



SPECIAL APPLE VALLEY PLANNING COMMISSION MEETING

**1777 N Meadowlark Dr, Apple Valley
Wednesday, August 17, 2022 at 6:00 PM**

AGENDA

Notice is given that a meeting of the Planning Commission of the Town of Apple Valley will be held on **Wednesday, August 17, 2022**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Chair | Allen Angell

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

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/86523277894>

if the meeting requests a password use 1234

To call into meeting, dial (253) 215 8782 and use Meeting ID 865 2327 7894

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONFLICT OF INTEREST DISCLOSURES

JOINT WORK MEETING WITH TOWN COUNCIL

- [1.](#) General Plan Map Amendment and Transportation Map Amendment Discussion

DISCUSSION AND POSSIBLE ACTION ITEMS

- [2.](#) General Plan Map Amendment
- [3.](#) Transportation Map Amendment
- [4.](#) General Plan Document Amendment

ADJOURNMENT

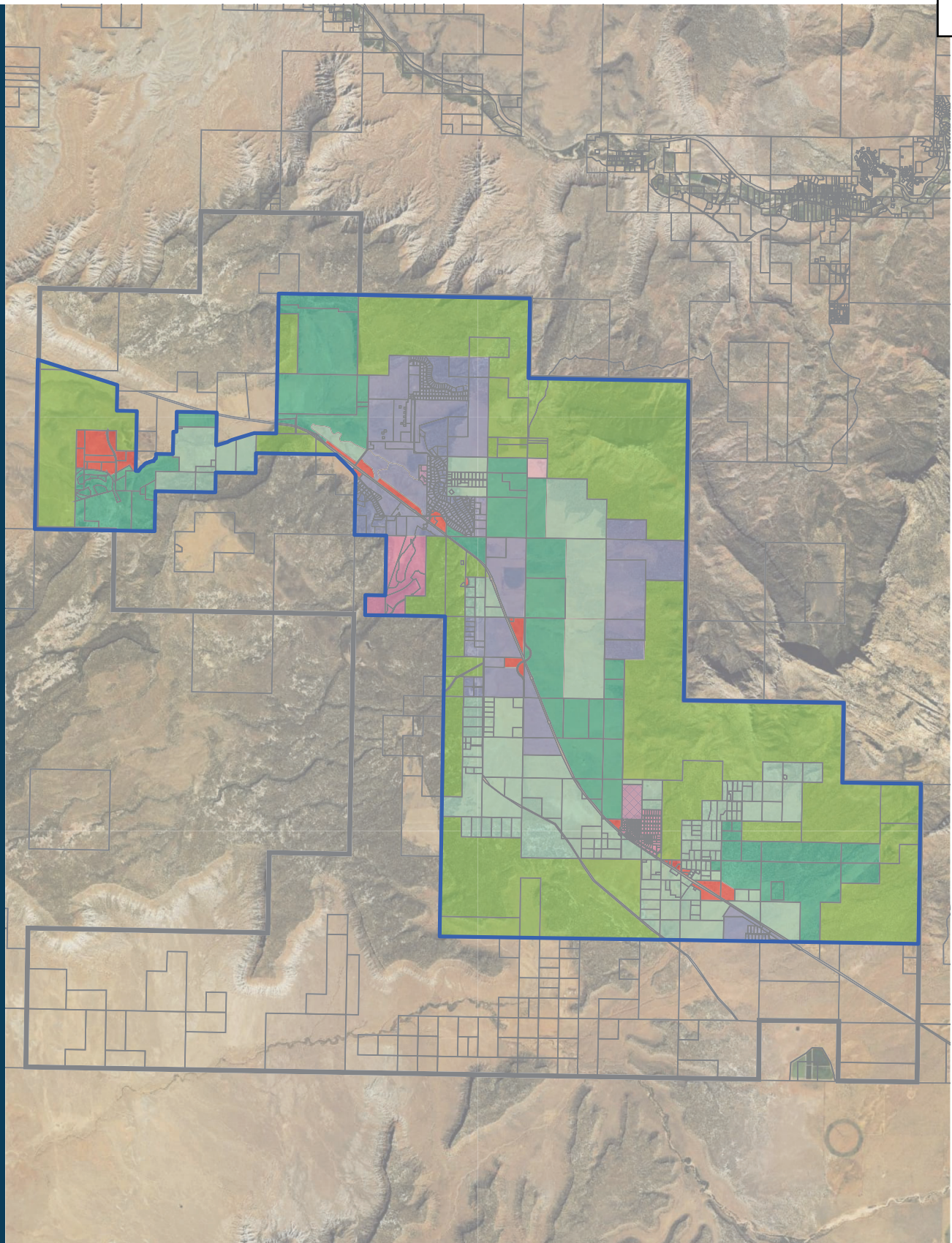
CERTIFICATE OF POSTING: I, Jenna Vizcardo, as duly appointed Recorder for the Town of Apple Valley, hereby certify that this Agenda was posted at the Apple Valley Town Hall, the Utah Public Meeting Notice website <http://pmn.utah.gov>, and the Town Website www.applevalleyut.gov.

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

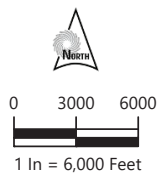
In compliance with the American with Disabilities Act, individuals needing special accommodations (Including auxiliary communicative aids and services) during this meeting should call 435-877-1190.

FIGURE 2-1: GENERAL PLAN MAP

Item 1.



