



SPECIAL APPLE VALLEY TOWN COUNCIL MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, August 24, 2022 at 6:00 PM

AGENDA

Notice is given that a meeting of the Town Council of the Town of Apple Valley will be held on **Wednesday, August 24, 2022**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Mayor | Frank Lindhardt |

Council Members | Andy McGinnis | Barratt Nielson | Kevin Sair | Robin Whitmore |

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

<https://us02web.zoom.us/j/84527848912>

if the meeting requests a password use 1234

To call into meeting, dial (253) 215 8782 and use Meeting ID 845 2784 8912

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PRAYER

ROLL CALL

DECLARATION OF CONFLICTS OF INTEREST

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.

- A. Minutes: July, 28 2022
- B. Minutes: July 6, 2022
- C. Minutes: April 14, 2022

MAYOR'S TOWN UPDATE

PUBLIC COMMENTS

DISCUSSION AND ACTION

1. Consideration of Impact Fees for Knollwood RV Park and Development Agreement Revision.
2. Termination of Current and Approval of New Town Attorney with Contract Forthcoming.
3. Adopt General Plan and Map Amendments, Ordinance O-2022-31.
4. Street name change for Zion Circle.
5. Lot splits, road issues and ordinance violations.
6. Inclusion Consent into Ash Creek SSD, Resolution-R-2022-40.
7. Discontinue Sewer Service Provided by Big Plains SSD, Resolution-R-2022-41.
8. Constitution Week R-2022-42.

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

REQUEST FOR A CLOSED SESSION

ADJOURNMENT

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

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

In compliance with the American with Disabilities Act, individuals needing special accommodations (Including auxiliary communicative aids and services) during this meeting should call 435-877-1190.



SPECIAL APPLE VALLEY TOWN COUNCIL MEETING

1777 N Meadowlark Dr, Apple Valley

Thursday, July 28, 2022 at 6:00 PM

MINUTES

Mayor | Frank Lindhardt |

Council Members | Andy McGinnis | Barratt Nielson | Kevin Sair | Robin Whitmore |

CALL TO ORDER

Council Member Sair called meeting to order at 6:10pm.

PLEDGE OF ALLEGIANCE

Council Member Whitmore led Pledge of Allegiance.

ROLL CALL

PRESENT

Council Member Kevin Sair

Council Member Robin Whitmore

Council Member Andy McGinnis

ABSENT

Mayor Frank Lindhardt

Council Member Barratt Nielson

DECLARATION OF CONFLICTS OF INTEREST

No conflict of interest disclosed.

Council Member Sair discussed the need to appoint a Mayor Pro-Tem for tonight's meeting due to Mayor Lindhardt's absence.

Motioned that Kevin Sair be the Mayor Pro-Tem for tonight.

Motion made by Council Member Whitmore, Seconded by Council Member McGinnis.

Voting Yea: Council Member Sair, Council Member Whitmore, Council Member McGinnis

The vote was unanimous, 3-0 and the motion carried.

DISCUSSION AND ACTION

1. Amendment to the Fee Schedule Resolution R-2022-38

Mayor Pro Tem Sair discussed updating Fee Schedule prices to bring more aligned with current costs.

Council Member Whitmore mentioned the solid waste fee was amended in January and needs to be shown as \$13.00

Motioned to approve the amendment to the Fee Schedule, Resolution R-2022-38 with the change to Returned Check Fee from \$20 to \$25 with the changes as presented.

Motion made by Council Member Whitmore, Seconded by Council Member McGinnis.

Roll Call Vote

Council Member McGinnis- Aye



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Council Member Sair- Aye

Council Member Whitmore- Aye

The vote was unanimous, 3-0 and the motion carried.

REQUEST FOR A CLOSED SESSION

No request for closed session.

ADJOURNMENT

Adjournment 6:18pm.

Motion made by Council Member Whitmore, Seconded by Council Member McGinnis.

Voting Yea: Council Member Sair, Council Member Whitmore, Council Member McGinnis

The vote was unanimous, 3-0 and the motion carried.

Date Approved: _____

Approved BY: _____

Mayor | Frank Lindhardt

Attest BY: _____

Recorder | Jenna Vizcardo



SPECIAL APPLE VALLEY TOWN COUNCIL WORK MEETING WITH PLANNING COMMISSION

1777 N Meadowlark Dr, Apple Valley
Wednesday, July 06, 2022 at 6:30 PM

MINUTES

Mayor | Frank Lindhardt |

Council Members | Andy McGinnis | Barratt Nielson | Kevin Sair | Robin Whitmore |

Chair | Allen Angell

Commissioners | Lee Fralish | Forrest Kuehne | Jeri-Burhorn Politte | Margaret Ososki

CALL TO ORDER- Mayor Lindhardt called meeting to order at 7:08pm.

PLEDGE OF ALLEGIANCE

PRAYER- Prayer led by Council Member Nielson.

ROLL CALL

PRESENT

Mayor Frank Lindhardt

Council Member Kevin Sair

Council Member Robin Whitmore on zoom

Council Member Andy McGinnis

Council Member Barratt Nielson

PRESENT

Chair Allen Angell

Commissioner Forrest Kuehne

Commissioner Margaret Ososki

Commissioner Lee Fralish

ABSENT

Commissioner Jeri-Burhorn Politte

DECLARATION OF CONFLICTS OF INTEREST

All Council Members' and Planning Commissioners' own property in Apple Valley.

DISCUSSION

1. Discuss General Plan Map

Mayor Lindhardt discussed we want to not create conflicts with other zoning.

Commissioner Angell wants to point out that 80% of residents wants to remain open space. Mayor Lindhardt makes suggestion to strike golf course and leave parks.

Mayor Lindhardt discusses R1 acre and R-1/2 acre stricken and included in high density and med density. From this existing list that is missing that shows up in zoning is industrial. Town needs to decide if wants to turn into something like Hurricane. We certainly can. But if our goal is to stay a rural farming community than we need to remove industrial. We listened to the will of the people, and they made it clear they do not want industrial.

Consensus is no industrial.



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Mayor Lindhardt explained about school trust land. He discussed how Planned Developments get flexibility. We do not have any treatment plants. Our aquifer needs to be protected. Once we get City status, we need to have low-income housing in our plan. Allowing casitas takes care of this. This is one of the tools to accommodate for low-income housing and we have already incorporated that.

Council Member McGinnis questions if this is rule or suggestion. Mayor Lindhardt discussed all the Towns around use a General Plan not as a law but as a guide to be followed. Mayor Lindhardt discussed the General Plan Map Amendment process.

Commissioner Angell suggest putting a procedure in place that General Plan Amendment must be done before a Zone Change. Mayor Lindhardt states this is how it is done in other towns and only twice a year. Town Council has the ultimate say so in zone change. Discussed open space transitional as someday in the future as the town changes and is done on zone change level. Water and sewer are the other issues that we have for all issues. Developers need to solve those problems. Agricultural zoning satisfies open space. Our current general plan is to keep it rural and agricultural.

Mayor Lindhardt discusses that the Town removed tourist commercial as a zone. Discussed Ground Source Protection which states no lot should be smaller than 7 acres for septic. But with treatment system can be 3.5 acres. All other Towns in vicinity follows this and there is no subdivision that is lower than 7 acre lots. Discussed the ordinance that we adopted in 2005, which has been completely ignored. Just because the Town has been doing something wrong in the past does not mean we have to keep doing it. You cannot grandfather in a prohibited use. Ash Creek Sewer System will be making that decision moving forward.

Discussion continued about the zoning and separating the zoning map legend or condensing the residential and agricultural. Commissioner Angell suggests Agricultural one color and Rural Estates one color as well Commercial. Basically, condense all but designate Open Space separately. Condense Rural Estates. Planning Commission Chair Angell discussed about open space and how the general plan is supposed to show what the Town sees. As rule whenever we can add low density we should. Mayor Lindhardt comments does not make sense to do agricultural on open space. Mayor Lindhardt comments that will not make any difference. It will not change until there is a sewer treatment system. It was suggested to deliberate what classification of acres for low density should be. Decided on Residential-High Density-less than 1 acre, Residential-Medium Density-less than 7, Residential-Low Density, more than 7 acres.

DISCUSSION AND ACTION

2. Closed Session RE: Litigation

Motioned to move into closed session for litigation.

Motion made by Council Member Nielson, Seconded by Council Member McGinnis.

Voting Yea: Mayor Lindhardt, Council Member Sair, Council Member Whitmore, Council Member McGinnis, Council Member Nielson



SPECIAL APPLE VALLEY TOWN COUNCIL WORK MEETING WITH PLANNING COMMISSION

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The vote was unanimous, and the motion carried.

ADJOURNMENT

Meeting called back to order and Adjournment at 10:18pm

Motioned to adjourn meeting.

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

Voting Yea: Mayor Lindhardt, Council Member Sair, Council Member Whitmore, Council Member McGinnis, Council Member Nielson

The vote was unanimous, and the motion carried.

Date Approved: _____

Approved BY: _____
Mayor | Frank Lindhardt

Attest BY: _____
Recorder | Jenna Vizcardo



TOWN COUNCIL SPECIAL MEETING

1777 N Meadowlark Dr, Apple Valley
Thursday, April 14, 2022 at 6:00 PM

MINUTES

Mayor | Frank Lindhardt |

Council Members | Andy McGinnis | Robin Whitmore | Barratt Nielson | Kevin Sair |

CALL TO ORDER- Mayor Pro Tem | Council Member Sair calls meeting to order at 6:00pm.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Council Member Kevin Sair

Council Member Robin Whitmore

Council Member Andy McGinnis

Council Member Barratt Nielson

Mayor Frank Lindhardt after Agenda item #1.

PRAYER- Prayer was read by Jim Kinser, Chaplain and Firefighter.

DECLARATION OF CONFLICTS OF INTEREST

Council Member Sair declared conflict of interest for Agenda item #1 due to being a Town Council Member.

Council Member Nielson declared conflict of interest due to Frank Lindhardt being his Brother-in-law for Agenda item #1.

PUBLIC COMMENTS

Richard Kopp- 2222 E Ranch Rd has comment about the administration and thanks the new administration.

Motioned to close public comments.

Motion made by Council Member Whitmore, Seconded by Council Member Nielson.

Voting Yea: Council Member Sair, Council Member Whitmore, Council Member McGinnis, Council Member Nielson

The vote was unanimous, 4-0 and the motion carried.

Motioned for appointment of Andy McGinnis as temporary Mayor Pro Tem for the meeting on April 21st.

Motion made by Council Member Whitmore, Seconded by Council Member Nielson.

Voting Yea: Council Member Sair, Council Member Whitmore, Council Member McGinnis, Council Member Nielson

The vote was unanimous, 4-0 and the motion carried.

DISCUSSION AND ACTION

1. DISCUSSION AND POSSIBLE ACTION FOR APPOINTMENT OF MAYOR. --RESOLUTION NO. R-2022-17.

Kevin Sair starts by thanking citizens for supports. He explains his qualifications. Makes statement about Mason Walters and her resignation. Makes statement about his support at local level with



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positive influences, and he is devoted patriot. (Please see attached vision statement-Attachment A). He supports involvement on those who have chosen to run for our community. He states we have a great Team. Goal is to heal this community and prepare for the future. He believes in property rights but also supports our community.

Frank Lindhardt explains why he stepped in to help out in November. (Please see attached vision statement-Attachment B). He states his background. He explains he bought property in Apple Valley 15 years ago and wanted to get land. He states he loves the connection in this community. We need to unite more than ever. We may have to rely on each other in the future. There is no room for negativity and there is no reason to talk badly about anyone. He is very much a patriot. Constitution of the United States is an amazing document. We need to make sure we are all united. He has a unique set of skills. States driven by doing what is right. States makes sure we as citizens don't have to pay for the future developments and the General Plan to be the guiding light for Apple Valley.

Council Member Whitmore asks what ideas they have to benefit the community.

Kevin Sair: He would like to reinstate community events and using the parks for holiday. He wants to ask for suggestions in the community.

Frank Lindhardt: Hi goal is to keep everyone informed with newsletters in the monthly utility bill regarding, planning, public works progress, building department and simply keeping people informed will help us a lot and being transparent with everything.

Council Member Whitmore asks Frank Lindhardt about "wily/nilly" zoning/roads and his plans to avoid that and to keep Apple Valley beautiful.

Frank Lindhardt is Planning Department Manager and is a firm believer in zoning. Zoning protects your property rights. Zoning allows us to choose where the Town wants to have different place in zoning/map. Makes comments about implementing conditional use permit. Makes comment about sending survey to residents to see how to feel for example re: shipping containers. That would help unite use. Frank Lindhardt thanks his wife. He asks for peace and to be loving and kind. We can disagree and we can still be friends and unite and get the peace we need. Talks about we have a good team and so blessed. Comments that we have a lot of work ahead of us.

Mayor Pro Tem McGinnis calls for a motion.

Motioned that we appoint Frank Lindhardt for Mayor of Apple Valley.

Motion made by Council Member Nielson, Seconded by Council Member Whitmore.

Roll Call Vote:

Council Member Nielson- Aye

Council Member Whitmore- Aye

Council Member McGinnis- Aye

Council Member Sair- Aye

The vote was unanimous, 4-0 and the motion carried.

Frank Lindhardt took his oath of office administered by recorder, Jenna Vizcardo.



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2. DISCUSSION AND POSSIBLE ACTION FOR UTAH PUBLIC TREASURERS' INVESTMENT FUND CERTIFICATION OF AUTHORIZED INDIVIDUALS--RESOLUTION R-2022-18.

Mayor Lindhardt asks for clarification and asks the Council Members if they need any other discussion.

Motioned that we move for vote for action for the Utah Public Treasurers' Investment Fund Certification of Authorized Individuals, Resolution R-2022-18 putting Frank Lindhardt Mayor of The Town of Apple Valley on that account.

