



PLANNING COMMISSION MEETING AND HEARING

1777 N Meadowlark Dr, Apple Valley
Wednesday, July 03, 2024 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, July 03, 2024**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Chairman | Bradley Farrar

Commissioners | Lee Fralish | Richard Palmer | Garth Hood | Becky Wood

Please be advised that the meeting will be held electronically and broadcast via Zoom. Persons allowed to comment during the meeting may do so via Zoom. Login to the meeting by visiting:

<https://us02web.zoom.us/j/82661513795>

if the meeting requests a password use 1234

To call into meeting, dial (253) 215 8782 and use Meeting ID 8266151 3795

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONFLICT OF INTEREST DISCLOSURES

HEARING ON THE FOLLOWING

1. Amend Title 10.28.140 Requirements For Bed And Breakfast Inn, Ordinance-O-2024-27.
2. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1362, AV-1378-A. Applicant: Kenstall LLC.
3. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1-3-23-210, AV-1-3-23-241, AV-1-3-23-240. Applicant: Circle 9 LLC.
4. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1366-A-4, AV-1366-A-9, AV-1366-A-22. Applicant: Dale Anderson.
5. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1372-A. Applicant: Bob Scow.
6. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1365-C-4. Applicant: Lee and Diane Fralish.
7. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1328-C, AV-1321-A, AV-1328-B. Applicant: Beautiful Valley, LLC

DISCUSSION AND POSSIBLE ACTION ITEMS

8. Amend Title 10.28.140 Requirements For Bed And Breakfast Inn, Ordinance-O-2024-27.
9. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1362, AV-1378-A. Applicant: Kenstall LLC.
10. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1-3-23-210, AV-1-3-23-241, AV-1-3-23-240. Applicant: Circle 9 LLC.

- [11.](#) Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1366-A-4, AV-1366-A-9, AV-1366-A-22. Applicant: Dale Anderson.
- [12.](#) Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1372-A. Applicant: Bob Scow.
- [13.](#) Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1365-C-4. Applicant: Lee and Diane Fralish.
- [14.](#) Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1328-C, AV-1321-A, AV-1328-B. Applicant: Beautiful Valley, LLC

APPROVAL OF MINUTES

- [15.](#) Minutes: June 5, 2024.

ADJOURNMENT

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

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

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

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

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

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

A M E N D M E N T

10.28.140 Requirements For Bed And Breakfast Inn

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

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

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

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

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

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL

_____.

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

Attest

Presiding Officer

Jenna Vizcardo, Town Clerk, Apple Valley

Michael Farrar, Mayor, Apple Valley



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

See Fee Schedule Page 2

Item 9.

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Kenstal LLC		Phone: [REDACTED]	
Address: [REDACTED]		Email:	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone:	
Address/Location of Property: Apple Valley, North of Canaan Springs		Parcel ID: AV-1362, AV-1378-A	
Existing Zone: OST		Proposed Zone: A-X	
For Planned Development Purposes: Acreage in Parcel _____ Acreage in Application ^{195.9} _____			
Reason for the request Switch to AG from OST			

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

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

Applicant Signature Kendra Webb	Date 5-29-24
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Official Use Only	Amount Paid: \$	Receipt No:
Date Received: RECEIVED JUN 04 2024	Date Application Deemed Complete:	
By: Kendra Webb	By:	