MAP LEGEND



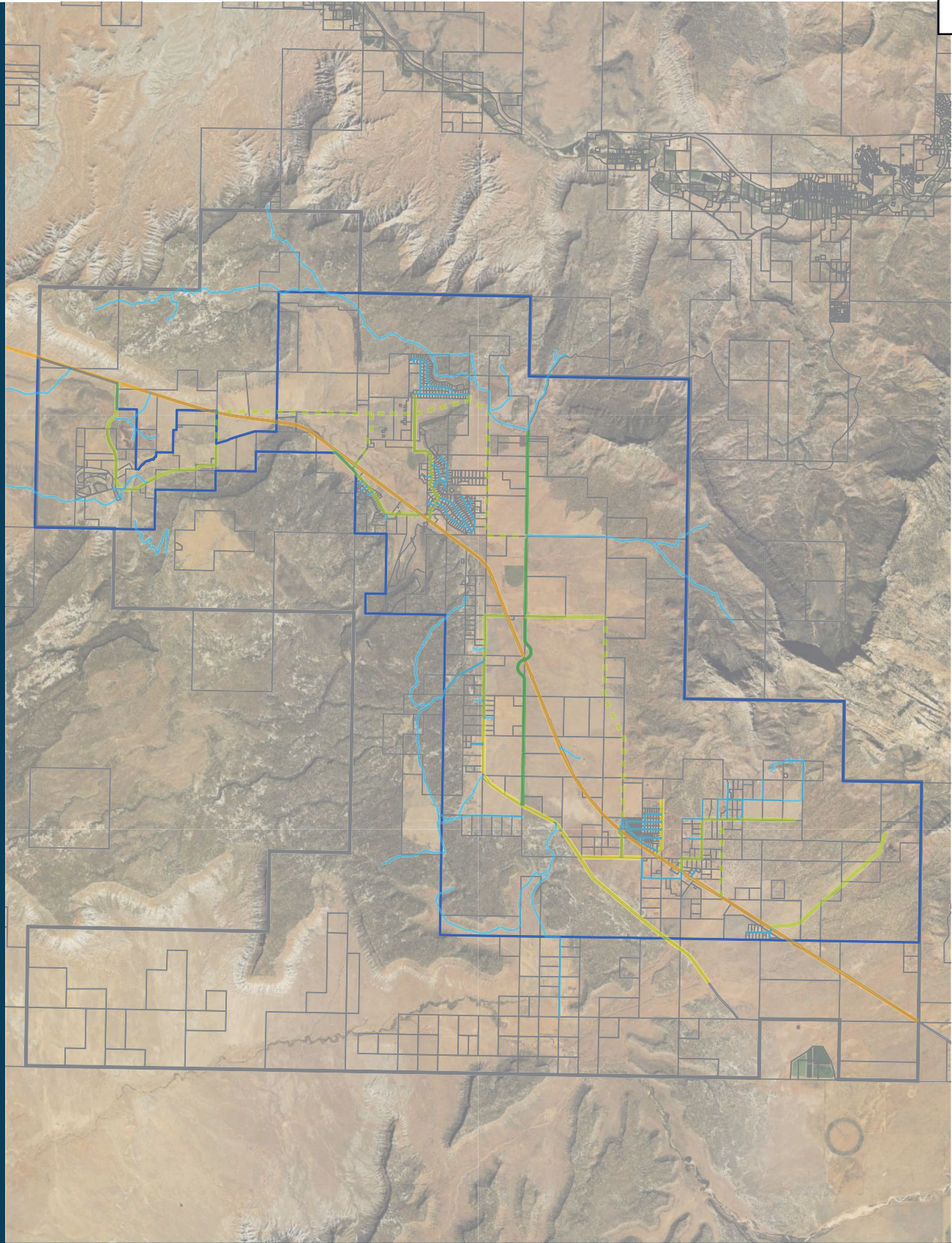
- A - Agricultural
- C - Commercial
- CTP - Cabin/Tiny Home
- INST - Institutional
- OS - Open Space
- R1 - Residential High: .5 - .99 Acres
- R2 - Residential Medium: 1 - 6.99 Acres
- R3 - Residential Low: 7 + Acres
- RVP - Recreational Vehicle Park

- Parcels
- TownBoundary
- Future Annexation Boundary

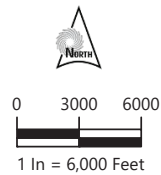


Map Date 08.16.2022





MAP LEGEND



- 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
- TownBoundary
- Future Annexation Boundary