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

Voting:

Council Member McGinnis- Aye

Council Member Whitmore- Aye

Mayor Lindhardt- Aye

Council Member Nielson- Aye

Council Member Sair- Aye

The vote was unanimous, and the motion carried.

3. DISCUSSION AND POSSIBLE ACTION FOR A RESOLUTION REQUESTING ADMISSION TO THE FIREFIGHTERS RETIREMENT SYSTEM--RESOLUTION NO. R-2022-19.

Town Accountant Jauna McGinnis explained the Firefighter fund vs public employees fund the Town already participates in.

Mayor Lindhardt calls for motion.

Motioned for authorizing admission to the Firefighters Retirement System, Resolution No. R-2022-19.

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

Voting:

Council Member McGinnis- Aye

Council Member Whitmore- Aye

Council Member Nielson- Aye

Mayor Lindhardt- Aye

Council Member Sair- Aye

The vote was unanimous, and the motion carried.

4. DISCUSSION AND POSSIBLE ACTION FOR A RESOLUTION ESTABLISHING THE APPLE VALLEY WILDLAND FIRE MITIGATION ADVISORY BOARD --RESOLUTION R-2022-20.

Council Member McGinnis, who is also the captain of the fire department, explained the purpose of this board and how it can help the community.



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Mayor Lindhardt calls for a motion.

Motioned for a resolution establishing the Apple Valley Wildland Fire Mitigation Advisory Board, Resolution R-2022-20.

Motion made by Council Member McGinnis, Seconded by Council Member Whitmore.

Voting:

Council Member McGinnis- Aye

Council Member Whitmore-Aye

Council Member Nielson- Aye

Mayor Lindhardt- Aye

Council Member Sair- Aye

The vote was unanimous, and the motion carried.

5. **DISCUSSION AND POSSIBLE ACTION TO ADD/DELETE AUTHORIZED BANK ACCOUNT SIGNERS FOR SBSU.**

Council discusses adding Mayor Lindhardt to SBSU checking accounts as a signer.

Mayor Lindhardt calls for a motion.

Motion to add Frank Lindhardt as authorized bank account signer for SBSU.

Motion made by Council Member Whitmore, Seconded by Council Member Nielson.

Voting:

Council Member McGinnis- Aye

Council Member Whitmore-Aye

Council Member Nielson- Aye

Mayor Lindhardt- Aye

Council Member Sair- Aye

The vote was unanimous, and the motion carried.

6. **DISCUSSION AND POSSIBLE ACTION ON OPENING REQUEST(S) FOR PROPOSAL FOR LEGAL SERVICES AND AWARDED CONTRACT.**

Mayor Lindhardt opens the proposal from Ruesch and Reeve, LLC, and distributed the copies of the proposal. This is the attorney that currently works with the SSD.

Mayor Lindhardt states on page 4 of hourly rate at \$250.00 for an hour and paralegal and staff is for \$100.00 an hour. This is a reduced rate for a legal rate. States this is a competitive rate. Makes statement that we need to make sure we don't have to pick up the phone to call the attorney. Only use services as needed. Makes comment about this being a difficult position. He feels this is a good option.

Motioned to award our legal services to Ruesch and Reeve, LLC.



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Motion made by Council Member Nielson, Seconded by Council Member McGinnis.

Voting:

Council Member McGinnis- Aye

Council Member Whitmore-Aye

Council Member Nielson- Aye

Mayor Lindhardt- Aye

Council Member Sair- Aye

The vote was unanimous, and the motion carried.

7. DISCUSSION AND POSSIBLE ACTION ON OPENING REQUEST(S) FOR PROPOSAL FOR PROSECUTORIAL SERVICES AND AWARDDING CONTRACT.

Opens the contract from James R Weeks and distributes to the council members and reads the bid. Conversation among the council members.

Motioned that we award contract for prosecutorial services to James R Weeks, Esquire.

Motion made by Council Member Whitmore, Seconded by Council Member McGinnis.

Voting:

Council Member McGinnis- Aye

Council Member Whitmore-Aye

Council Member Nielson- Aye

Mayor Lindhardt- Aye

Council Member Sair- Aye

The vote was unanimous, and the motion carried.

8. DISCUSSION AND POSSIBLE ACTION 10.10.030- REMOVE CABINS, RV PARK OR RV RESORT AND TINY HOME PARK. -O-2022-02.

Planning Commission approved changes as written and recommended approval to Town Council.

Mayor and Planning Department Manager Lindhardt discussed the ordinance and asked if there are any questions and calls for a motion.

Motioned to remove Cabins, RV Park Or RV Resort And Tiny Home Park from Ordinance O-2022-02, removing from the commercial zones.

Motion made by Council Member McGinnis, Seconded by Council Member Nielson.

Voting:

Council Member McGinnis- Aye

Council Member Whitmore-Aye

Council Member Nielson- Aye

Mayor Lindhardt- Aye



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Council Member Sair- Aye

The vote was unanimous, and the motion carried.

9. DISCUSSION AND POSSIBLE ACTION 10.28.190 CURBS, GUTTERS, SIDEWALKS AND ROAD IMPROVEMENTS.--O-2022-03.

Add "and Road Improvements" and other grammar changes (,). As amended Planning Commission approved changes recommended approval to Town Council.

Mayor Lindhardt reads the amended changes on Ordinance-O-2022-03.

Recording stopped/glitched and meeting stopped to fix recording technicality.

Mayor Lindhardt calls for a motion.

Motioned to accept Ordinance O-2022-03 amendment to 10.28.190 Curbs, Gutters, Sidewalks And Road Improvements.

Motion made by Council Member Nielson, Seconded by Council Member McGinnis.

Voting:

Council Member McGinnis- Aye

Council Member Whitmore-Aye

Council Member Nielson- Aye

Mayor Lindhardt- Aye

Council Member Sair- Aye

The vote was unanimous, and the motion carried.

10. DISCUSSION AND POSSIBLE ACTION 11.02.090 FINAL PLAT APPROVAL PROCESS. --O-2022-04.

Planning Commission approved changes as written and recommended approval to Town Council.

Mayor and Planning Department Manager Lindhardt explains the amendment of final plat approval process. Explains who can review and will use the consent calendar and everyone will be on same page.

Correction: "Public Works Consultant" from Public Works Director.

Mayor Lindhardt comments if no other discussion and called for a motion.

Motioned that we accept Ordinance O-2022-04 amendment to 11.02.090 Final Plat Approval Process with the correction to Public Works Consultant.

Motion made by Council Member Nielson, Seconded by Council Member McGinnis.

Voting:

Council Member McGinnis- Aye

Council Member Whitmore-Aye

Council Member Nielson- Aye



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Mayor Lindhardt- Aye

Council Member Sair- Aye

The vote was unanimous, and the motion carried.

11. DISCUSSION AND POSSIBLE ACTION 11.02.100 FINAL PLAT REQUIREMENTS. --O-2022-05.

Planning Commission approved changes as written and recommended approval to Town Council.

Mayor and Planning Department Manager Lindhardt explains streamlining different parts of our ordinance and calls for a motion.

Motioned that accept Ordinance O-2022-05 amendment to 11.02.100 Final Plat Requirements.

Motion made by Council Member Nielson, Seconded by Council Member McGinnis.

Voting:

Council Member McGinnis- Aye

Council Member Whitmore-Aye

Council Member Nielson- Aye

Mayor Lindhardt- Aye

Council Member Sair- Aye

The vote was unanimous, and the motion carried.

12. DISCUSSION AND POSSIBLE ACTION 11.02.180 PENALTY; VALIDITY & RESTRICTIONS. --O-2022-06.

Planning Commission approved changes as written and recommended approval to Town Council.

Mayor and Planning Department Manager Lindhardt comments this pertains to people who illegally split their lot (splitting lot without notifying Town and going through the Towns process). This is protection to discourage these types of things happening. Council Member Whitmore asks about the fines and the fines associated.

Mayor Lindhardt calls for a motion.

Motioned that we accept Ordinance O-2022-06 amendment to 11.02.180 Penalty; Validity & Restrictions of the Apple Valley subdivisions.

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

Voting:

Council Member McGinnis- Aye

Council Member Whitmore-Aye

Council Member Nielson- Aye

Mayor Lindhardt- Aye

Council Member Sair- Aye

The vote was unanimous, and the motion carried.



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13. DISCUSSION AND POSSIBLE ACTION 11.08.020 WASTE DISPOSAL SYSTEMS.O-2022-07.

Planning Commission approved changes as written and recommended approval to Town Council.

Mayor and Planning Department Manager Lindhardt explains simply adding letter that they have confirmed with the district that water is available for services availability.

Mayor Lindhardt calls for a motion.

Motioned that we accept Ordinance O-2022-07 amendment to 11.08.020 Waste Disposal Systems.

Motion made by Council Member Nielson, Seconded by Council Member McGinnis.

Voting:

Council Member McGinnis- Aye

Council Member Whitmore-Aye

Council Member Nielson- Aye

Mayor Lindhardt- Aye

Council Member Sair- Aye

The vote was unanimous, and the motion carried.

14. DISCUSSION AND POSSIBLE ACTION 11.08.030 STORM DRAINAGE REQUIREMENTS. --O-2022-08.

Planning Commission approved changes as written and recommended approval to Town Council.

Mayor and Planning Department Manager Lindhardt explains the information that is needed and retaining the water that you create.

Motioned that we accept Ordinance O-2022-08 amendment to 11.08.030 Storm Drainage Requirements.

Motion made by Council Member Nielson, Seconded by Council Member Whitmore.

Voting:

Council Member McGinnis- Aye

Council Member Whitmore-Aye

Council Member Nielson- Aye

Mayor Lindhardt- Aye

Council Member Sair- Aye

The vote was unanimous, and the motion carried.

15. DISCUSSION AND POSSIBLE ACTION 11.08.080 WATER. --O-2022-09.

Planning Commission approved changes as written and recommended approval to Town Council.

Mayor and Planning Department Manager Lindhardt explains this is a letter for water and that they have consulted with the water district.

Motioned to accept Ordinance O-2022-09 amendment to 11.08.080 Water.



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Motion made by Council Member McGinnis, Seconded by Council Member Whitmore.

Voting:

Council Member McGinnis- Aye

Council Member Whitmore-Aye

Council Member Nielson- Aye

Mayor Lindhardt- Aye

Council Member Sair- Aye

The vote was unanimous, and the motion carried.

16. DISCUSSION AND POSSIBLE ACTION 11.12.020 DESIGN STANDARDS. --O-2022-10.

Planning Commission approved changes as written and recommended approval to Town Council.

Mayor and Planning Department Manager Lindhardt explains adding gated communities should be discussed with The Town.

**Motioned that we accept Ordinance O-2022-10 with the amendment to 11.12.020 Design Standards.
Motion made by Council Member Whitmore, Seconded by Council Member McGinnis.**

Voting:

Council Member McGinnis- Aye

Council Member Whitmore-Aye

Council Member Nielson- Aye

Mayor Lindhardt- Aye

Council Member Sair- Aye

The vote was unanimous, and the motion carried.

REQUEST FOR A CLOSED SESSION

Mayor Lindhardt requests for closed session to discuss pending litigation.

Motioned to go into closed session to discuss pending litigation.

Motion made by Council Member Whitmore, Seconded by Council Member McGinnis.

Voting:

Council Member McGinnis- Aye

Council Member Whitmore-Aye

Council Member Nielson- Aye

Mayor Lindhardt- Aye

Council Member Sair- Aye

The vote was unanimous, and the motion carried.



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ADJOURNMENT

Motioned to adjourn meeting.

Motion made by Council Member Nielson, Seconded by Mayor Pro Tem | Council Member Sair.

Voting:

Council Member McGinnis- Aye

Council Member Whitmore-Aye

Council Member Nielson- Aye

Mayor Lindhardt- Aye

Council Member Sair- Aye

The vote was unanimous, and the motion carried.

Meeting adjourned at 8:30pm.

Date Approved: _____

Approved BY: _____

Mayor, Frank Lindhardt

Attest BY: _____

Recorder, Jenna Vizcardo

Wednesday, April 13, 2022

Letter to Apple Valley Town Council

VISION: My reason for applying is that I want to be involved on a local level in order to have a positive influence upon decisions that are made in our community. I am a devoted patriot of our United States and am concerned at the loss of freedoms that we are experiencing on every level. I want to be involved on a local level so that I can preserve our God given natural and inalienable rights and to defend, uphold, and promote our liberties and freedoms according to the laws in our Constitution. I believe that wise and courageous men were inspired by heaven and created this document for us using divine truths. I care about our community and am aware of the many current and future issues that have, and will have, impact upon us now and hereafter.

With that said, I'm here today to apply for the position of town Mayor. I have listed below the positions in which I have served in Apple Valley.

- town councilman
- mayor pro-temp
- liaison to the fire department, the planning commission, and the water board.
- volunteer on the fire department.
- I have also worked for the town doing maintenance, SSD, code enforcement, and helping out where needed.

I resigned after serving on the town council for 6 years and began working for the town to maintain the park, gateway project, road improvements, culvert installations, weed abatement, code enforcement, and other projects and needs within our town. I also worked with the water department on system upgrades and maintenance.

Kevin Sair

Frank G. Lindhardt
1325 South 2050 East
Apple Valley
Utah, 84737

April 13, 2022

To Apple Valley Town Council

Why am I interested in serving as Mayor?

I love living in Apple Valley and think we have one of the most beautiful locations in the world, and I want it to remain that way.

The biggest challenge our town has right now, is how to deal with the overwhelming growth. With the previous administrations already approving over 1260 new lots (and developers knocking on our door to try to get thousands more lots approved), it's clear that we need a mayor that will know how to deal with the growth of the town...and also how to deal with developers and builders, so we can ensure that we the existing residents, do not end up paying for any of this growth. New growth needs to pay for itself, and it needs to be built so it does not become a burden upon the town.