Sign in

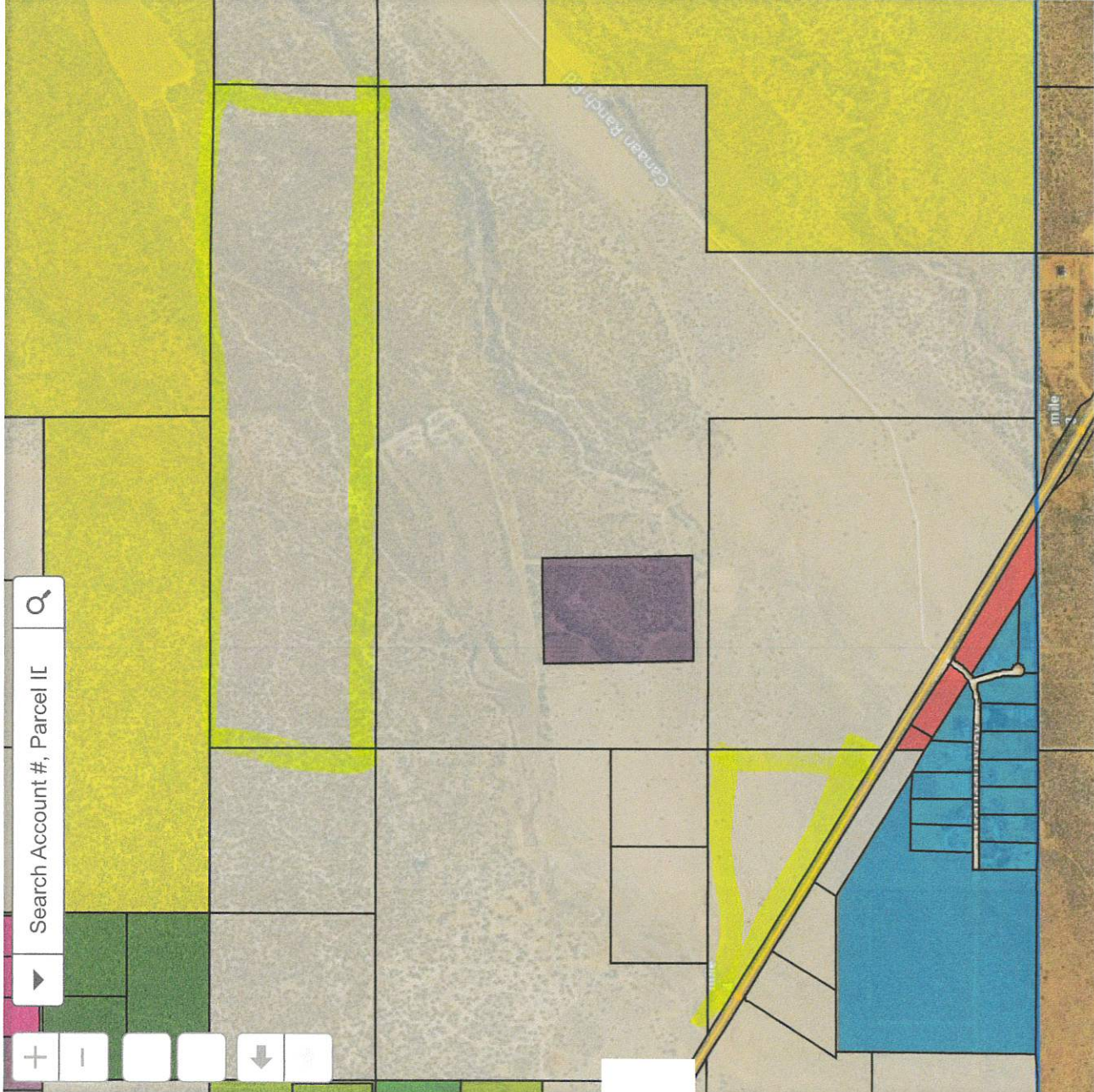
Search...

Tools



Item 9.

Apple Valley Zoning Districts Viewer



Legend

Washington County Parcels



Apple Valley Zoning Viewer

Town Boundry



Zoning Districts

- A-5 - Agricultural > 5 Acres
- A-10 - Agricultural > 10 Acres
- A-20 - Agricultural > 20 Acres
- A-40 - Agricultural > 40 Acres
- Single-Family Residential > .5 Acres
- Single-Family Residential > 1 Acre
- Single-Family Residential > 2.5 Acres
- Single-Family Residential > 5.0 Acres
- Single-Family Residential > 10.0 Acres
- C-1 - Convenience Commercial
- C-2 - Highway Commercial
- C-3 - General Commercial
- CTP - Cabins or Tiny Home Parks Zone
- INST - Institutional
- MH - Manufactured Housing Park
- OSC - Open Space Conservation
- OST - Open Space Transition
- PD - Planned Development
- RE-1 - Rural Estate 1
- RE-2.5 - Rural Estate 2.5
- RE-5 - Rural Estate 5
- RE-10 - Rural Estate 10



113.039947 37.028937 Degrees



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

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

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

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

QUITCLAIM DEED

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

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

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

KBGD, INC.