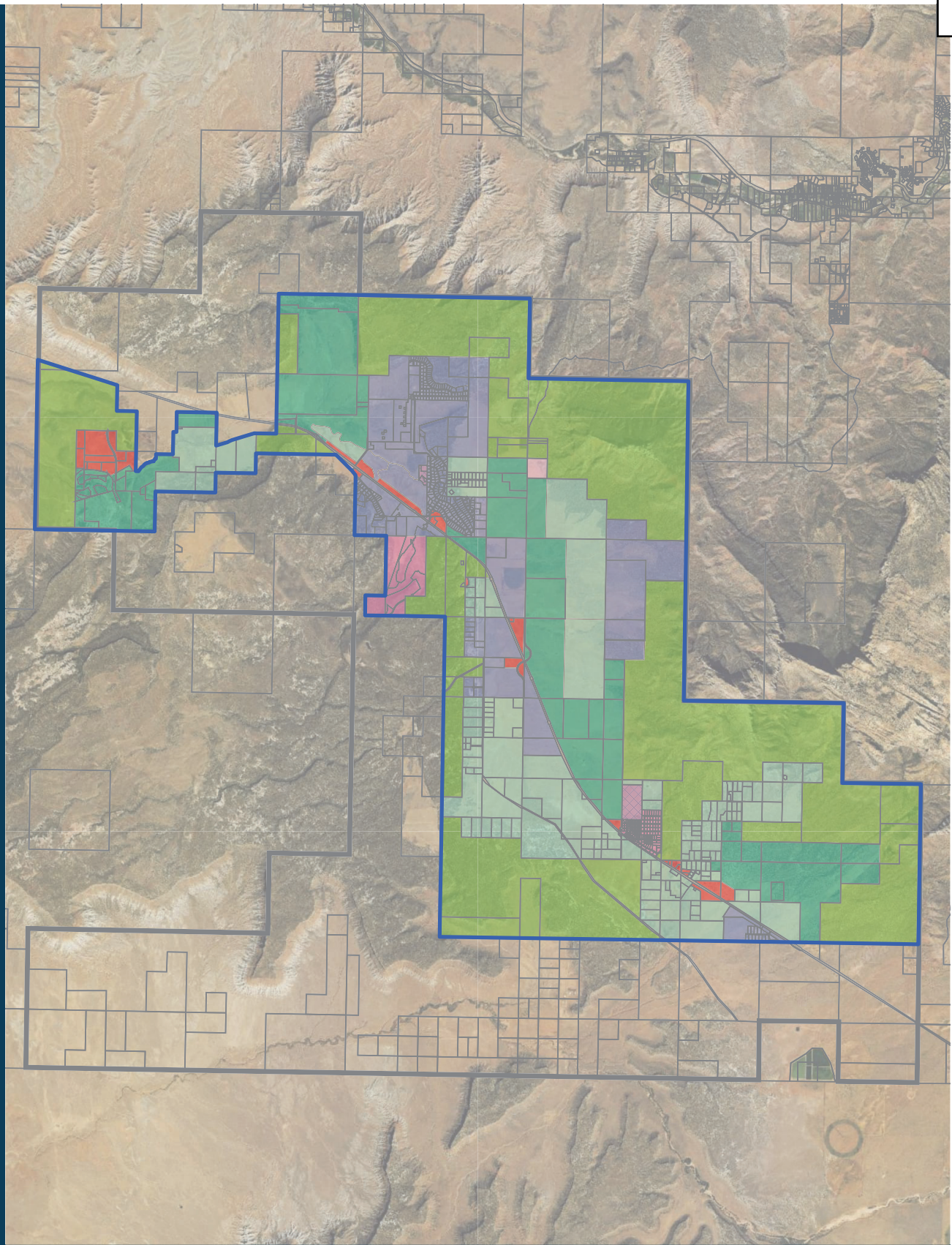


Map Date: 07.27.2022

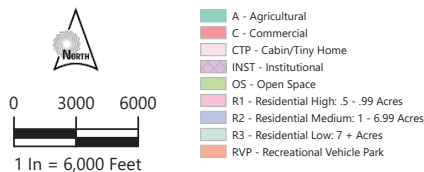


FIGURE 2-1: GENERAL PLAN MAP

Item 2.