The town is over 4 million in debt, all of which is because we did not have administrations in the past that were able to hold developers' feet to the fire... either because they did not understand, or chose not to follow all our ordinances. They allowed them to not install all the required improvements or installed sub-standard improvements, thus causing us to spend millions on replacing and/or fixing all these mistakes and missing items. This will never happen with me as Mayor. I know and understand what a developer is supposed to do, and I will make them follow all of our ordinances and design standards.

With my over 28 years of developing, building and selling over 800 homes in Southern Utah, and almost 4 years on the planning commission in Hurricane, I feel like I have the experience that Apple Valley needs in a mayor.

I have learned throughout my life, that in order to succeed in my business, I have to surround myself with people that have expertise in areas that I am not as proficient at, and then leave them alone to do their job. Trust but verify, goes a long way with most people, allowing them to prove themselves.

I feel that we already have an incredible team within our town staff, Town Council and our Planning Commission. All independent thinking people, ready, willing and able to serve our town, and I will be a good addition to this team.

I am ready, willing and able to serve as our new Mayor. I also have the thick skin needed to deal with the town antagonists and the knowledge and stamina it takes to be a productive Mayor that will lead with integrity and unity, here in our beautiful town of Apple Valley.

Thank you for your consideration.

Sincerely

Frank G. Lindhardt



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

APPLICATION TO APPEAR BEFORE TOWN COUNCIL

Name: Dan Tygard Date: 8/11/22

Address: 1163 N. main St. Hurricane, UT

Phone: 916-240-1808

Date of Town Council meeting for this agenda item to appear: 8/24/22

Purpose of Request:

Impact Fee review

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

Applicant Signature Dan Tygard Date 8/11/22

[Signature] / 8/11/2022
 Town Administration Date



Northern
ENGINEERING

801 802 8992 fax 801 802 8993 1040 East 800 North, Orem, UT 84097 www.neiutah.com

August 10, 2022

Mr. Dan Tygard
Knollwood RV Park
Apple Valley, Utah 84737

RE: Knollwood RV Park Impact Fees

Dear Dan,

We reviewed the Little Creek Station Impact Fees letter prepared by Sunrise Engineering, dated April 1, 2022 that was addressed to Frank Lindhardt, Mayor of Apple Valley. We have also reviewed the Impact Fee Ordinance. There are four items of concern regarding the impact fees which are Stormwater Impact Fee, Parks, Trails and Open Space Impact Fee, Fire and EMS Impact Fee, and Transportation Impact Fee.

Regarding the Stormwater Impact Fee, the area used by Sunrise Engineering to calculate the fee used 14.89 acres. The actual acreage of the RV Park parcel is 13.80 acres. The area of the RV Park Improvements which is the area disturbed with construction is 10.06 acres. The remaining 3.74 acres will not be disturbed from its current condition. If the stormwater impact fee of \$2,885.79 per acre is applied to the 10.06 acres the total stormwater impact fee would be \$29,031 instead of the amount of \$42,969 assessed by Sunrise Engineering.

Regarding the Parks, Trails and Open Space Impact Fee, the current impact fee ordinance has no impact fee for commercial zoning except for non-standard Park Impact Fees which is calculated with the estimated population per unit times estimates of impact fee per capita of \$305. The Sunrise Impact Fee Analysis used 2 people per RV space times \$305 which equals \$610 per RV Space which totaled \$53,680. The assumption of 2 people per RV Space does not take into consideration the occupancy rate of the park which is estimated at 40%. It is interesting to note that the Culinary Water Impact Fee for RV Park uses 0.125 Equivalent Residential Unit (ERU) per RV Space. For the Wastewater Impact Fee for RV Park uses 0.25 ERU's per RV Space. The state of Utah will allow 3.6 people per ERU in the calculation for wastewater flows. In using 3.6 people x 0.25 ERU's per RV Space the population per RV Space would be 0.9 people. Multiplying 0.9 people times \$305 per capita totaling \$274.50 per RV Space time 88 would be \$24,156.

Regarding the Fire and EMS Impact Fee, the Sunrise Impact Fee used a SFE Conversion factor of 2 persons per unit divided by 2.38 persons per unit which is 0.84. In following the occupancy rate and the same rational used in the Parks, Trails and Open Space Impact Fee we would recommend 0.9 people per unit divided by 2.38 persons per unit which would be 0.38 persons per unit. With the 0.38 person per unit times \$844 per unit the amount would be \$321 per unit. With \$321 per unit times 88 units the total amount would be \$28,248.



Regarding the Transportation Impact Fee, we are not sure where the 0.41 trips come from but the result is that it reduces the impact fee by 41% which is close to the projected occupancy rate. The Sunrise calculation used 0.41 trips times \$2,660 per unit equals \$1,091 per unit. With \$1,091 per unit times 88 units the total amount would be \$95,973. The cost to improve the acceleration lane in SR-59 should be credited toward the payment of the Transportation Impact Fee because of the benefit the new acceleration lane provides to the whole community at the main community entrance. The cost to construct the new acceleration lane is \$230,000 which does not include design and approval fees with UDOT.

In summary the adjusted costs for the Storm Water Impact Fee should be \$29,031, for Parks, Trails and Open Space Impact Fee should be \$24,156, for Fire and EMS Impact Fee should be \$28,248, and for Transportation Impact Fee should be \$95,973 of which the total amount is \$177,408. The total impact fee for these same four items prepared by Sunrise Engineering is \$255,014. As I understand you have previously paid \$15,825 for impact fees. For the adjusted impact fees as per this letter the net amount of impact fees would be \$161,583. For the Sunrise net amount, the impact fees would be \$239,189. As mentioned in the Transportation Impact Fee paragraph the cost to construct the new acceleration lane on SR-59 was \$230,000. We would request that the Town of Apple Valley consider a waiver of the remaining impact fees for the construction of the new acceleration lane as all of the acceleration lane construction costs have been paid for by you.

We would respectfully request the Town of Apple Valley to waive the remaining impact fees for the Knollwood RV Park in exchange for the construction costs of the new acceleration lane which benefits the entire community. If you have any questions or need any additional information, please contact me.

Best regards,

Brant D. Tuttle, PE

Northern Engineering, Inc

Town of Apple Valley

1777 N. Meadowlark Dr.
Apple Valley UT 84737

STATEMENT

DATE	NUMBER
08/24/2022	84100

Account No: 1610**Contact:** Knollwood RV Campgrou**Terms:** Net 30

Bill To: Knollwood RV Campground/ Range RV
1163 N Main St
Hurricane UT 84737

DESCRIPTION	QTY	AMOUNT
Fire Impact Fees-Knollwood RV Campground AV-1334-W	0	28,248.00
Transportation Impact Fees-Knollwood RV Campground AV-1334-W	0	95,973.00
Storm Water Impact Fees-Knollwood RV Campground AV-1334-W	0	29,031.00
Parks Impact Fees-Knollwood RV Campground AV-1334-W	0	24,156.00
Previously Paid Impact Fees (6.17.2021)-Fire	0	-1,800.00
Previously Paid Impact Fees (6.17.2021)-Transportation	0	-2,200.00
Previously Paid Impact Fees (6.17.2021)-Storm Water	0	-1,200.00
Previously Paid Impact Fees (6.17.2021)-Parks	0	-2,300.00
Over charge for Grading applied to impact fees by % - Fire	0	-1,332.00
Over charge for Grading applied to impact fees by % - Roads	0	-4,495.50
Over charge for Grading applied to impact fees by % - Storm Water	0	-1,332.00
Over charge for Grading applied to impact fees by % - Parks	0	-1,165.50
Amount Due		\$161,583.00



St. George Office

11 North 300 West, Washington, Utah 84780 | TEL 435.652.8450 | FAX 435.652.8416

April 1, 2022

Frank Lindhardt
 Town of Apple Valley
 1777 North Meadowlark Drive
 Apple Valley, UT 84737

Subject: Little Creek Station Impact Fees

Dear Frank,

Per your request we have calculated the impact fees for the Little Creek Station RV Park based on Apple Valley municipal code 14.02.040 and Big Plains Impact Fee Schedule. Please see the attached table showing impact fees to be paid.

Culinary Water <i>3" connection</i>	\$39,000	<i>Pd</i>	
Wastewater Impact Fee	\$0		
Stormwater Impact Fee	\$42,969	<i>1200</i>	<i>Pd 15,825 6/2021</i>
Parks, Trails and Open Space Impact Fee	\$53,680	<i>2300</i>	
Fire and EMS Impact Fee	\$62,392	<i>1800</i>	
Transportation Impact Fee	\$95,973	<i>2200</i>	
Endangered Species Impact Fee	\$3,723		
Endangered Species Act Impact Fee	TBD		
TOTAL	\$297,737	<i>7,500</i>	<i>\$8,325 paid for commercial grading impact fees</i>

Per the Apple Valley Town Impact Fee Analysis: The Town reserves the right under the Impact Fees Act¹⁰ to assess an adjusted fee that more closely matches the true impact that a specific land use will have upon the Town's transportation system. This adjustment could result in a different impact fee if evidence suggests a particular user will create a different impact than what is standard for its category. **The Town may adjust the impact fee if the developer can provide documentation, evidence, or other credible analysis that the proposed impact will be different than what is proposed in this analysis.**

Please call me at (435) 652-8450 with any questions or comments.

Sincerely,

Nate Wallentine, P.E.

Little Creek Station Impact Fee Analysis

Assumptions:

- Culinary Water Meter: 3" Meter
- Persons Per RV Unit: 2 People
- RV Units: 88 Units
- RV Site Acreage: 14.89 Acres
- Use Big Plains Impact Fee for Culinary and Sewer Impact Fee.
- Little Creek Station will install and operate their own wastewater system.
- Traffic counts from Trip Generation Manual 10th Edition.

Culinary Water Impact Fee:

Commercial Impact Fee

Connection Diameter (In)	ERC's	Impact Fee Amount
3/4	1	\$12,000
1	3	\$15,000
1.5	5	\$21,000
2	8	\$27,000
3	10	\$39,000

Commercial Retail Connection Fee: Actual cost of the connection depending of the size of meter required

Wastewater Impact Fee:

Little Creek Station will install and operate their own wastewater system.

Stormwater Impact Fee:

14.89 Acres x \$2,885.79 = \$42,969 per development.

Parks, Trails and Open Space Impact Fee:

2 people per unit x \$305 = \$610 per unit or \$53,680 for the development.

Fire and EMS Impact Fee:

(2 persons per unit/2.38 persons per unit) x \$844 = \$709 per unit or \$62,392 for the development

Transportation Impact Fee:

0.41 Trips x \$2,660 = \$1,091 per unit or \$95,973 for the development

Endangered Species Impact Fee:

14.89 Acres x \$250 = \$3,723

Endangered Species Act Impact Fee:

TBD

Fee = 0.02% x Total Construction Cost

Town of Apple Valley
General Plan
August 2022



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1. Introduction – Location and Setting

One of Washington County's newest towns is Apple Valley, incorporated Oct 14, 2004, and is located 12 miles east of the city of Hurricane along State Route 59. The population was 855 at the 2020 census. The 2010 population estimate by the US Census Bureau placed its population at 701. The town has experienced a 22% increase in population growth since the 2010 census. The major population center of Apple Valley is located in a small valley known as Little Plains. The drive on State Route 59 from Hurricane City to the Town of Apple Valley consists of an 1,800-foot climb and reaches an elevation of 4,700 feet. The background of Zion National Park, Mount Smithsonian, Canaan Mountain and Little Creek Mesa framing the area provides spectacular scenery. The Town of Apple Valley gets approximately 13 inches of rainfall per year with the average summer high temperature being 99 degrees in July and the average high temperature in December being 53 degrees. The temperature averages 5-10 degrees cooler than recorded in Hurricane City and the City of St. George year-round. For more information regarding the history, culture, and vision of the Town of Apple Valley, please visit <https://www.applevalleyut.gov>.



Figure 1-1: Location

1.1 Scope and Purpose of General Plan

The general plan provides for the overall guidance of a town's growth and sets the course and direction for future development. Policy decisions related to the Town of Apple Valley's land use decisions should be consistent with the goals and policies outlined within the general plan. The

Apple Valley General Plan is designed to provide policy direction to decision makers when considering development proposals and options for overall town development. The general plan should be updated and reviewed as necessary and generally updated every five years to ensure the document remains consistent with the Town of Apple Valley's vision and direction.

1.2 Authority

Title 10-9a-401 of the Utah State Code requires that "each municipality shall prepare and adopt a comprehensive, long-range general plan for:

- (a) present and future needs of the municipality; and
- (b) growth and development of all or any part of the land within the municipality."

Subject to Subsection 10-9a-403(2) of the Utah State Code, "the municipality may determine the comprehensiveness, extent, and format of the general plan." At the time of this writing, Apple Valley is considered a "Town – under 1,000 population" as defined by the Utah State Code; therefore, the mandatory elements of this general plan update shall, at a minimum, consist of land use and transportation. The Town of Apple Valley, however, has decided to include elements in the general plan consisting of housing, historic resources, public services/recreation, environment and conservation, and economic development.



1.3 General Plan Update – Public Process Summary

In late 2021, the Town of Apple Valley contacted Sunrise Engineering, Inc., to discuss the need for a general plan update. Sunrise Engineering was hired to engage the public, gather community input, and provide an updated general plan document.

The following is the process undertaken by Sunrise Engineering to update the general plan:

1. Data Collection:

- a. Land Use Inventory – An assessment of zoning and land use patterns within the town’s corporate boundary and potential annexation areas.
- b. Transportation data.
- c. Collection of historic data/utility data.

2. Stakeholder interviews and community preferences survey:

- a. A survey of the citizenry was conducted to determine opportunities, constraints, and preferences.