Kirk Webb
By: Kirk Webb
Its: President

STATE OF UTAH)
COUNTY OF WASHINGTON) : ss.

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



[Signature]
Notary Public

EXHIBIT A**LEGAL DESCRIPTION**

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

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

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

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

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

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

TOGETHER WITH all improvements and appurtenances thereunto belonging.

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



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

See Fee Schedule Page 2

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

Owner: Circle 9 LLC		Phone: [REDACTED]	
Address: [REDACTED]		Email:	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable)		Phone:	
Address/Location of Property: <small>Apple Valley, Just North of Canaan Springs</small>		Parcel ID: AV-1-3-23-210, AV-1-3-23-241, AV-1-3-23-240	
Existing Zone: OST		Proposed Zone: A-X	
For Planned Development Purposes: Acreage in Parcel _____		Acreage in Application <small>19.34</small> _____	
Reason for the request Switch to AG from OST			

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

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

Applicant Signature <i>Kendra Webb</i>	Date <i>5-29-24</i>
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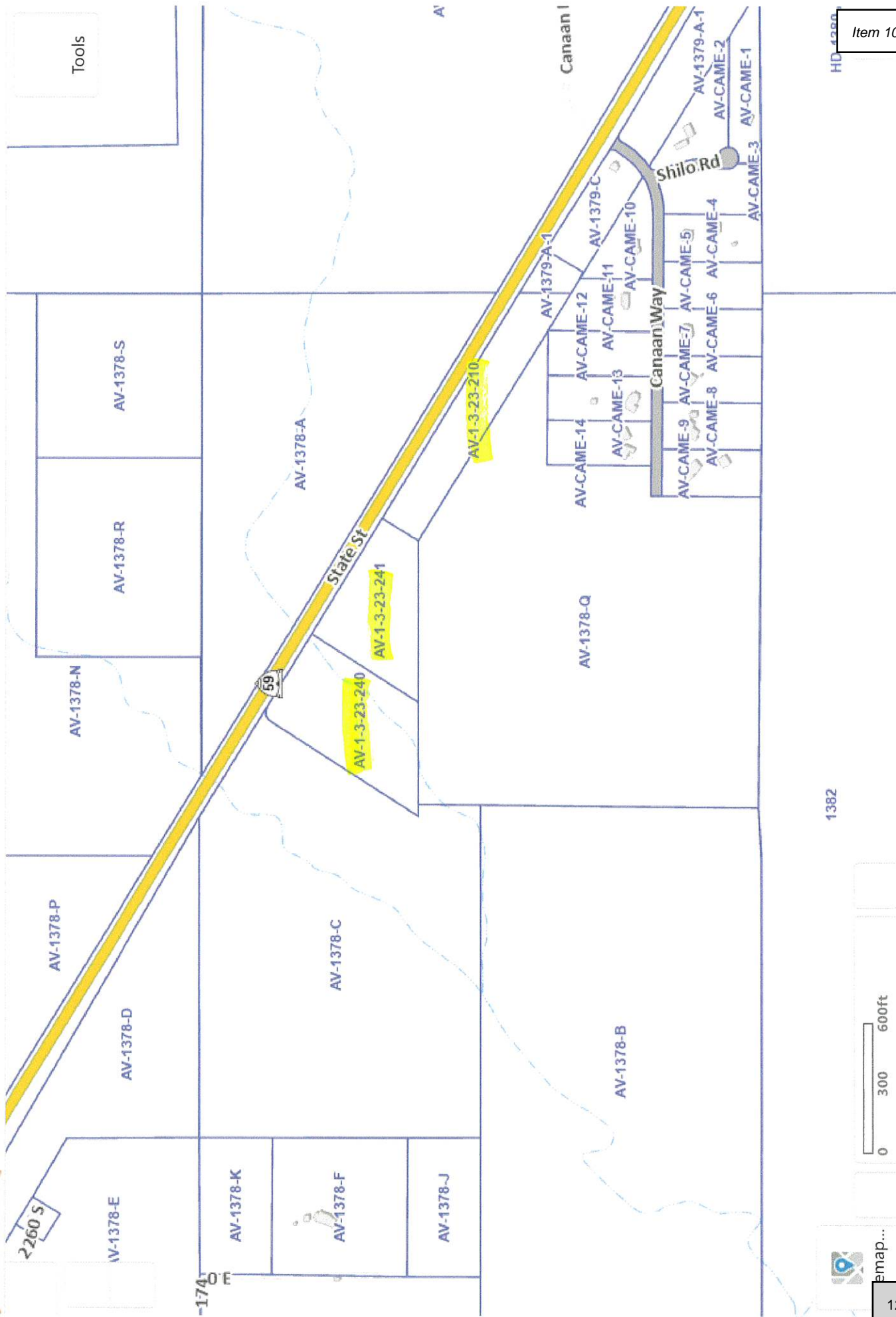
Official Use Only	Amount Paid: \$	Receipt No:
Date Received: RECEIVED JUN 04 2024	Date Application Deemed Complete:	
By: <i>[Signature]</i>	By:	