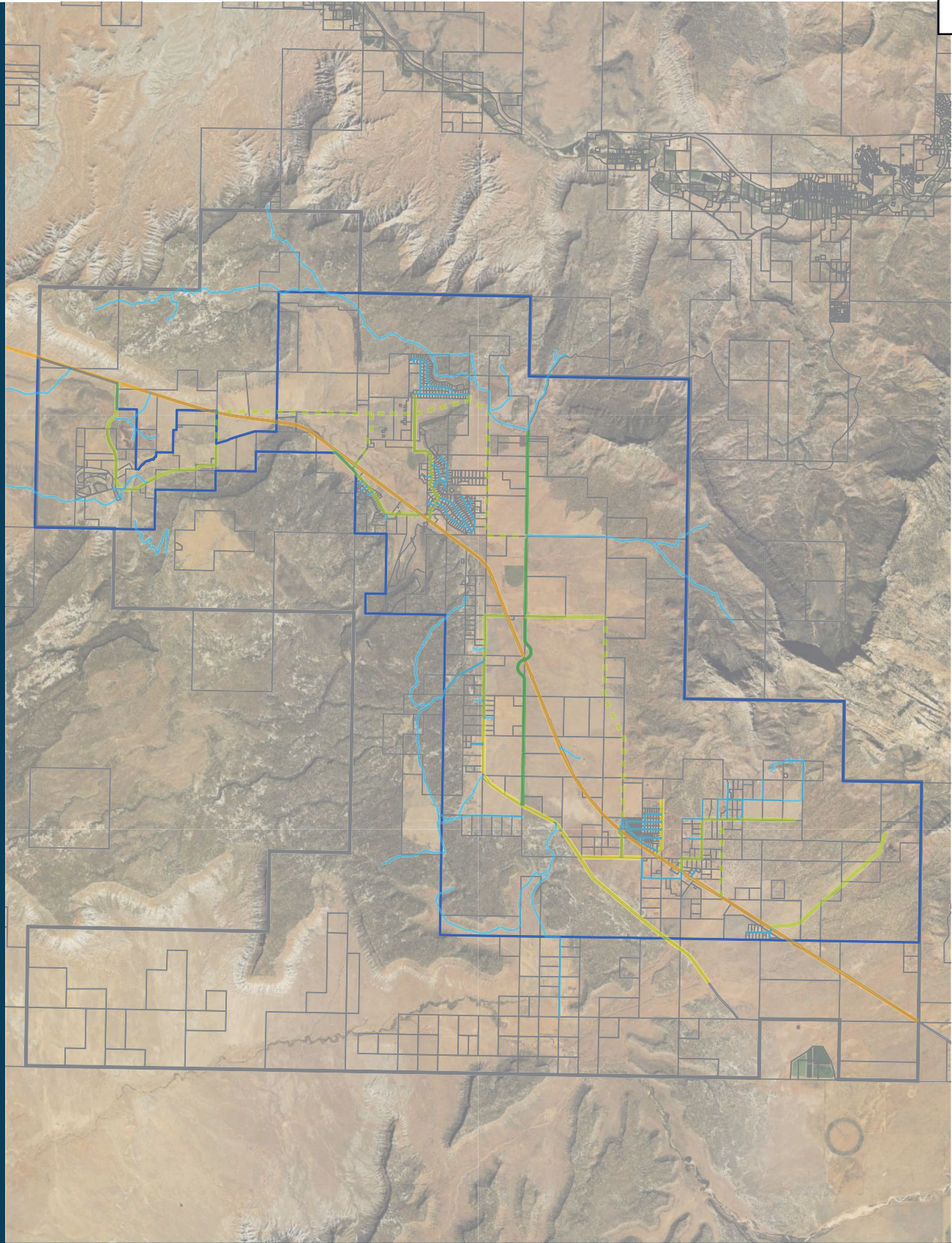


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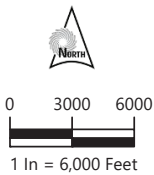


Map Date 08.16.2022





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- Major Arterial, Existing
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Map Date: 07.27.2022



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

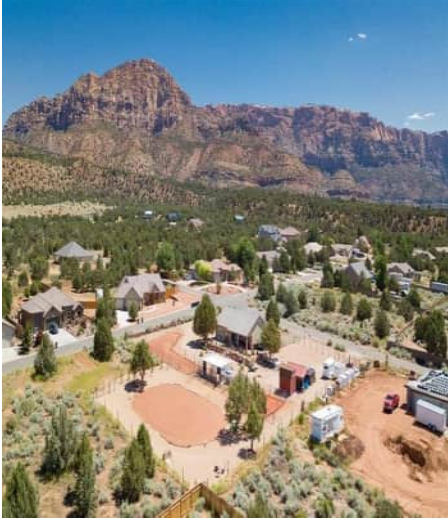
Based on the 2020 Census Data, the population of Apple Valley, Utah, is 855. (2020 Census Redistricting Data - Kem C. Gardner Policy Institute (utah.edu). Although some population change has occurred since 2020, the demographic information from the census still offers a good representation of the Apple 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

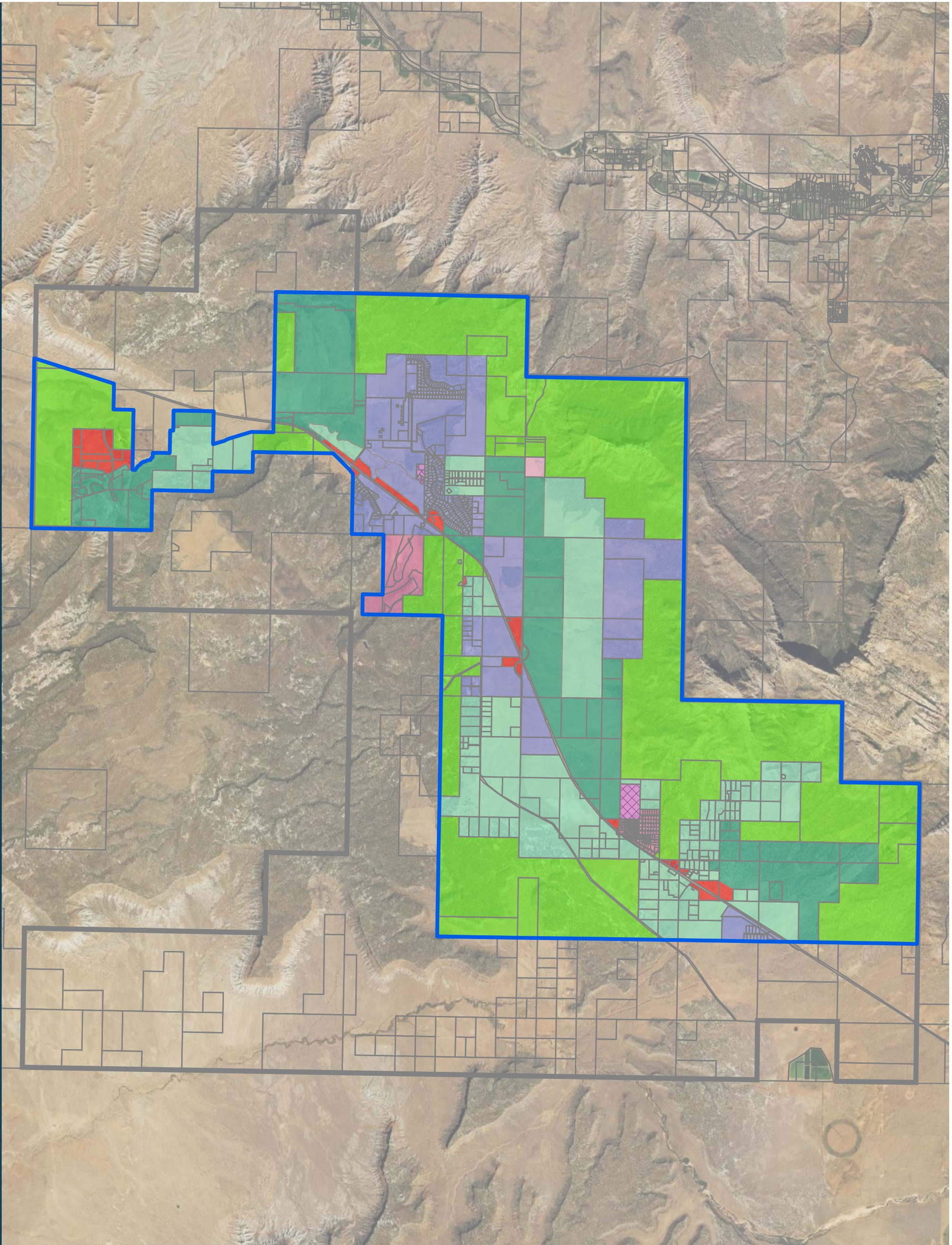
		beautifying roadways, the park and preserving open space areas.
		Pursue the development of a well-balanced, financially sound and functional mix of residential, commercial, industrial, open space, recreational, institutional and educational land uses.
		Preserve significant landforms, resources, streams (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

