this change was Jonathan George, and the parcel in question spanned 10 acres.

The Planning Commission had previously recommended approval of this change on June 5, 2024.



## TOWN COUNCIL PUBLIC HEARING AND MEETING

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### MINUTES

Motion: Council Member Spendlove motioned that we approve Ordinance-O-2024-29, Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1365-O. Applicant: Jonathan J George.

Motion made by Council Member Spendlove, Seconded by Council Member Taylor. Roll Call Voting Yea: Mayor Farrar, Council Member Sair, Council Member Prentice, Council Member Spendlove, Council Member Taylor

The vote was unanimous and the motion carried.

19. Ordinance-O-2024-30, Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1367-A, AV-1370-A, AV-1371-A, AV-1368, AV-1356-A-1, AV-1360, AV-1357, AV-1356-B, AV-1359, AV-1349, AV-1348-B. Applicant: Hirschi Big Plain Ranch Irrevocable Trust.

\*Planning Commission recommended approval on June 5, 2024.

Mayor Farrar moved on to item number 19, ordinance 0-2024-30, which pertained to a zone change application. This application aimed to convert multiple parcels from Open Space Transition to AG X Agricultural Zone. The affected parcels included AV-1367-A, AV-1370-A, AV-1371-A, AV-1368, AV-1356-A-1, AV-1360, AV-1357, AV-1356-B, AV-1359, AV-1349, and AV-1348-B. The applicant for this change was the Hirschi Big Plain Ranch Irrevocable Trust, and the total area affected was 915 acres.

The Planning Commission had recommended approval of this change in June 2024. It was noted that most of the affected area was currently designated as Open Space Transition, with only 160 acres under Rural Estates One. By converting these parcels to AG X, the applicant effectively eliminated the potential for 160 homes in that area.

Council Member Prentice expressed agreement and support for the change.

Motion: Council Member Taylor motioned that we approve Ordinance-O-2024-30, Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1367-A, AV-1370-A, AV-1371-A, AV-1368, AV-1356-A-1, AV-1360, AV-1357, AV-1356-B, AV-1359, AV-1349, AV-1348-B. Applicant: Hirschi Big Plain Ranch Irrevocable Trust.

Motion made by Council Member Taylor, Seconded by Council Member Sair. Roll Call Voting Yea: Mayor Farrar, Council Member Sair, Council Member Prentice, Council Member Spendlove, Council Member Taylor

The vote was unanimous and the motion carried.

20. Ordinance-O-2024-31, Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1365-N. Applicant: John Carl Izaak McHenry/Todd A Chamberlain.

\*Planning Commission recommended approval on June 5, 2024.



## TOWN COUNCIL PUBLIC HEARING AND MEETING

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### MINUTES

Mayor Farrar proceeded to item number 20, Ordinance O-2024-31, which involved a zone change application. The application sought to convert parcel AV-1365-N to AG X Agricultural Zone from its current designation of Open Space Transition. The parcel in question was 10 acres.

The Planning Commission had recommended approval of this change on June 5th, 2024.

Motion: Council Member Prentice motioned that we accept the Planning Commission's recommendation for Ordinance-O-2024-31, Zone Change Application from Open Space Transitional to A-X Agricultural Zone for parcel: AV-1365-N. Applicant: John Carl Izaak McHenry/Todd A Chamberlain.

Motion made by Council Member Prentice, Seconded by Council Member Taylor. Roll Call Voting Yea: Mayor Farrar, Council Member Sair, Council Member Prentice, Council Member Spendlove, Council Member Taylor

The vote was unanimous and the motion carried.

21. Ordinance-O-2024-32, Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1390, AV-1366-A-1, AV-1369-A. Applicant: Farrar Family Trust.

\*Planning Commission recommended approval on June 5, 2024.

Mayor Farrar introduced item number 21, Ordinance O-2024-32, which involved a zone change application. The application aimed to transition parcels AV-1390, AV-1366-A-1, and AV-1369-A from Open Space Transition to AG X Agricultural Zone. The applicant for this change was the Farrar Family Trust, covering a total of 218 acres. The Planning Commission had recommended approval of this change in June 2024.

Mayor Farrar clarified that he would be abstaining from voting on this item due to his personal involvement. He noted that his own properties were already in the Greenbelt and that this change would not affect his tax status. His family trust had applied for this transition to benefit the town, which he supported despite his abstention.

Motion: Council Member Prentice motioned that we accept Ordinance-O-2024-32, Zone Change Application from Open Space Transitional to A-X Agricultural Zone for parcels: AV-1390, AV-1366-A-1, AV-1369-A. Applicant: Farrar Family Trust, the Planning Commission recommended approval on June 5th.

Motion made by Council Member Prentice, Seconded by Council Member Spendlove.

Roll Call Voting Yea: Council Member Sair, Council Member Prentice, Council Member Spendlove, Council Member Taylor

Voting Abstaining: Mayor Farrar

The vote was four yes and one abstain and the motion carried.





**TOWN COUNCIL PUBLIC HEARING AND MEETING**  
1777 N Meadowlark Dr, Apple Valley  
Wednesday, June 26, 2024 at 6:00 PM

**MINUTES**

**CONSENT AGENDA**

- 22. Approval of Minutes: May 22, 2024.
- 23. Disbursement Listing for May 2024.
- 24. Budget Report for Fiscal Year 2024 through May 2024.

Mayor Farrar addressed the consent agenda items, proposing that they be approved together in one motion. He noted that there was a corrected budget report presented at the meeting.

Motion: Council Member Scott Taylor motioned we approve the Consent Agenda, number 22, approval of minutes May 22, 2024. Number 23, Disbursement Listing for May 2024 and number 24, Budget Report for Fiscal Year 2024 through May 2024 to include those changes Mayor Farrar stated earlier.

Motion made by Council Member Taylor, Seconded by Council Member Prentice. Voting Yea: Mayor Farrar, Council Member Sair, Council Member Prentice, Council Member Spendlove, Council Member Taylor

The vote was unanimous and the motion carried.

**REQUEST FOR A CLOSED SESSION: IF NECESSARY**

No request.

**ADJOURNMENT**

Motion: Council Member Spendlove motioned to adjourn the meeting.

Motion made by Council Member Spendlove, Seconded by Council Member Sair.

Voting Yea: Mayor Farrar, Council Member Sair, Council Member Prentice, Council Member Spendlove, Council Member Taylor

The vote was unanimous and the motion carried.

The meeting was adjourned at 6:49 p.m.

Date Approved: \_\_\_\_\_

Approved BY: \_\_\_\_\_

Mayor | Michael L. Farrar

Attest BY: \_\_\_\_\_

Town Clerk/Recorder | Jenna Vizcardo