Search...

Sign in

Tools



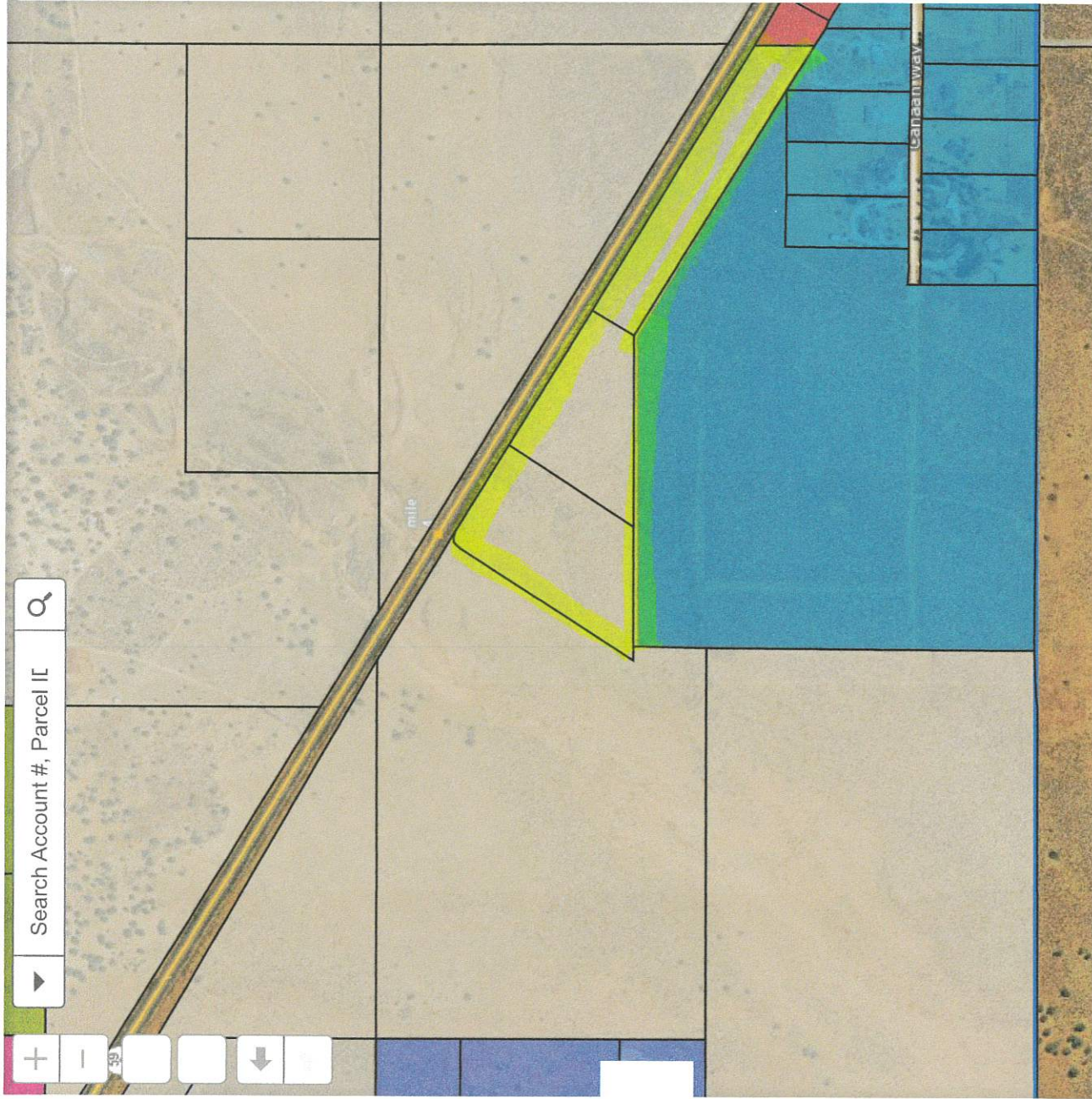
Item 10.