3. Public Participation:

- a. Sunrise Engineering participated in public hearings before the Apple Valley Planning Commission and Town Council to obtain input.
- b. Sunrise Engineering also worked closely with the Apple Valley Steering Committee to gather input from Apple Valley residents.
- c. Throughout 2022 Sunrise worked to update the general plan to reflect the vision, priorities, and goals outlined by Apple Valley citizens and the steering committee.
- d. The updated general plan was presented by Sunrise Engineering to the Apple Valley Planning Commission and Town Council at a public hearing for final comment and adoption.

The document that follows represents a collaborative effort between Apple Valley residents, town staff and volunteers, Sunrise Engineering, and numerous local and regional organizations. This collaboration is key to the success of the general plan as a tool to guide future development in the Town of Apple Valley.

1.4 Major Town General Plan Themes

Listed below are the key general areas of interest as identified from the public participation process.



1. Preserving the Rural Character of Apple Valley: Most residents who responded to the survey live in Apple Valley for its small-town vibe and scenic vacant surroundings. Residents believe that it is imperative to maintain the rural, small-town feel and preserve open space.

2. Low-Medium Density Residential/Agricultural Land/Commercial/Industrial: Large lot developments (one acre or larger) and preservation of the town’s agricultural land is preferred. Marginal support exists for new

commercial development. Little support exists for industrial/manufacturing uses. Little support exists for large scale golf course-type communities.

3. **Infrastructure:** Keeping up with infrastructure needs and requirements such as a storm water drainage system and road improvements (work with UDOT to improve exits, pavement, and access to town; maintenance of dirt/gravel roads) is desired.



4. **Recreational Activities and Parks:** Residents support and value parks and trails for riding, walking, and hiking.

5. **Environment:** Maintaining the ridgelines, hilltops, stream bottoms, plateaus, clean air, safety, and dark night skies are important to residents in the town.

6. **Develop and Support for Local Businesses:** Commercial development is supported only adjacent to State Route 59 and opposition exists with regard to

promoting the town as a tourist destination. Historic preservation is a priority. Limiting warehouses and heavy manufacturing is important.

7. **Fees:** There is little support for raising fees or taxes for any improvements in town. There is little support for waiving fees for development.

1.5 Demographic Data

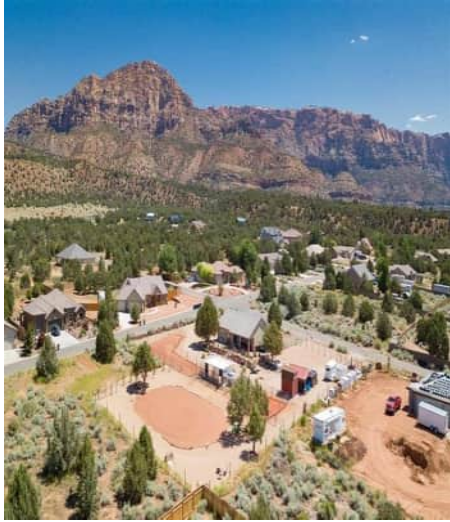
Based on the 2020 Census Data, the population of Apple Valley, Utah, is 855. (2020 Census Redistricting Data - Kem C. Gardner Policy Institute (utah.edu). Although some population change has occurred since 2020, the demographic information from the census still offers a good representation of the Apple Valley community. As evidenced in the rest of the State of Utah, growth continues to trend upward in the community and the rate of growth can be variable and somewhat unpredictable.

In 2020 the population of Washington County, Utah, was 182,111. The projected population of Washington County is expected to more than double to 401,757 by 2050. If the Town of Apple Valley follows the same demographic trend, the population could also double to over 1,600 residents by 2050.



1.6 Annexations

The Town of Apple Valley presently has several square miles of property identified that could be annexed into the town. The town wants to ensure that only well-planned, cohesive growth occurs. As such, the town reserves the right as provided under Utah State Code 10-2-4 to annex areas nearby the town.



2. Land Use Element

2.1 Purpose

The land use element of the general plan is a guide for the future development of the town. The land use element is intended to provide a reference guide for town leadership when deciding future land use patterns, development, and vision of the town. Balancing the vision for town development with the overall goals, strategies, and actions contained within this general plan is the intent of the land use element.

2.2 Existing Conditions

In 2022 land uses within the Town of Apple Valley and areas available to be annexed consist of undeveloped property, low density residential, agricultural, and vacant land. Presently, there are 308 housing units located in the Town of Apple Valley. Open space areas located around the Town of Apple Valley are generally privately owned or governed by the Bureau of Land Management.

2.2.1 Current Land Use Classifications

Current and proposed general plan land use designations consist of the following: Commercial, open space (conservation and transition), residential (high, medium, low - .5 acre to over 7 acres), manufactured housing park, institutional, RV park, cabin/tiny home (maximum 10 units per acre), planned development, and agriculture (see Figure 2.1).

Zoning

The intent of zoning within the Town of Apple Valley is to provide for the logical and cohesive development of the town. Permitted uses, conditional uses and setback requirements provide for logical and consistent development of the town while also providing property owners the latitude to enjoy their property. The following describes zoning classifications presently located within the

Town of Apple Valley Zoning Ordinance:



Agricultural Zone (A-5, A-10, A-20, A-40) – The purpose of this zone is to preserve appropriate areas for permanent agricultural use. Uses normally and necessarily related to agriculture are permitted and uses contrary to the continuance of agricultural activity are not allowed.

Commercial Zones (C-1, C-2, C-3) – The C-1 convenience commercial zone has been established for the purpose of

providing shopping facilities within the various neighborhoods of the town, primarily for the convenience of people living in the neighborhood.

The principal objective in establishing the C-2 highway commercial zone is to provide areas within the town where facilities that serve the traveling public can be most appropriately located.

The objective of the C-3 general commercial zone is to provide space within the town where nearly all types of commercial goods and services may be provided.

Industrial Zone - The purpose of this zone is to provide space for various types of land uses whose effects, both secondary and direct, are not compatible with uses found in other zones in the town.

Rural Estate Zone (RE-1, RE-2.5, RE-5, RE-10, RE-20 RE-X) – The purpose of this zone is to provide permanent areas for small farms, hobby farms, and limited agricultural development for personal use.

Single Family Residential Zone (SF-.25, SF-.5, SF-1, SF-2.5, SF-5, SF-10) - The purpose of this zone is to provide appropriate locations where low-density residential neighborhoods may be established, maintained and protected. The regulations also permit the establishment, with proper controls, of public and semi-public uses such as churches, schools, libraries, parks and playgrounds which serve the requirements of families.

Open Space Zone – The purpose of this zone is to provide for protection of undeveloped private land.

Open Space Transition Zone - The purpose of this zone is to provide for protection of primarily undeveloped private land.

Manufactured Housing Park Zone – The purpose of this zone is to provide for the development of manufactured home parks in a quality environment. Manufactured home parks are not intended for an isolated lot but shall be for use in areas where larger tracts of land are available for development, can be developed to a high standard of quality with landscaping, recreation facilities, etc., and are designed and intended from the beginning of development as manufactured homes only.

Recreational Vehicle Park Zone - The purpose of this zone is to provide for the development of a recreational vehicle park (RVP) in a quality environment. Recreational vehicle parks are not intended for the isolated lot but shall be for use in areas where larger tracts of land are available for development and can be developed to a high standard of quality with landscaping, recreation facilities, etc.

Cabins or Tiny Home Parks Zone - The purpose of this zone is to provide for the development of cabin or tiny home parks (CTP). Cabin or tiny home parks are not intended for an isolated lot but shall be for use in areas where larger tracts of land are available for development and can be developed to a high standard of quality with landscaping, recreation facilities, etc.



Planned Development Zone - The overall purpose of the planned development (PD) zone is to allow and encourage flexibility and creativity in the design and development of comprehensively planned projects, including but not limited to cluster subdivisions that would not be possible under conventional zoning districts. For further information regarding zoning and land use classifications, please visit:

<https://www.applevalleyut.gov/building/page/land-use-ordinances>.

2.3 Major Land Use Themes

Four major land use themes were obtained from the survey of Apple Valley residents:



1. **Small Town – Rural Feel:** Most residents enjoy the town because it is rural, generally still agricultural, and has a small-town charm. Residents want to continue to keep that feel to the town. A common goal is to preserve the town's rural character and history in all future planning and development activities.

2. **Large Lot/No high density:** Large lot development (one acre or larger) is preferred. High density development is not preferred.

3. **Commercial:** Commercial development is acceptable if located near State Route 59.

4. **Industrial:** Industrial/manufacturing uses are not preferred.

2.4 Land Use Goals

The following goals and policies provide specific actions to promote Apple Valley residents' vision as discussed in the previous sections.

Goals	Strategy	Action
Provide for a land use pattern that complements the town's existing layout and physical assets.	Plan for managed growth and development within the town.	Review and update the town's zoning ordinances and development standards to ensure compatibility with surrounding land uses.

		Development should be permitted only to the degree that the town has capacity to provide the necessary public services.
		Require new residential development to be compatible and consistent with the town's historic land use patterns and/or adjacent developed lot sizes.
		Proactively enforce land use and development standards existing in the Apple Valley Municipal Ordinance.
		Keep the town's zoning map updated to be compatible with the general plan map land use designations.
		Address density issues proactively by assessing allowable densities and designating areas for future development with appropriate density ranges.
		Pursue the development of a well-balanced, financially sound, and functional mix of residential, commercial open space, recreational and institutional land uses.
		If annexation is desired, prepare an annexation policy plan in accordance with state code to define the annexation process and to identify areas of potential annexation.
	Require new commercial development to be compatible with surrounding residential homes and development.	Avoid siting commercial land uses which can adversely impact residential areas, increase traffic, noise, adjacent to residential areas.
		Provide adequate screening and buffering if commercial development is located next to residential development.

		Require developers of new residential or commercial development projects to enter into development agreements with the town to ensure compliance with stated objectives of development.
		Require developers to post warranty bonds in accordance with state code to ensure completion of infrastructure related to project development.
		Require compliance with the intent of the general plan when reviewing applications for changes in the land use and zoning.
	As agricultural property owners request, preserve agricultural land.	Amend the zoning ordinance to allow for the establishment of agricultural protection areas in accordance with state code requirements.
Maintain the small-town, rural feel of Apple Valley.	Given the opportunity, preserve the agricultural and historic heritage of Apple Valley.	Review the zoning ordinance to ensure agricultural practices are protected and encouraged in the appropriate zones.
		Update the zoning ordinance if necessary to maintain consistency in agricultural regulations/zones throughout town.
		Promote community participation events such as farmer's markets, local fruit stands, quilting guilds, patriotic celebrations, and other community related events.
Maintain and promote an attractive and inviting living environment.	Consider any practical approach to beautifying and maintaining the town's municipal assets, residential areas, open space areas, vistas, and other assets.	Review and update the dark sky ordinance to require compliance with evening lighting restrictions.
		Review the zoning ordinance to ensure that the proper mechanisms exist to enforce nuisance hazards.
		Proactively enforce nuisance issues to maintain the town's values in a fair and even approach.
		Pursue grant opportunities from the state and federal government for the upkeep and enhancement of

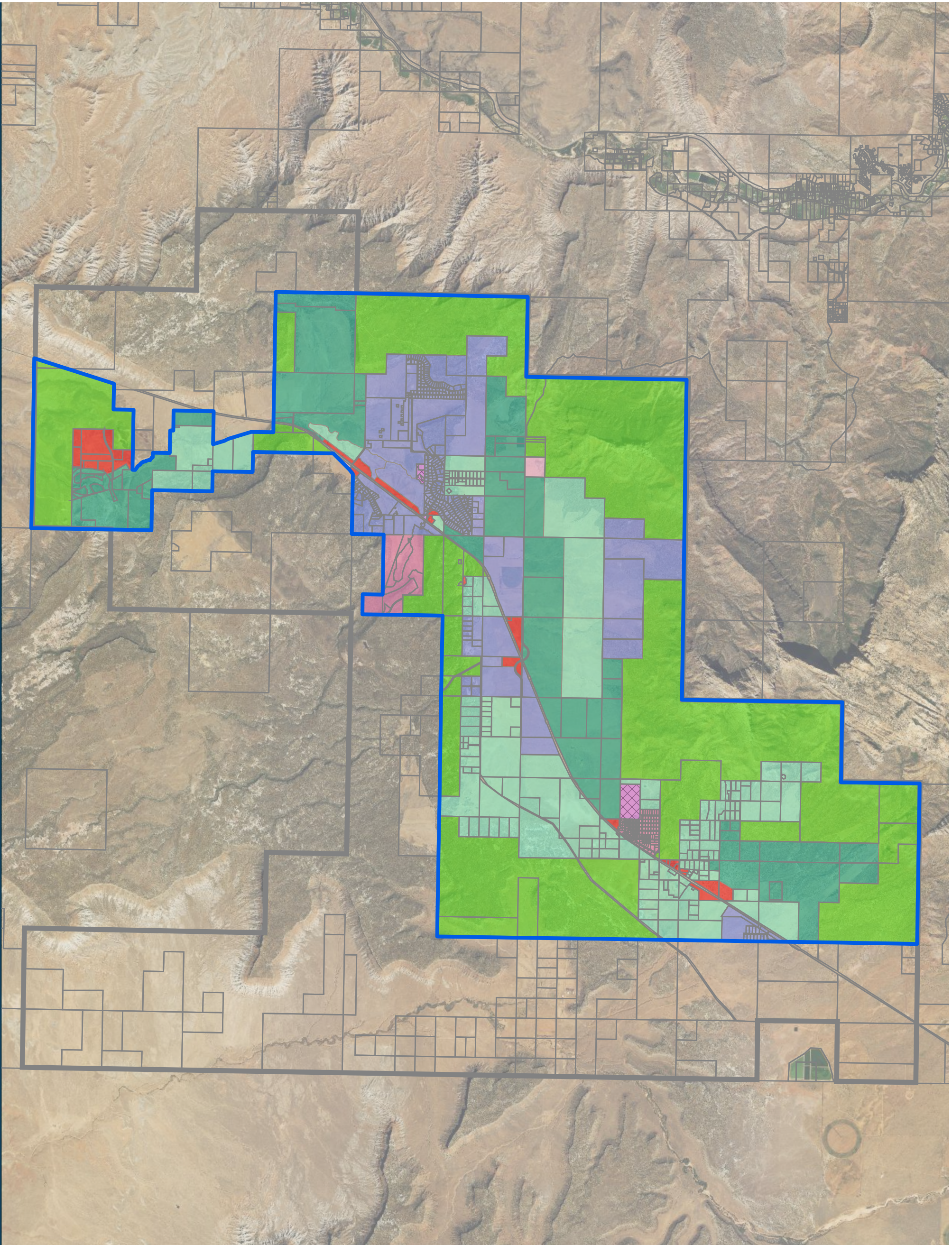
		beautifying roadways, the park and preserving open space areas.
		Pursue the development of a well-balanced, financially sound and functional mix of residential, commercial, industrial, open space, recreational, institutional and educational land uses.
		Preserve significant landforms, resources, streams (dry or wet) that make Apple Valley a unique and inviting place to live.
		Consider establishment of a citizen committee to sponsor community beautification programs, cleanup days, and other types of events.