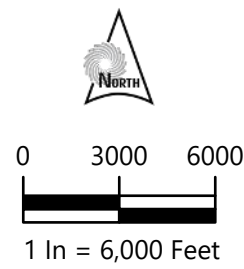
General Plan Map of Apple Valley

Figure 2-1: General Plan Map

FIGURE 2-1: GENERAL PLAN MAP



MAP LEGEND



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- C - Commercial
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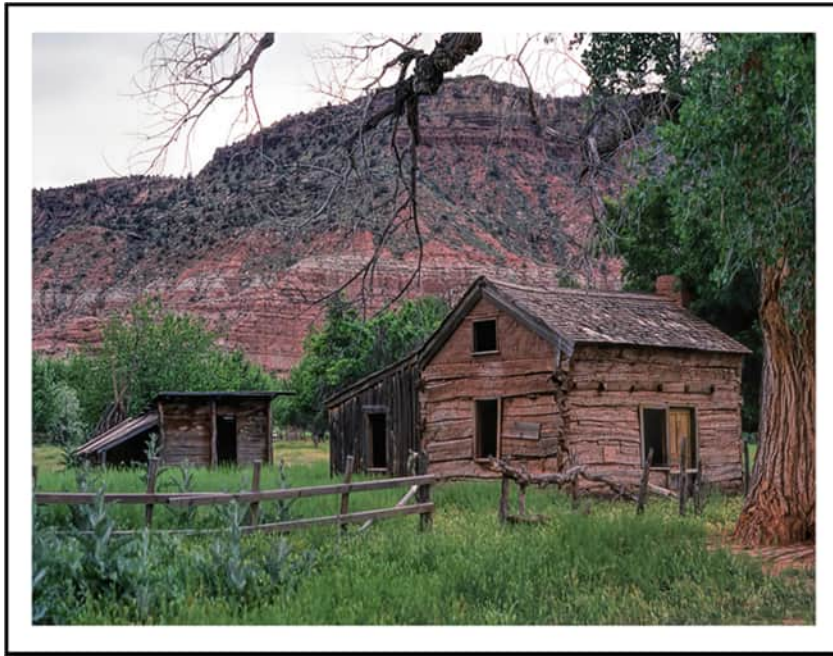
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3 Historic Preservation Element

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>

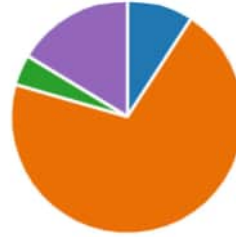
Appendix C – Community Survey

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



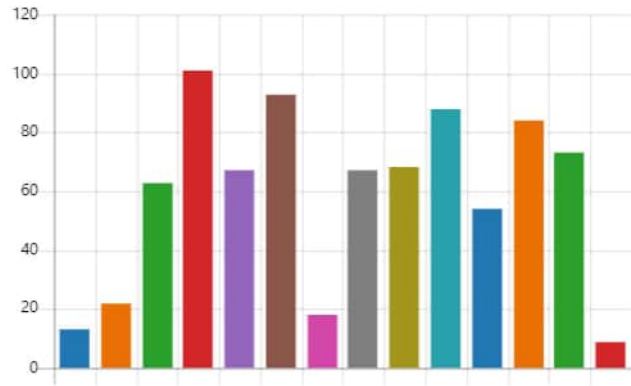
3. How long have you resided in the Township

● 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.

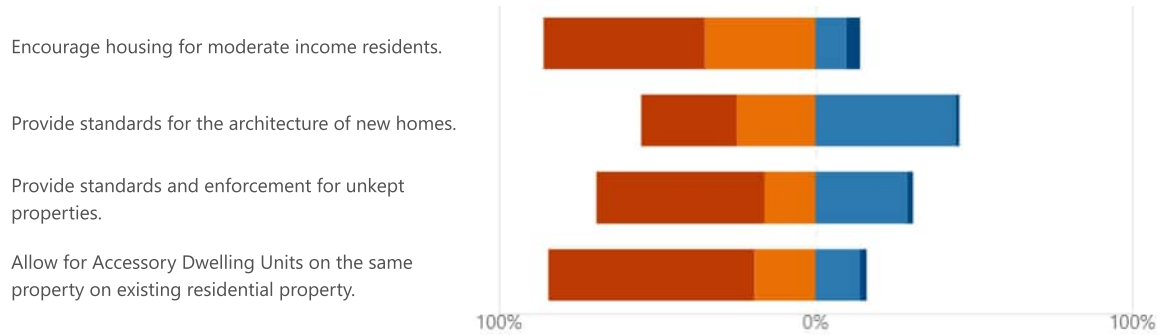
Support Golf Courses.