1382

Apple Valley Zoning Districts Viewer



Search Account #, Parcel ID



113.057749 37.031120 Degrees

Legend

Washington County Parcels



Apple Valley Zoning Viewer

Town Boundary



Zoning Districts

- A-5 - Agricultural > 5 Acres
- A-10 - Agricultural > 10 Acres
- A-20 - Agricultural > 20 Acres
- A-40 - Agricultural > 40 Acres
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- Single-Family Residential > 1 Acre
- Single-Family Residential > 2.5 Acres
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- C-2 - Highway Commercial
- C-3 - General Commercial
- CTP - Cabins or Tiny Home Parks Zone
- INST - Institutional
- MH - Manufactured Housing Park
- OSC - Open Space Conservation
- OST - Open Space Transition
- PD - Planned Development
- RE-1 - Rural Estate 1
- RE-2.5 - Rural Estate 2.5
- RE-5 - Rural Estate 5
- RE-10 - Rural Estate 10

DOC # 20220045597

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



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

WARRANTY DEED

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

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

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

See Legal Description, Attached hereto and Incorporated herein as:

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

TOGETHER WITH all improvements and appurtenances there unto belonging.

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

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

CIRCLE 9 LLC

10-1-22

Kendra Webb
(Member / Manager)

Date

STATE OF ARIZONA

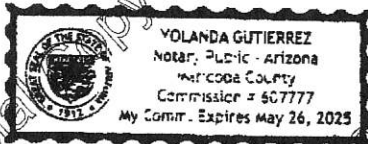
COUNTY OF MARICOPA)
:SS,

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



NOTARY PUBLIC

MY COMMISSION EXPIRES:



“EXHIBIT A”

PARCEL AV-1378-T

PARCEL 1

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

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

“EXHIBIT A”

PARCEL 2 (Rev 8-9-22)

A parcel of land located in the Southeast Quarter of Section 23, Township 43 South, Range 11 West, S1, R2E, Apple Valley, Utah, said Lot 2 being more particularly described as:

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

“EXHIBIT A”

PARCEL 3 (Rev 8-9-22)

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

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



Town of Apple Valley
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www.applevalleyut.gov

See Fee Schedule Page 2

Zone Change Application


Applications Must Be Submitted By The First Wednesday Of The Month

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

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

- A. The name and address of owners in addition to above owner.
- B. An accurate property map showing the existing and proposed zoning classifications
- C. All abutting properties showing present zoning classifications
- D. An accurate legal description of the property to be rezoned
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- G. Warranty deed or preliminary title report and other document (see attached Affidavit) if applicable showing evidence the applicant has control of the property
- H. Signed and notarized Acknowledgement of Water Supply (see attached).