Table 2-1: Land Use Goals and Policies

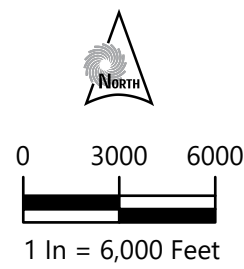
General Plan Map of Apple Valley

Figure 2-1: General Plan Map

FIGURE 2-1: GENERAL PLAN MAP



MAP LEGEND



- A - Agricultural
- C - Commercial
- CTP - Cabin/Tiny Home
- INST - Institutional
- OS - Open Space
- R1 - Residential High: .5 - .99 Acres
- R2 - Residential Medium: 1 - 6.99 Acres
- R3 - Residential Low: 7 + Acres
- RVP - Recreational Vehicle Park

- Parcels
- TownBoundary
- Future Annexation Boundary



Map Date 08.18.2022



3 Historic Preservation Element

3.1 Purpose

The purpose of the historic preservation element of the general plan is to enhance, preserve, and protect historic structures and areas within the town.



3.1.1 List of Historic Sites and Structures

Apple Valley, being a newer town, does not have the traditional historic resources that other more established towns do in the State of Utah. The federal government recognizes a historic resource as needing to be a minimum of 50 years old to qualify for historic preservation status. Historic structures can consist of walls, foundations, buildings, bridges, mines, etc. To date, the Town of Apple Valley has not done any surveys indicating the presence of historic structures. However, in anticipation of possible historic structures being identified, the following goals, strategies and actions are provided.

3.2 Historic Preservation Goals

Goal	Strategy	Action
Identify, support the restoration, maintain and physically preserve historic	Develop an historic preservation ordinance.	Define historic properties in Apple Valley and develop standards and regulations governing the identification, protection, restoration, maintenance, alteration,

structures and properties in Apple Valley.		relocation, or removal of historic resources.
		Clarify procedures for eligibility of listing of historic structures and areas. Create a landmark structure listing of all significant properties/structures/walls, etc.
		If resources are identified, attempt to secure public and private funding sources to assist in preservation efforts. Consider all available grant opportunities.
	Implement all existing governmental resources, programs, and guidelines available.	If resources are identified, adopt and/or implement the Secretary of the Interior's standards for the "Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings."
		If resources are identified, consider adopting a new zoning designation called "Historic Preservation Overlay" to preserve existing historic resources and encourage those who qualify to place the overlay zone on the historic resource property.
		Consider adopting flexible land use standards and development options as historic structures and areas normally do not comply with present-day development standards.

Table 3-1: Historic Preservation Goals, Strategies, and Actions

4 Transportation Element

4.1 Purpose

The transportation element of the general plan is to guide the town in preserving corridors and providing infrastructure and connectivity as the town grows and develops.

4.2 Existing Conditions



The town has approximately 9.5± miles of frontage on State Route 59 and is currently serviced by about 11 access points /intersections. Each access point is different in its geometry (approach angle to the highway), size and surface (asphalt/concrete versus dirt). None of these accesses are currently signalized and only two (2) of them have delineated turn lanes and/or acceleration/deceleration lanes.

Through June of 2022, there have been 13 reported accidents with seven of them reporting injury. The internal (non-state) road systems are concentrated in a few

separate locations and are not very well connected due to terrain and/or distance. It is difficult to get from one part of town to another without connecting onto the highway. This can foster a feeling of disconnect and lack of a community feel.

Very few roads are paved in the Town of Apple Valley. With the exception of the Cedar Point residential development, most of the paved roads are located in the older, established areas of town. Moreover, some of the paved roads are not fully paved and turn into unpaved roads as they extend into the outlying areas of town. The roads that are currently paved are N. Cortland Drive, N. Rome Way, N. Apple Valley Way, N. Apple Blossom Lane, N. Mount Zion Drive and N. Apple Valley Drive. N. Apple Valley Way, and an undefined road in the southwest portion of town with two points of access to Highway 59 are designated as minor collector roads. South Canyon Drive and S 1600 E are designated as minor arterial roads. These roads connect to Highway 59. All other roads in town are designated as local roads.

4.3 Future Transportation Issues

The desired conditions for Apple Valley would be to enhance access to the highway by providing future corridors that can be used to concentrate traffic along some minor collectors. These types

of roadways would provide a safe and efficient way for the local roadways to funnel traffic to the highway. By keeping these connections to a minimum and following UDOT's programmed spacing for this roadway the town can provide safe, planned and efficient accesses to the vital highway. Potential new development will also create a need for possible new locations for access roads/collector roads. Determining locations of new roads and proper road classifications is best determined by conducting a transportation master plan.

Alternative modes of transportation may be desired within the town. Providing ATV, equestrian and other multi-use pathways can enhance the sense of community and provide amenities to residents and visitors.

4.4 Transportation Goals

Goals	Strategy	Action
Continue to provide a safe and robust roadway network.	Evaluate the town's circulation system to ensure that access is being provided, that the roadway system is being maintained and that appropriate signage is provided.	Develop a five-year CIP plan for the continual repair, replacement, and maintenance of the town's road system. Look for any available grant opportunities to pave, maintain and upgrade the town's transportation system. Continue to work with UDOT on access issues. Participate in UDOT's long range transportation plan and coordinate with UDOT on planned corridor study improvements.
Provide safe, efficient connections to SR-59.	Evaluate future growth plans and zoning changes to identify the most probable locations for connection. Identify improvements to current intersections to enhance safety.	Develop a transportation master plan and implement the recommendations of the plan. Identify future corridors for transportation needs to ensure development is managed appropriately. Require new, large-scale development to provide for proper paved access to the town's existing transportation system and to State Route 59.
Develop trails plan to provide safe alternative travel routes and methods.	Provide multi-use trails for use by ATV, equestrian and other non-motorized uses.	Incorporate this element into the transportation master plan.

Table 4-1: Transportation Goals and Policies

	DESCRIPTION	ACCESS POINTS	TYPICAL SPEEDS	TYPICAL LANE / SHOULDER WIDTH	AADT* (VMT**)
Principal Arterial (Other)	Serve higher-volume vehicle movement with higher-speed, longer-distance travel, supporting statewide or interstate travel. Usually part of a state network. Example: Highway 89.	Few	45+ mph	11–12 ft 8–12 ft	2000–8500 (12–29%)
Minor Arterial	Generally designed for relatively high traffic speeds and minimal impediments to movement (stop signs or stop lights). Generally spaced 0.5–3 miles apart. Access is typically limited to promote traffic movement; parking is usually not allowed. Example: Route 24	Few	35–45 mph	10–12 ft 4–8 ft	1500–6000 (12–19%)
Major Collector	Intended to channel traffic to the arterial system. Generally spaced about 0.5 mile apart. Direct access to adjoining property is common. Parking is acceptable but may be limited.	Some	30–35 mph	10–12 ft 1–6	300–2600 (12–24%)
Minor Collector	Intended to collect traffic from local roads and connect to major collectors. Parking is acceptable but may be limited.	Some	25–30 mph	10–11 ft 1–4 ft	150–1100 (3–10%)
Local	Provide direct access to property. Most streets are local streets and are characterized by slower speeds, smaller roads, and lower traffic volumes.	Many	20–30 mph	8–10 ft 0–2 ft	15–400 (18–61%)

*Average Annual Daily Traffic

** Vehicle Miles Traveled

Adapted from: https://www.fhwa.dot.gov/planning/processes/statewide/related/highway_functional_classifications/fcauab.pdf

5 Public Services, Facilities and Recreation Element

5.1 Location, Services and Existing Conditions

The Town of Apple Valley is governed by a non-paid mayor with support of a non-paid town council. Police service is provided by the Washington County Sheriff's Office. The Apple Valley Fire Department is primarily a volunteer fire department. In the past, the town has partnered with the City of Hildale to assist in emergency response. Apple Valley Town Hall is located in a shared facility with the Apple Valley Volunteer Fire Department. The mayor, town council, and limited employees provide the most efficient and effective service to the town residents as possible. The Town of Apple Valley does not have a library or medical facility. There is no public school in town. School age children receive public education through the Washington County School District.

5.2 Recreation

The Town of Apple Valley is located near Gooseberry Mesa, Little Creek Mesa, Zion National Park, and Water Canyon. There is a community park in Apple Valley (Apple Valley Volunteer Park) located adjacent to the fire station and town hall. There are many trails (both vehicular and walking) in the vicinity of the Town of Apple Valley, but none within town limits. Because of the location of the town, many hiking, ATV and camping enthusiasts visit the Apple Valley area and utilize the recreational resources near and around the town.



5.3 Utilities

5.3.1 Water/Wastewater

The Big Plains Water and Sewer Special Service District is the domestic water purveyor for the town. According to the Big Plains Water District, the primary water source is AV Well #1 and AV Well #2. The wells draw from the Triassic Aquifer. A Big Plains Aquifer Evaluation study performed by Ensign Engineering and Land Surveying in 2015 indicated the following:

"The estimated annual withdrawal from the aquifer is estimated to be 10,334 acre-feet, while the estimated recharge is estimated to be 10,651 acre-feet annually which would result in an overdraft of 317 acre-feet. Several assumptions were made in calculating these figures, (including water rights being fully used, hydraulic conductivities in parts of the basin, etc.) and in actuality the recharge and discharge figures might vary slightly. However, it is reasonable to assume that the aquifer is at best case in balance, but likely could be slightly over-drafted."

Presently, there is not a formal wastewater system in the Town of Apple Valley. In 2018, Ensign Engineering performed a study with regard to wastewater. The study concluded the following:

"Current residents that have septic systems, as well as continued residential systems, can remain on septic. New commercial development would be required to install alternative wastewater collection and treatment processes. These alternatives (Orenco and others manufacture such systems) would be required to reduce pollutants (nitrates, etc.) by a certain percentage. It is common for these systems to reduce total nitrogen concentrations by 70%, and with refinement, nitrogen can often be reduced by Big Plains Water and Sewer Special Service District Wastewater Study 4 90%-95%. This option would allow existing home and business owners to not incur additional costs."

The following recommendations were also provided in the study:

"According to the analysis performed, the wastewater effluent from septic tanks in the BPWSSSD is currently not imposing any immediate health risks to the public. Given the low nitrate concentrations currently and the high cost to implement a sewer system, it is not necessary to immediately sewer BPWSSSD. However, given the high risk if groundwater were to be influenced with wastewater it is recommended that BPWSSSD implement a wastewater strategy that would be flexible enough to adapt into a sewer system in the future. The preferred alternative would be to require all new major subdivisions to install a traditional sewer collection system. This system should be designed per state regulations and should be able to connect to a trunk line in a public ROW in the future. This would allow for a future trunk line to collect wastewater and transport to lagoons, or Ash Creek Special Service District. Additionally, BPWSSD may want to require treatment in the form of media filters on all developments, or a less aggressive approach would allow septic systems to continue."

5.3.2 Electricity, Gas, Solid Waste

Electricity in the Town of Apple Valley is provided by Rocky Mountain Power. Other than propane tanks for gas, there is no natural gas purveyor in town. Solid waste service is provided by Washington County Solid Waste.

5.3.3 Drainage

There is no formalized drainage system in the Town of Apple Valley. Little Creek traverses the town generally in a north/south direction, which carries water out of town. All other drainage consists of sheet flow into troughs, ravines, and gullies.

5.4 Public Services, Facilities and Recreation Goals

Goals	Strategy	Action
Provide for efficient and effective town administration and essential public services.	Assess, maintain, adjust and enhance service levels to the community.	Continually recognize changes in community needs and reprioritize resources (fiscal and otherwise) to address such needs.
		Continue to assess and anticipate budget issues, adjust the budget as necessary and maintain an appropriate reserve in case of emergency or other unforeseen issues.
		Continue to work with and support the Washington County Sheriff's Office regarding issues related to crime, speeding on the highway and crime prevention in town.
		Continue to assess emergency response times and staffing to provide the best emergency service possible.
		Make employee safety and competency a top priority by providing the appropriate training based on job function.
		As the population grows, continue to evaluate and assess the educational needs of the community. Additional resources provided by Washington County or the Washington County School District may be necessary to properly service the community's educational needs.