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

100% 0% 100%

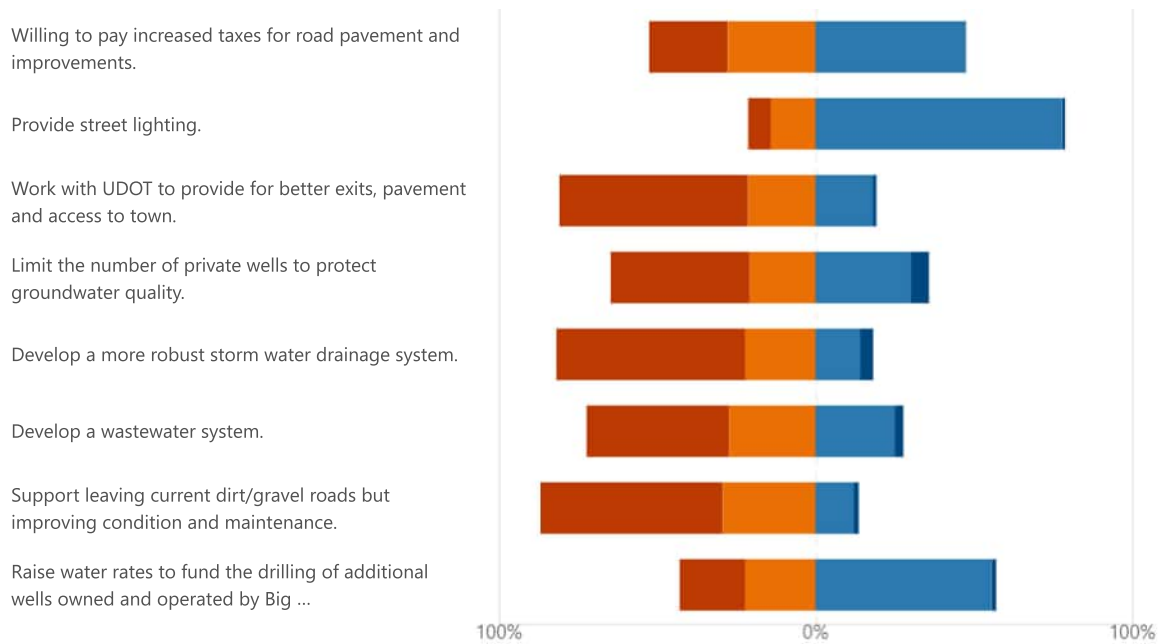
6. The Town of Apple Valley should:

■ In favor ■ Neutral ■ Opposed ■ No opinion



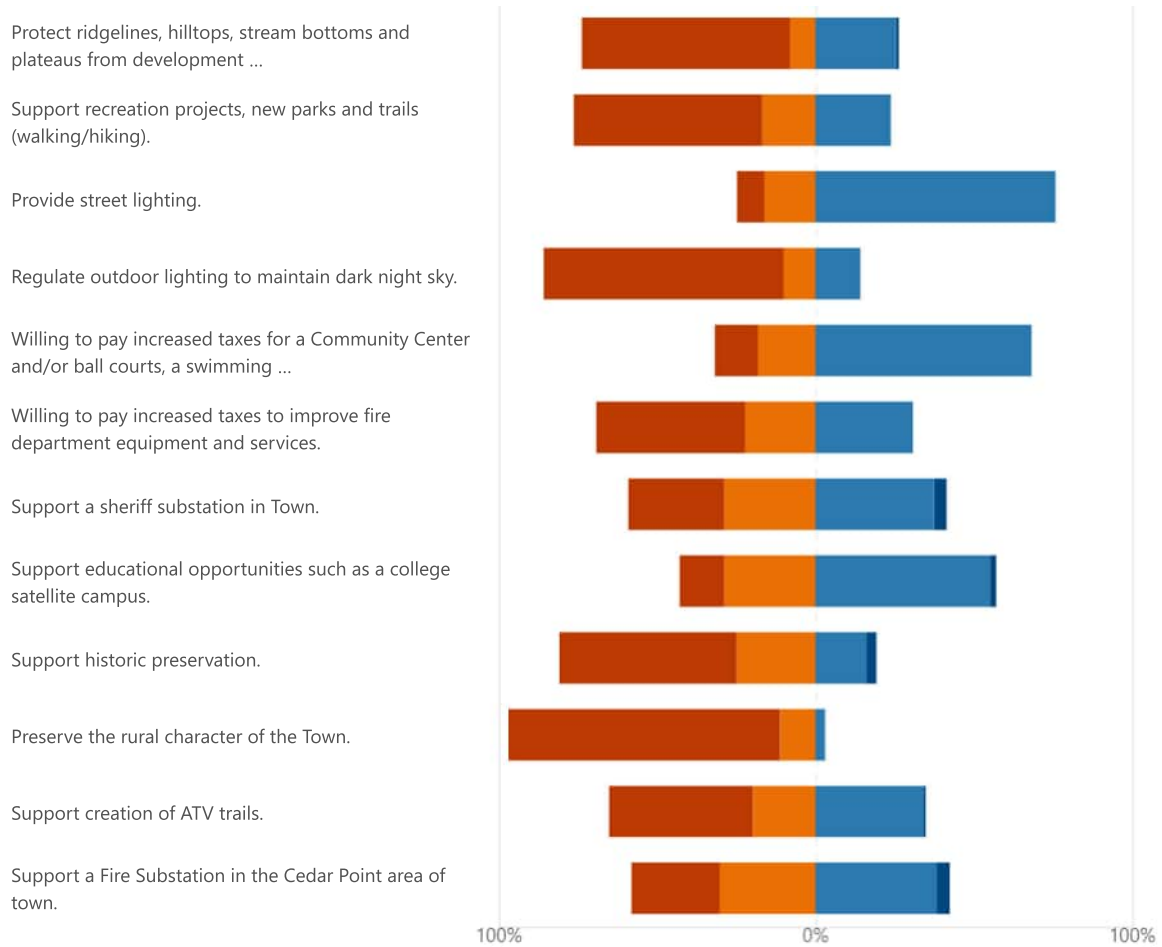
7. The Town of Apple Valley should:

■ In favor ■ Neutral ■ Opposed ■ No opinion



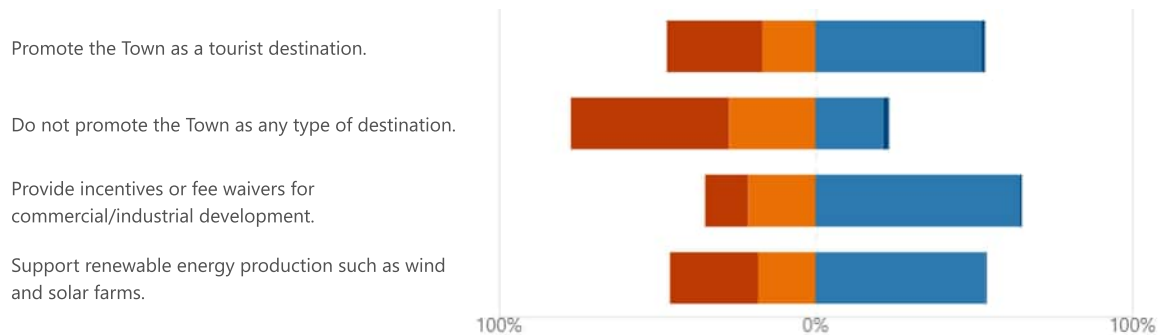
8. The Town of Apple Valley should:

■ 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 "

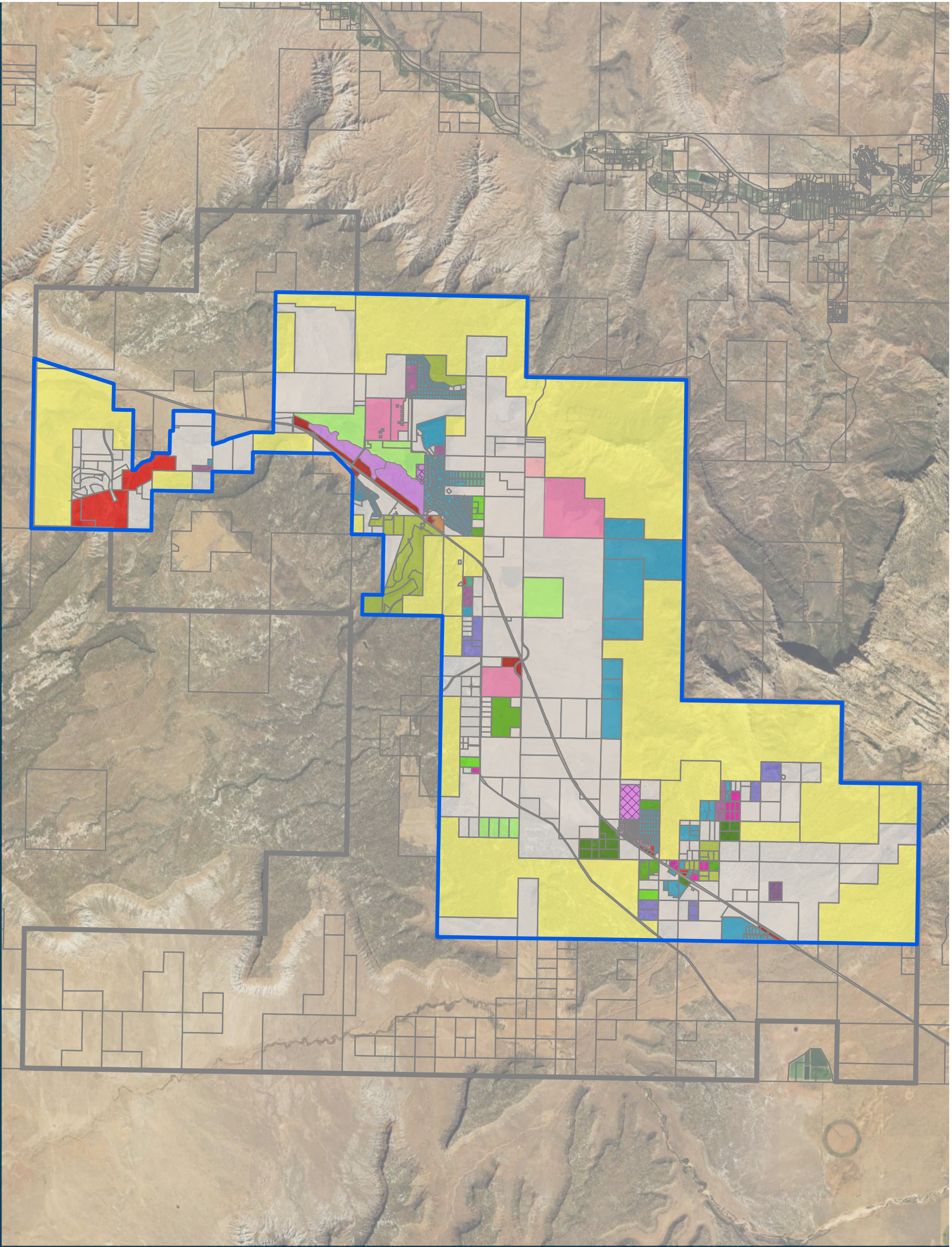
"The reason why the citizens live in Apple Valley is because it's an esc...