Applicant Signature 	Date 5/22/24
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Official Use Only	Amount Paid: \$	Receipt No:
Date Received: RECEIVED JUN 04 2024	Date Application Deemed Complete:	
By: 	By:	

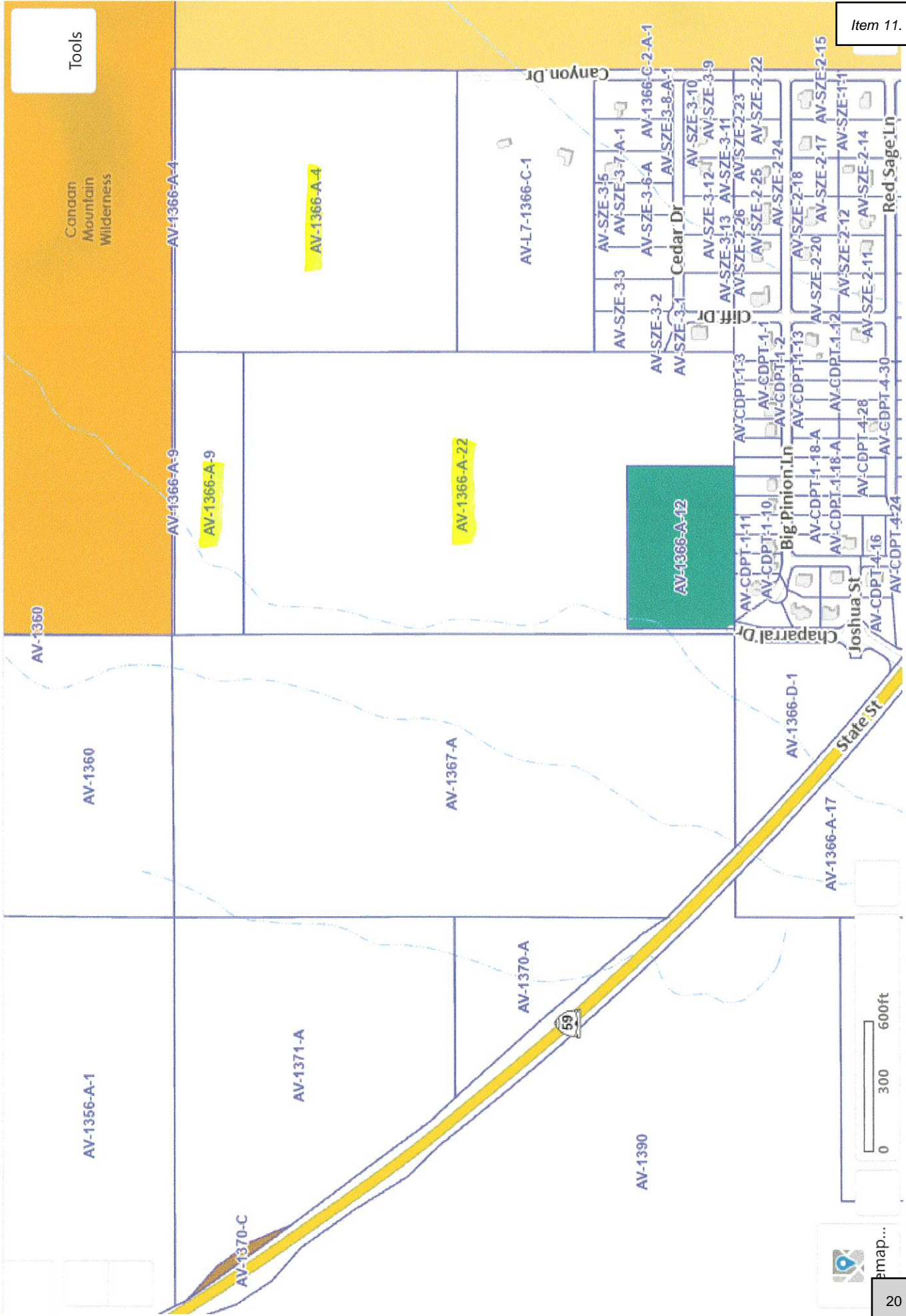


Search...