		Assess and review development impact fees. Adjust such fees as necessary.
Provide the highest quality utility service to the community.	Plan for expansion, extension or establishment of water, storm water and wastewater service to the community and develop redundancy in all systems.	Develop a five-year capital improvement program so that a comprehensive approach can be taken to provide for storm water, street and possibly wastewater service to the community.
		Continue to apply for grants to address any drainage issues that still exist in the town.
		Encourage Big Plains Water District to upgrade old water lines, storage, and delivery systems to better provide for redundancy, security, and safety in the town's water system.
		Follow the recommendations provided by Ensign Engineering regarding wastewater solutions, especially related to new commercial and residential development.
		Follow the recommendations provided by Ensign Engineering regarding water supply, quality and possible expansion opportunities.
Expand recreational opportunities and meeting space to the best extent possible for residents of the town.	Support, maintain and encourage activities and events at Apple Valley Volunteer Park and Town Hall.	Provide sufficient funding for park maintenance and recreational activities.
		Continue to allow and support community events at Apple Valley Volunteer Park and Town Hall.
		Look to establish cultural opportunities and events that will unite the community and provide for community cohesiveness.
		Pursue sponsorships and other private funding mechanisms to establish new events, celebrations, summer outdoor events, presentations and activities at Apple Valley Volunteer Park and Town Hall.
		Pursue funding opportunities to establish organized walking and biking trails in town which can connect to

		existing established trails on the outskirts of town.
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Table 5-1: Public Services, Facilities and Recreation Goals, Strategies and Actions

6 Environment and Conservation Element

6.1 Existing Conditions and Key Findings



The Town of Apple Valley's location is in a unique area of Southern Utah and boasts beautiful views of plateaus, hills, mountains, the Arizona Strip, and desert landscapes. The environment and conservation element of this general plan provides goals and strategies by which to preserve the unique environmental resources of the town for the enjoyment of future generations.

6.2 Environment and Public Lands

To maintain the character and quality of Apple Valley's natural environment, it is important to take measures to protect valued natural resources. These natural resources not only contribute to the aesthetic character of the town and area, but also to the local economy and the welfare of Apple Valley residents. To balance the protection of Apple Valley's environmental resources with private property rights, the town should make expectations clear regarding protection of unique environmental resources valued by the town when development is proposed. Apple Valley is surrounded by public lands. Taking an active role with regard to the administration and management of surrounding public lands is essential pertaining to the manner in which such lands are preserved for the benefit of town residents and visitors.

6.3 Environment and Conservation Goals

Goals	Strategy	Action
When possible, preserve environmentally sensitive areas such as washes, scenic vistas, open space, view corridors, threatened and endangered species.	Preserve irreplaceable natural community assets for the enjoyment of future generations. Preserve resources such as clean air, water and dark sky when at all possible.	Dark skies and clean air are valued by Apple Valley residents. Review the zoning ordinance to consider restricting polluting source types of uses. Control development in valued natural areas. Analyze or update development standards to match the goal if necessary.

		Apple Valley residents value open space. Define "Preserved Open Space" in the zoning ordinance. Clearly differentiate "Transitional Open Space" from "Preserved Open Space" in order to set aside valued natural areas.
		Engage the community to help identify areas of intrinsic natural value to the residents to preserve (i.e., Gould Wash). Consider establishing an open space overlay zone to protect areas of common value.
		Work with FEMA to update flood zone maps.
		Establish grading limits which govern the extent of road cuts and minimize scarring to reduce the chance of erosion of hills, slopes and plateaus.
		Make expectations clear to governmental agencies charged with managing the surrounding valued and irreplaceable areas that preservation of environmental valued areas is necessary and expected.
		Make expectations known to the development community that areas of intrinsic value are expected to be preserved upon development submittal.
		Continue to collaborate with local and federal agencies to ensure that the Town of Apple Valley plays an active role in regulation and use decisions governing public lands surrounding the town.
		Comply with federal NDPES and SWPP requirements.

Table 6-1: Environment and Conservation Goals and Policies

7 Economic Development Element

Implementing a successful economic development strategy is essential to the strength and fiscal security of any municipality. Apple Valley's local economy has competitive strengths and economic opportunities based on its superior location and beautiful natural environment. The most competitive strength is the town's location adjacent to State Route 59.

A strong local economy provides residents with a high quality of life. To prepare for a balanced economy, broad goals, strategies, and actions are provided in this general plan to guide future economic development efforts. The economic development element goals are meant to be long-term in nature and implementation, flexible, and provide an organizational framework to help guide decision makers in responding to differing market conditions.

7.1 Existing Conditions



Presently the Town of Apple Valley has only a few operating businesses with the major business being the Chevron gas station located at the corner of State Route 59 and Apple Valley Way. Gooseberry Lodges is located in the northern portion of town. It provides lodging for vacationers traveling along State Route 59. Recently, the town council approved a large swath of

commercially zoned land in town located on both the east and west sides of State Route 59. Presently no industrial development exists in town.

7.2 Economic Development Goals

Goals	Strategy	Action
Commercial development is marginally supported in town and, as such, existing commercial development must be supported and encouraged.	Promote the town's existing business environment to prospective travelers along State Route 59.	Encourage the expansion of existing businesses in Apple Valley and promote efforts at business retention.

Regarding the newly established commercially zoned areas, ensure fiscal viability for the town by pursuing a diversified local business base that provides growing sales and property tax revenues to pay for municipal operations.	Promote, recruit, and encourage new businesses that can fill gaps in the range of goods and services currently available. Business should be located adjacent to State Route 59.	Expand retail and visitor-serving opportunities by encouraging an appropriate mix of revenue-generating land uses in an effort to maintain a competitive edge and a strong sales tax base.
		Encourage appropriate commercial growth in the recently zoned commercial properties in town. Also, as appropriate, consider providing future areas within town for commercial establishment and expansion.
	Consider establishing a business assistance program and promotion of the town's assets.	Work with State of Utah agencies to see if there is any assistance with establishing economic development programs in rural communities.
		Explore working with the Washington County Economic Development Council to help promote the existing businesses in the Town of Apple Valley.
Promote and support community related events and activities.	Expand upon, seek out and foster community-based revenue-producing events.	Work with community members in establishing new fall, winter, spring and summer activities and events. These may include 5K runs, bike races, harvest festivals, lectures, pageants, etc., that help the local economy.
		Explore providing in-kind support to help with events and sponsorships.

Table 7-1: Economic Development Goals and Policies

8 Housing Element

8.1 Existing Conditions and Key Housing Issues



Housing in Apple Valley currently consists of single-family homes on lots ranging in size. The 2020 census states that there are 308 housing units in the Town of Apple Valley. Single family homes comprise the majority of available housing. The average household size is approximately 3.0 persons. Approximately 95 percent of the homes are owner occupied. While most of the housing stock in Apple Valley is single family, the architecture is varied. Apple Valley, being

a newer town, does not have the traditional wide range in house ages that other more established towns have in the State of Utah.

During the public participation process in 2022 for the general plan update, Apple Valley residents clearly expressed a desire encouraging housing for moderate income residents, supported low density residential as five-acre lots or more in size, supported medium density residential as one-to five-acre lot sizes, and want allowances for accessory dwelling units on the same property as a primary home. As the town grows, there will need to be significant consideration given to provision of moderate income housing that meets the rural character of the town to the maximum extent possible.

Currently, the median household income for Washington County, Utah, is \$59,839 (US Census 2022). The average home price in the Washington County area in April, 2022, is \$600,000 (Realtor.com.) As with Washington County and the rest of the State of Utah, Apple Valley has experienced housing price increases. Housing price escalation may level off, but is not expected to slow down any time soon as an influx of people leaving other states continue to head to Southern Utah.



8.2 Housing Goals

The following goals and policies provide specific actions to promote moderate income housing over the next five years while maintaining Apple Valley residents' vision as discussed in the previous sections. Apple Valley residents support options for moderate income housing for residents.

Goal	Strategy	Action
Address the critical need for moderate income housing in the town.	Employ any applicable Utah State guideline and strategy to provide for moderate income housing.	Consider reviewing and modifying the town's zoning ordinance to allow for long-term only rentable accessory dwelling units, internal accessory dwelling units and duplexes in residential zones.
		Consider alternative development standards for accessory dwelling units and duplexes (i.e., more liberal setback and parking requirements).
		Consider eliminating any building permit fees for accessory dwelling units as an incentive to provide for moderate income housing.
		Consider waiving any impact fees associated with the construction of moderate-income housing or accessory structures.
		Consider and evaluate all housing stock that may be suitable for rehabilitation for moderate income housing.
		Consider all grant opportunities for moderate income housing.
		Change zoning of property to allow for higher density moderate income housing.

Table 8-1: Housing Goals and Policies

Appendix A – Apple Valley Census and Demographic Data

Population		Housing – Total Housing Units		Occupied Housing Units	
2010	701	2010	295	2010	238
2020	855	2020	308	2020	282
Absolute Change	154	Absolute Change	13	Absolute Change	44
% Change	22%	% Change	4%	% Change	18%
Vacant Housing Units		Income			
2010	57	Median House Income (2019)			\$71,794
2020	26	Changes in Median Household Income Between 2000 and 2019			+48.2%
Absolute Change	-31				
% Change	-54%	Per Capita Income in 2019			\$26,590

Sources:

[2020 Census Redistricting Data - Kem C. Gardner Policy Institute \(utah.edu\)](https://www.city-data.com/income/income-Apple-Valley-Utah.html)
<https://www.city-data.com/income/income-Apple-Valley-Utah.html>

Appendix B – Washington County

Growth Projections

10 Year Snapshots

Year	Population			Employment		Households		
	Population	Annual Growth Rate	Median Age	Employment	Annual Growth Rate	Households	Annual Growth Rate	Persons Per Household
2020	182,111	n/a	37.5	104,797	n/a	62,416	n/a	2.9
2030	265,864	2.90%	42.3	143,157	2.30%	98,497	3.60%	2.7
2040	337,326	2.10%	45.5	172,488	1.60%	131,765	2.50%	2.5
2050	401,757	1.60%	47.7	196,373	1.10%	165,949	2.20%	2.4

Sources:

<https://gardner.utah.edu/wp-content/uploads/Washington-Proj-Feb2022.pdf?x71849>

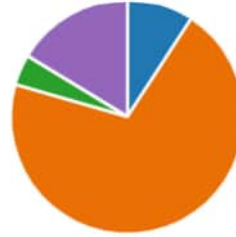
Appendix C – Community Survey

Apple Valley General Plan Update Survey

126 Responses 25:14 Average time to complete Active Status

1. I am a:

Business owner	13
Full-time resident	99
Part-time resident	6
Renter	0
Vacant property owner	23



2. I own property zoned (mark all that apply):

Agricultural	25
Commercial	2
Residential	107
Don't know	7



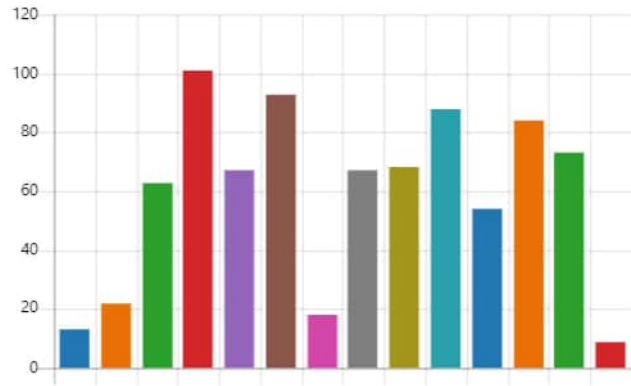
3. How long have you resided in the Township

less than one (1) year	21
1 to 5 years	53
6 to 10 years	16
11 to 20 years	22
More than 20 years	14



4. Why do you choose to live in Apple Valley (check all that apply)

Born or raised in the area	13
Close to family or friends	22
Close to the mountains and th...	63
Like the open space	101
The opportunity to have anim...	67
Quiet community	93
Property Taxes	18
Recreational opportunities	67
Safe environment	68
Small town atmosphere	88
Less regulations	54
Dark night sky	84
Clean air	73
Other	9



5. The Town of Apple Valley should:

■ In favor ■ Neutral ■ Opposed ■ No opinion

Provide for new commercial growth only adjacent to existing commercial locations and Highway 59.

Generally provide for new commercial development and growth in other areas ...

Support and allow for industrial development.

Preserve agricultural land.

Support Low Density Residential as 5 acre lots or more in size.

Support Medium Density Residential as 1 – 5 acre lots sizes.

Support High Density Residential as less than 1 acre lot size.

Support one-half acre lots as the minimum lot size.

Support Ultra-High Density over 5 units per acre of Multi-Family residential such as condos, townhomes,...

Limit heavy manufacturing and mining (i.e. batch plants, smelting plants, water, transfer stations, etc.)...

Limit warehouses.

Restrict short-term rentals.

Promote the tourism and hospitality industry in land use designations.