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

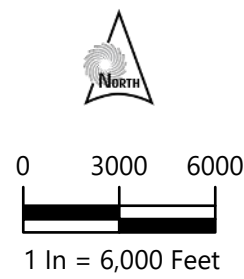
Powered by Microsoft Forms (<https://forms.office.com>) | Privacy and cookies (<https://go.microsoft.com/fwlink/?LinkId=521839>) | Terms of use (<https://go.microsoft.com/fwlink/?linkid=866263>)

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		

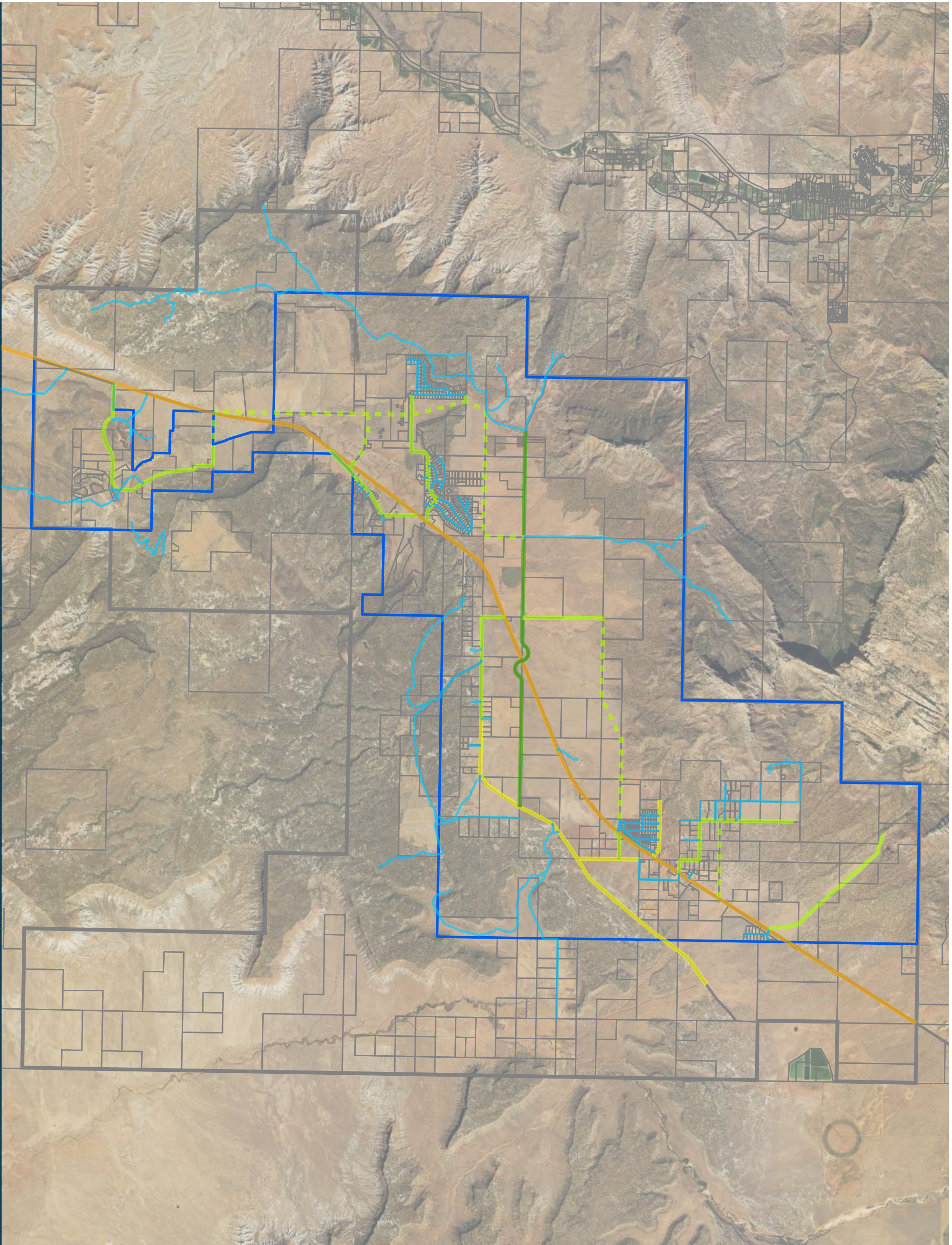


Map Date: 08.16.2022

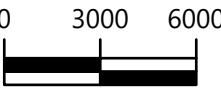


Appendix E – Apple Valley **Transportation Map**

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