Sign in

Tools

Canaan Mountain Wilderness

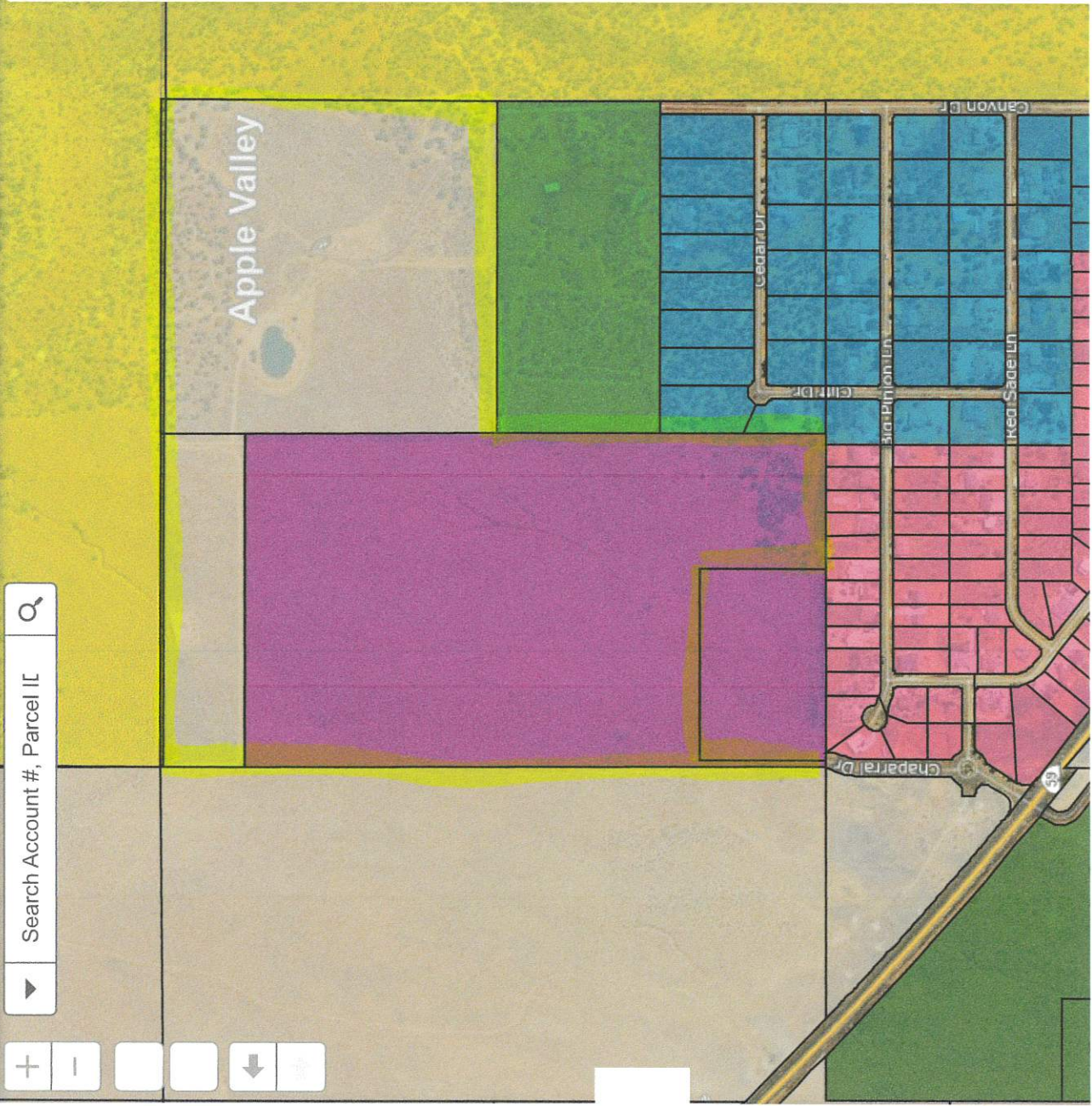


Item 11.