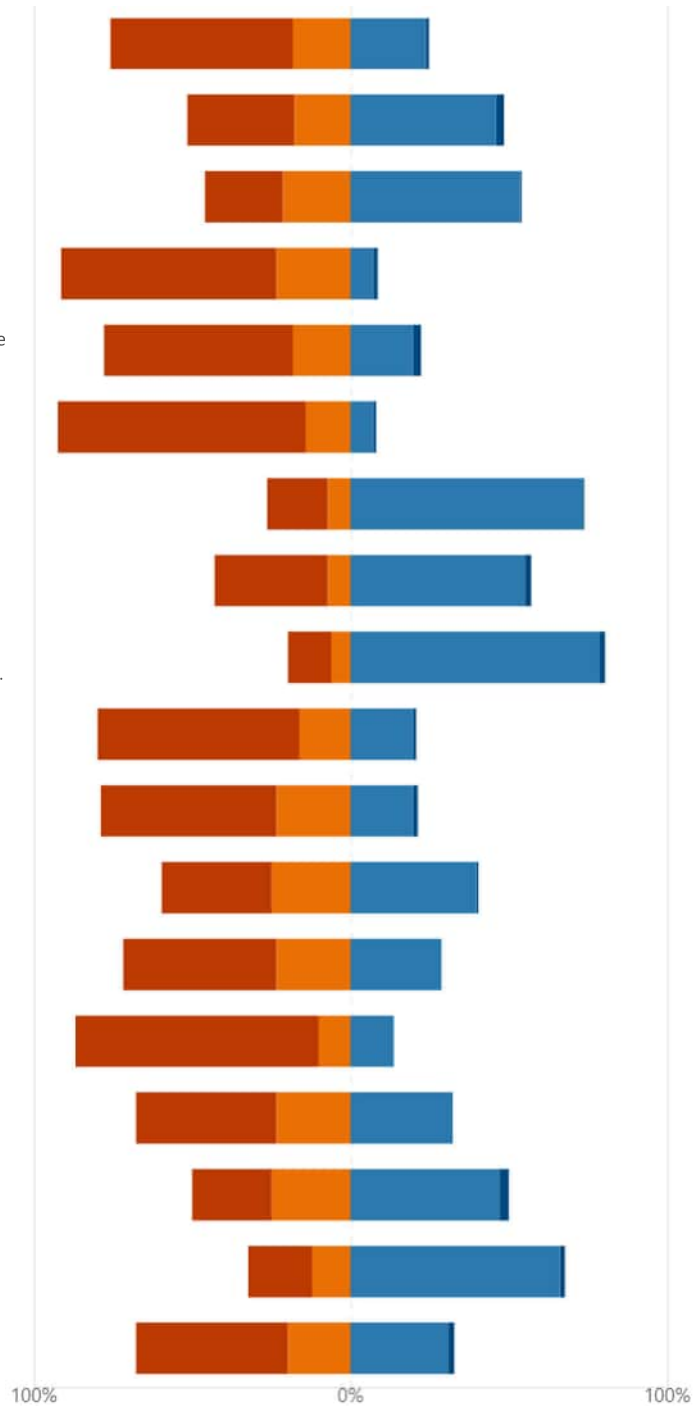
Preserve open space.

Support tourist commercial development such as motels/gas stations and ...

Support annexing more property into the Town of Apple Valley.

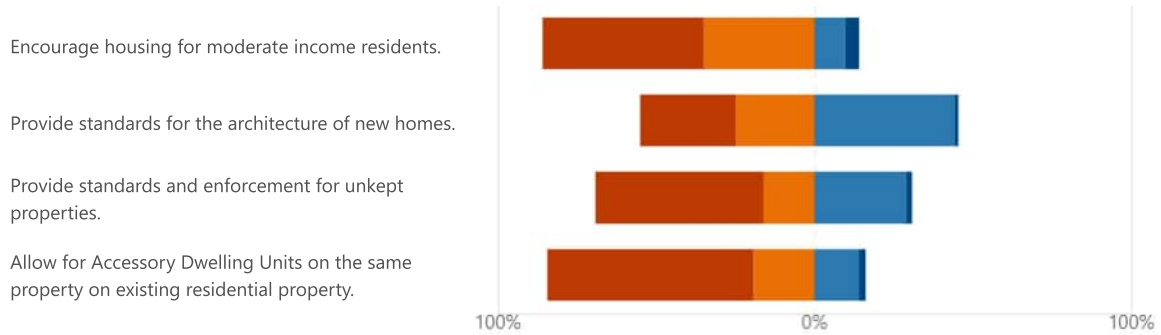
Support Golf Courses.

Support development in which eco-friendly and environmentally friendly buildings are encouraged.



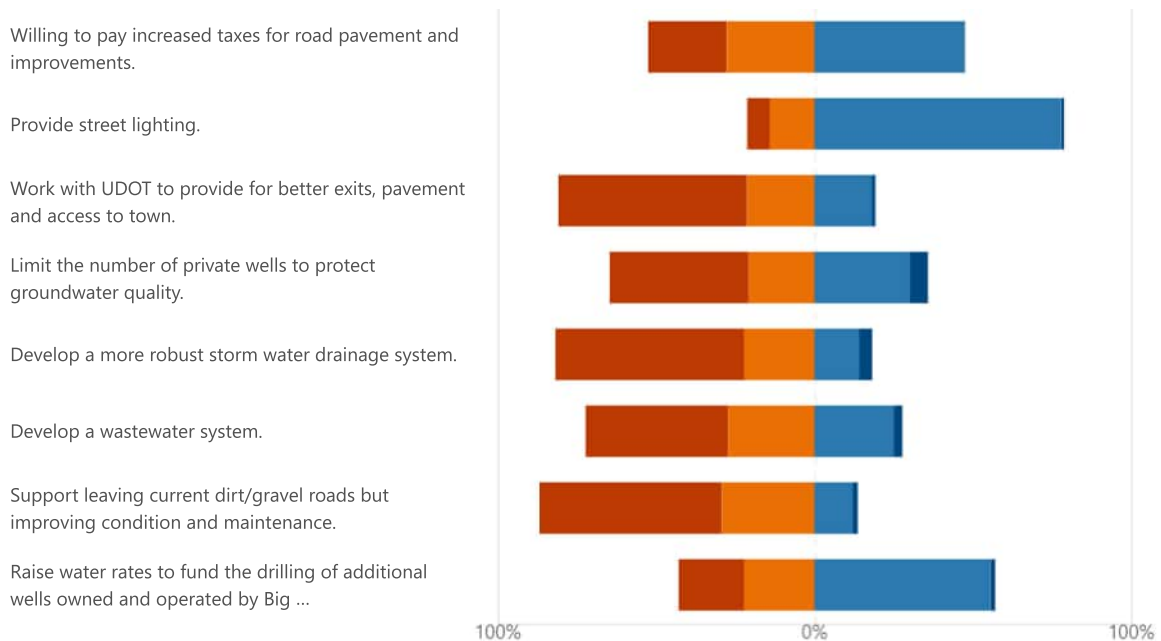
6. The Town of Apple Valley should:

■ In favor ■ Neutral ■ Opposed ■ No opinion



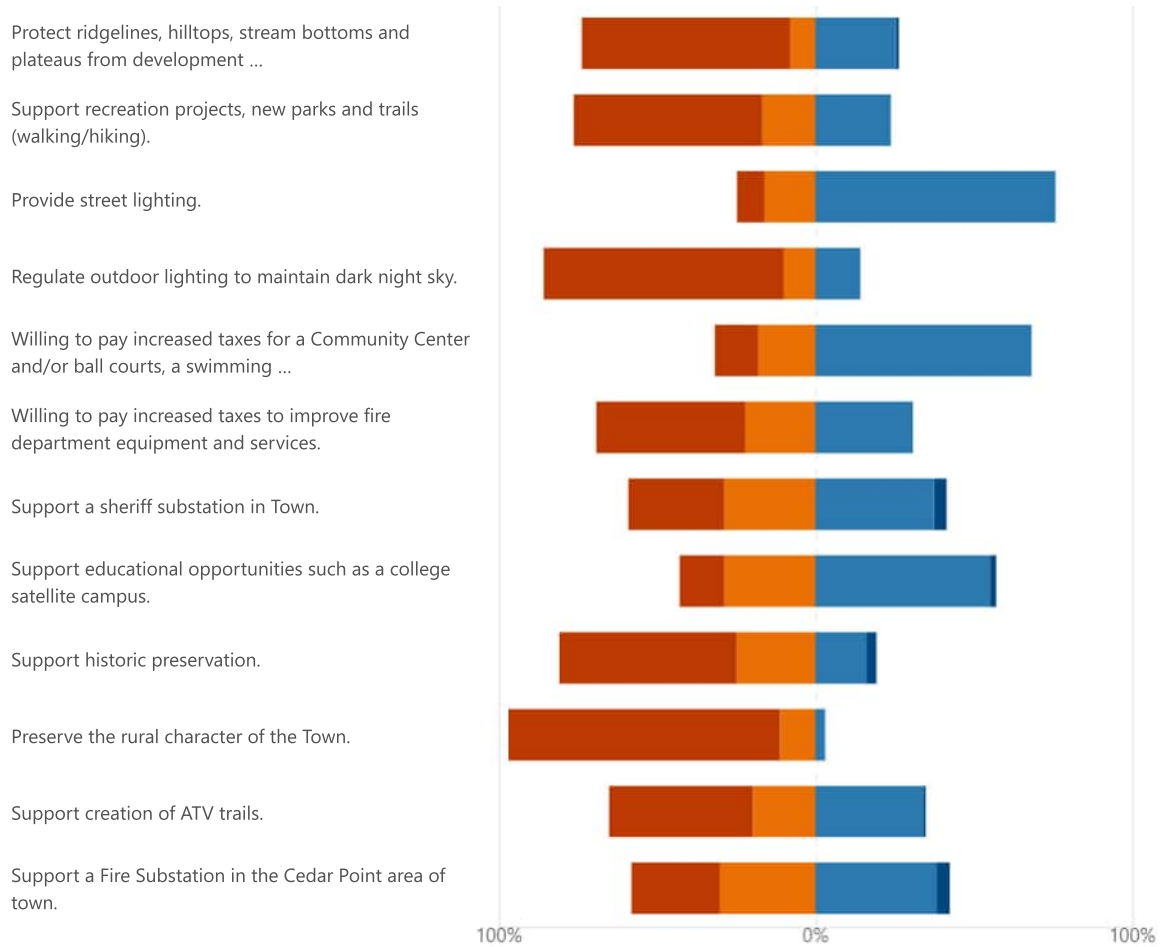
7. The Town of Apple Valley should:

■ In favor ■ Neutral ■ Opposed ■ No opinion



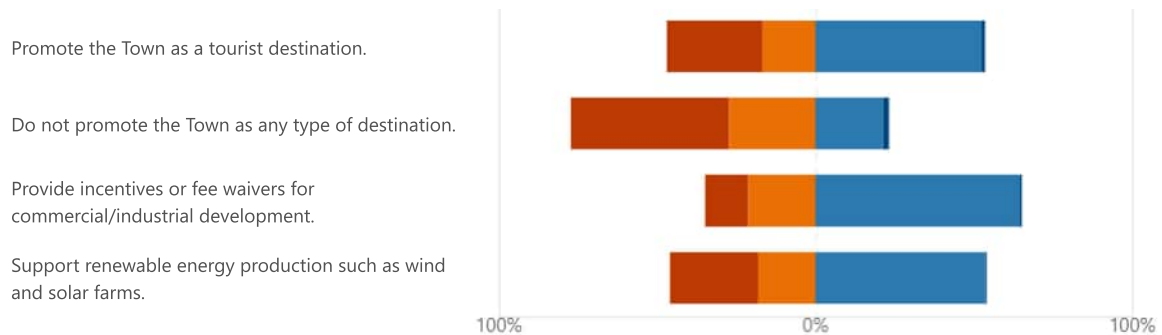
8. The Town of Apple Valley should:

■ In favor ■ Neutral ■ Opposed ■ No Opinion



9. The Town of Apple Valley should:

■ In favor ■ Neutral ■ Opposed ■ No Opinion



10. What is your biggest concern about the future of Apple Valley?

125
Responses

Latest Responses

"Water and land right's "

"Growing and destroying the small town vibe and destroying the sceni...

"Growing and destroying the small town community. "

11. Please use the following space or back to provide comments if you feel this survey missed anything you would like us to know:

124
Responses

Latest Responses

"The way Mayor was put in office "

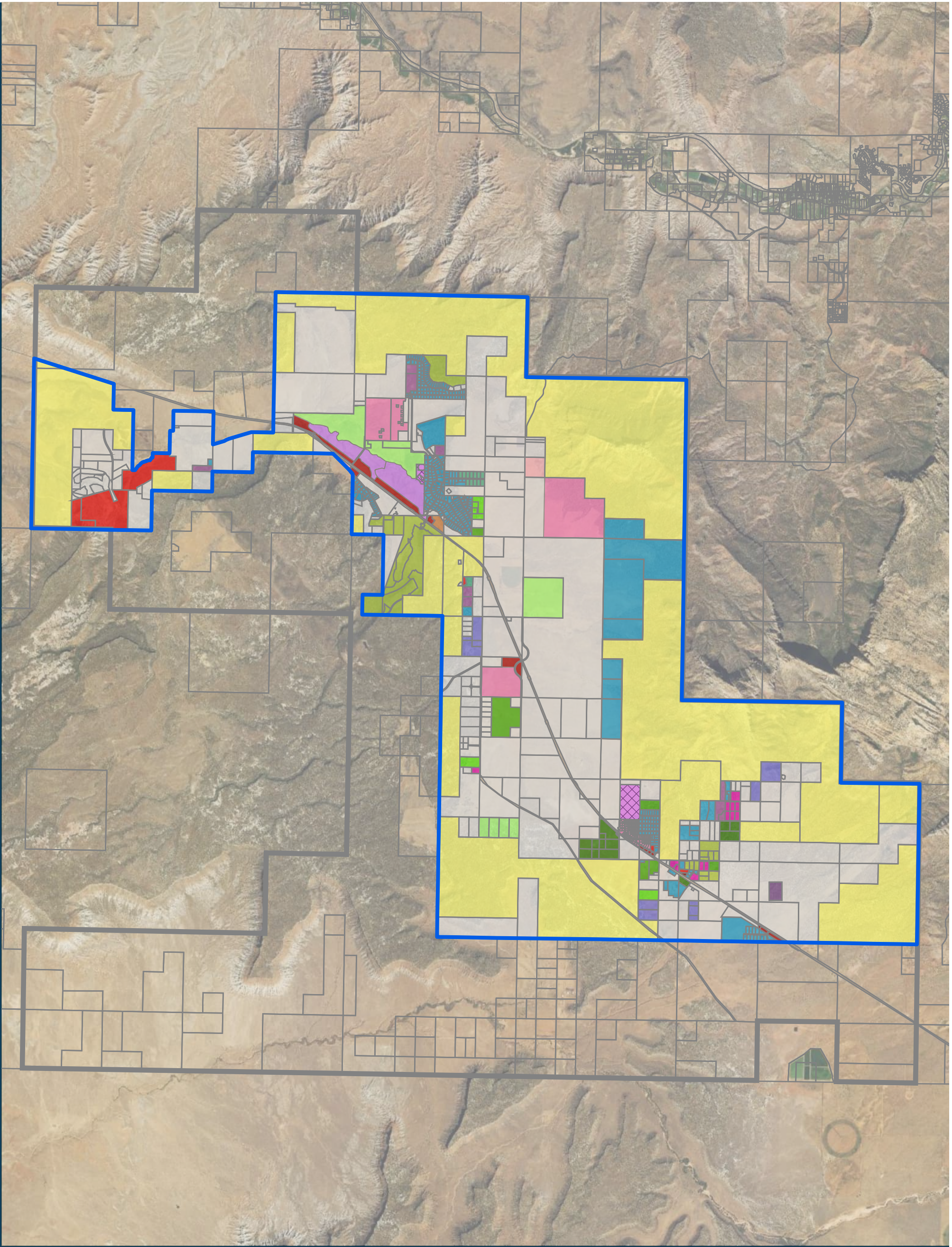
"The reason why the citizens live in Apple Valley is because it's an esc...

"Hoping the town of apple valley does not grow or change. Would like...

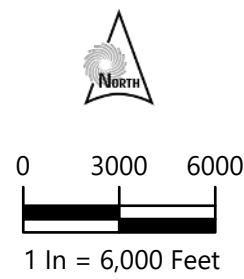
Powered by Microsoft Forms (<https://forms.office.com>) | Privacy and cookies (<https://go.microsoft.com/fwlink/?LinkId=521839>) | Terms of use (<https://go.microsoft.com/fwlink/?linkid=866263>)

Appendix D – Apple Valley Zoning Map

APPENDIX D: ZONING MAP



MAP LEGEND



Agricultural > 5 Acres	C-2 – Highway Commercial	RE-5 – Rural Estate 5
Agricultural > 10 Acres	C-3 – General Commercial	RE-10 – Rural Estate 10
Agricultural > 20 Acres	CTP – Cabins or Tiny Home Parks Zone	RE-20 – Rural Estate 20
Agricultural > 40 Acres	INST – Institutional	RE-X – Rural Estate Zone Any Size
Single-Family Residential > .5 Acres	MH – Manufactured Housing Park	RV-Park – Recreational Vehicle Park
Single-Family Residential > 1 Acre	OSC – Open Space Conservation	Parcels
Single-Family Residential > 2.5 Acres	OST – Open Space Transition	TownBoundary
Single-Family Residential > 5.0 Acres	PD – Planned Development	Future Annexation Boundary
Single-Family Residential > 10.0 Acres	RE-1 – Rural Estate 1	
C-1 – Convenience Commercial	RE-2.5 – Rural Estate 2.5	

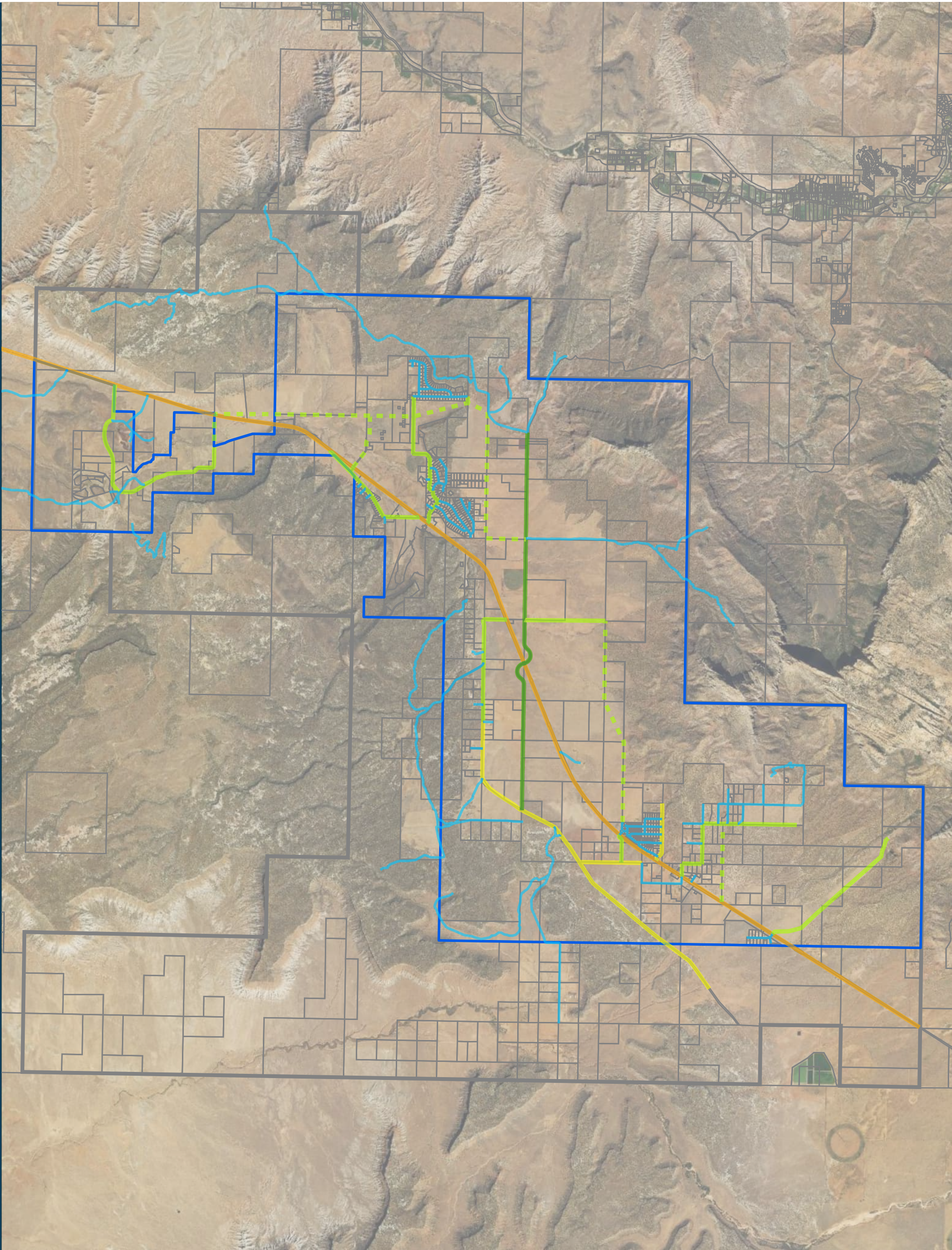


Map Date: 08.16.2022

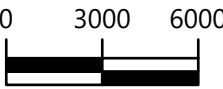


Appendix E – Apple Valley **Transportation Map**

APPENDIX E - TRANSPORTATION MAP



MAP LEGEND



1 In = 6,000 Feet

- Major Arterial, Existing
- Major Arterial, Proposed
- Minor Arterial, Existing
- Minor Arterial, Proposed
- Major Collector, Existing
- Major Collector, Proposed
- Minor Collector, Existing
- Minor Collector, Proposed
- Local Road

- Parcels
- Town Boundary
- Future Annexation Boundary



Map Date: 07.27.2022



**APPLE VALLEY
ORDINANCE O-2022-31**

**AN ORDINANCE ADOPTING AMENDMENTS TO THE GENERAL PLAN MAP, TRANSPORTATION MAP AND
ADOPT THE GENERAL PLAN**

WHEREAS, the Town of Apple Valley (“Town”) has the statutory authority to adopt a general plan for the Town with associated maps; and

WHEREAS, the Planning Commission, on August 9, 2022, held a public hearing with regard to the amendments to the Town’s General Plan Map, the Transportation Map, and the General Plan, to consider any comments regarding the adoption of the proposed map amendments and General Plan; and

WHEREAS, the Planning Commission accepted all comments and recommended approval of the proposed General Plan Map amendments, Transportation Map amendments, and the General Plan to the Town Council for adoption; and

WHEREAS, at a meeting of the Town Council of Apple Valley, Utah, duly called, noticed and held on the 24th day of August, 2022, 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 Apple Valley Town adopts the Amendments to the General Plan Map and Transportation Map, and adopts the General Plan.

EFFECTIVE DATE. This amendment shall be effective upon passage, without further publication.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Apple Valley, Utah this 24th day of August, 2022.

PRESIDING OFFICER

Frank G. Lindhardt, Mayor

ATTEST:

Jenna Vizcardo, Town Recorder

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

**TOWN OF APPLE VALLEY
RESOLUTION NO. R-2022-40**

**RESOLUTION CONSENTING TO THE INCLUSION OF ALL PROPERTY WITHIN THE TOWN OF APPLE VALLEY
IN ASH CREEK SPECIAL SERVICE DISTRICT**

WHEREAS, on February 17, 2022, the Town of Apple Valley adopted a Joint Resolution with Ash Creek Special Service District requesting the annexation of property within the boundaries of Apple Valley into Ash Creek Special Service District ("Ash Creek SSD");

WHEREAS, on April 19, 2022, the Washington County Commission adopted a resolution proposing to have Ash Creek SSD annex the property within the boundaries of Apple Valley into Ash Creek SSD;

WHEREAS, state law requires municipal consent before a special service district can include property within municipal boundaries; and

WHEREAS, as stated in the Town of Apple Valley's Joint Resolution requesting the annexation, the Town continues to support the annexation, and the Town wishes to provide the required consent so that Ash Creek SSD can annex the property within the Town of Apple Valley.

NOW, THEREFORE, IT IS RESOLVED by the Town Council of the Town of Apple Valley that the Town of Apple Valley consents to the inclusion of all property within the Town of Apple Valley in the Ash Creek Special Service District.

RESOLVED this 24th day of August, 2022.

TOWN OF APPLE VALLEY

Mayor Frank Lindhardt

Attest:

Jenna Vizcardo, Town Recorder

Council Member Kevin Sair Voted _____
Council Member Robin Whitmore Voted _____
Council Member Marshal McGinnis Voted _____
Council Member Barratt Nielson Voted _____
Mayor Frank Lindhardt Voted _____

**TOWN OF APPLE VALLEY
RESOLUTION NO. R-2022-41**

**RESOLUTION TO DISCONTINUE SEWER SERVICE PROVIDED BY BIG PLAINS WATER AND SEWER SPECIAL
SERVICE DISTRICT**

WHEREAS, on February 17, 2022, the Town of Apple Valley adopted a Joint Resolution with Ash Creek Special Service District requesting the annexation of property within the boundaries of Apple Valley into Ash Creek Special Service District ("Ash Creek SSD");

WHEREAS, on April 19, 2022, the Washington County Commission adopted a resolution proposing to have Ash Creek SSD annex the property within the boundaries of Apple Valley into Ash Creek SSD;

WHEREAS, before the annexation by Ash Creek SSD can be completed, the Town of Apple Valley is required by state law to discontinue sewer service by Big Plains Water and Sewer Special Service ("Big Plains"), with the intent that Ash Creek SSD will begin providing sewer service within the Town of Apple Valley;

WHEREAS, Big Plains does not have any outstanding bond payable in whole or in part from fees and charges imposed for sewer service;

WHEREAS, Big Plains is not under contractual obligation to provide sewer service; and

WHEREAS, as stated in the Town of Apple Valley's resolution requesting Ash Creek SSD's annexation, the Town of Apple Valley continues to support the annexation and wishes to discontinue Big Plains' sewer service.

NOW, THEREFORE, IT IS RESOLVED by the Town Council of the Town of Apple Valley that sewer service by Big Plains Water and Sewer Special Service District is hereby discontinued.

RESOLVED this 24th day of August, 2022.

TOWN OF APPLE VALLEY

Mayor Frank Lindhardt

Attest:

Jenna Vizcardo, Town Recorder

Council Member Kevin Sair Voted _____

Council Member Robin Whitmore Voted _____

Council Member Marshal McGinnis Voted _____

Council Member Barratt Nielson Voted _____

Mayor Frank Lindhardt Voted _____

TOWN OF APPLE VALLEY**RESOLUTION NO. R-2022-42****A RESOLUTION TO PROCLAIM SEPTEMBER 17-23, 2022 AS CONSTITUTION WEEK**

WHEREAS September 17, 2022, marks the two hundred and thirty-fifth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS brave and wise men desired to establish a new and unique nation in which would exist a security of the God-given rights of all men; and

WHEREAS these men, our nation's founders, risked their lives, fortunes and their sacred honor to found this nation through this inspired document; and

WHEREAS these men relied upon divine Providence to create a founding document that would form a more perfect union, establish justice and domestic tranquility, and secure the blessings of liberty for the citizens of this country and their posterity; and

WHEREAS Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE, I, Frank Lindhardt by the virtue of the authority vested in me as Mayor of Apple Valley, do hereby proclaim the week of September 17 – 23, 2022 as **CONSTITUTION WEEK**;

AND ask our citizens to reflect on the privilege of being an American with all the rights and duties related thereto and reaffirm the ideals of the Framers of the Constitution by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

NOW, THEREFORE, BE IT ORDAINED that the Town Council of the Town of Apple Valley proclaim the week of September 17-23, 2022 as Constitution Week.

PASSED this 24th day of August 2022. This resolution shall be in full force and effect from the date of passage.

[SIGNATURE BLOCK ON NEXT PAGE]

PRESIDING OFFICER

Frank G. Lindhardt, Mayor

ATTEST:

Jenna Vizcardo, Town Recorder

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