Apple Valley Zoning Districts Viewer



Search Account #, Parcel ID



Legend

Washington County Parcels



Apple Valley Zoning Viewer

Town Boundary



Zoning Districts

- A-5 - Agricultural > 5 Acres
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- Single-Family Residential > 5.0 Acres
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- PD - Planned Development
- RE-1 - Rural Estate 1
- RE-2.5 - Rural Estate 2.5
- RE-5 - Rural Estate 5
- RE-10 - Rural Estate 10

200m
600ft

113.079232 37.048807 Degrees

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

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

SPECIAL WARRANTY DEED

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

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

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

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

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

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

UTAH COMMUNITY CREDIT UNION

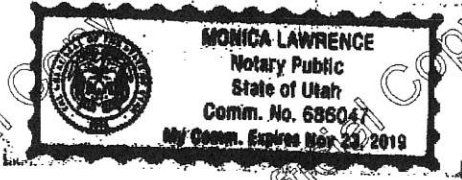
Brian Luke

Brian Luke
AVP Business Services

State of: Utah
County of: Utah

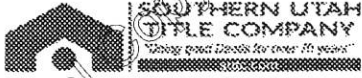
On this 16th day of November, 2017, personally appeared before me, the undersigned Notary Public, personally appeared Brian Luke, AVP Business Services, for Utah Community Federal Credit Union, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s)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

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



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

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



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

Space Above This Line for Recorder's Use

WARRANTY DEED
Corporate Form

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

CONVEYS and WARRANTS to

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

See Attached Exhibit "A"

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

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

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

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

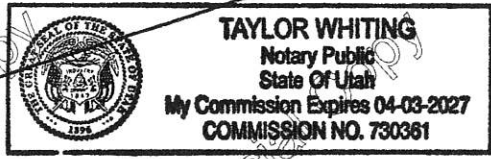
Board of Education of the Washington County School District, a Utah Body Politic

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

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

STATE OF Utah)
) ss.
COUNTY OF Washington)

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



Taylor Whiting
NOTARY PUBLIC
My Commission Expires:

See attached notary acknowledgement.

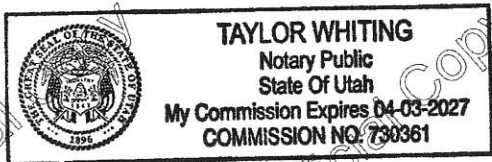
Notary acknowledgment attachment to that certain Warranty Deed, executed by Board of Education of the Washington County School District, a Utah Body Politic grantor(s), to Dale Anderson grantee(s).

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

STATE OF Utah

COUNTY OF Washington

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



Taylor Whiting
NOTARY PUBLIC

My Commission Expires: 4-7-2027

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

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

EXHIBIT "A"

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

Initials 



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

See Fee Schedule Page 2

Item 12.

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

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

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

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

Applicant Signature 	Date 6-4-24
-------------------------	-----------------------

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

When recorded mail deed and tax notice to:

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



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

DOC # 201900000864

Item 12.

County: 0-21 Page: 1 of 1
Date: 12/28/2018 10:42:00 AM
Recorder: 0-21-2018-104200-AM



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

Space Above This Line for Recorder's Use

WARRANTY DEED

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

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

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

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

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




Richard F. Leavitt



Bob J. Scow

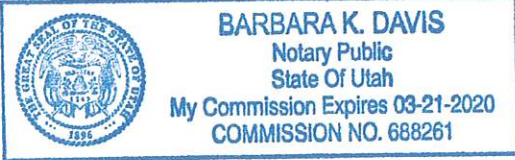
STATE OF Utah)
) :ss.
COUNTY OF Washington)

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



NOTARY PUBLIC

My Commission Expires: 3/21/2020



Legal Description

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

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

Mailing Labels

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

AV-1372-C

1241 S DESERT DR
APPLE VALLEY UT 84737

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

AV-1368-TR

3940 N TRAVERSE MOUNTAIN BLVD STE 200
LEHI UT 84043

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



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

See Fee Schedule Page 2

Item 13.

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

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

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

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

Applicant Signature 	Date 06/03/2024
-------------------------	---------------------------

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



Sign in

Search...



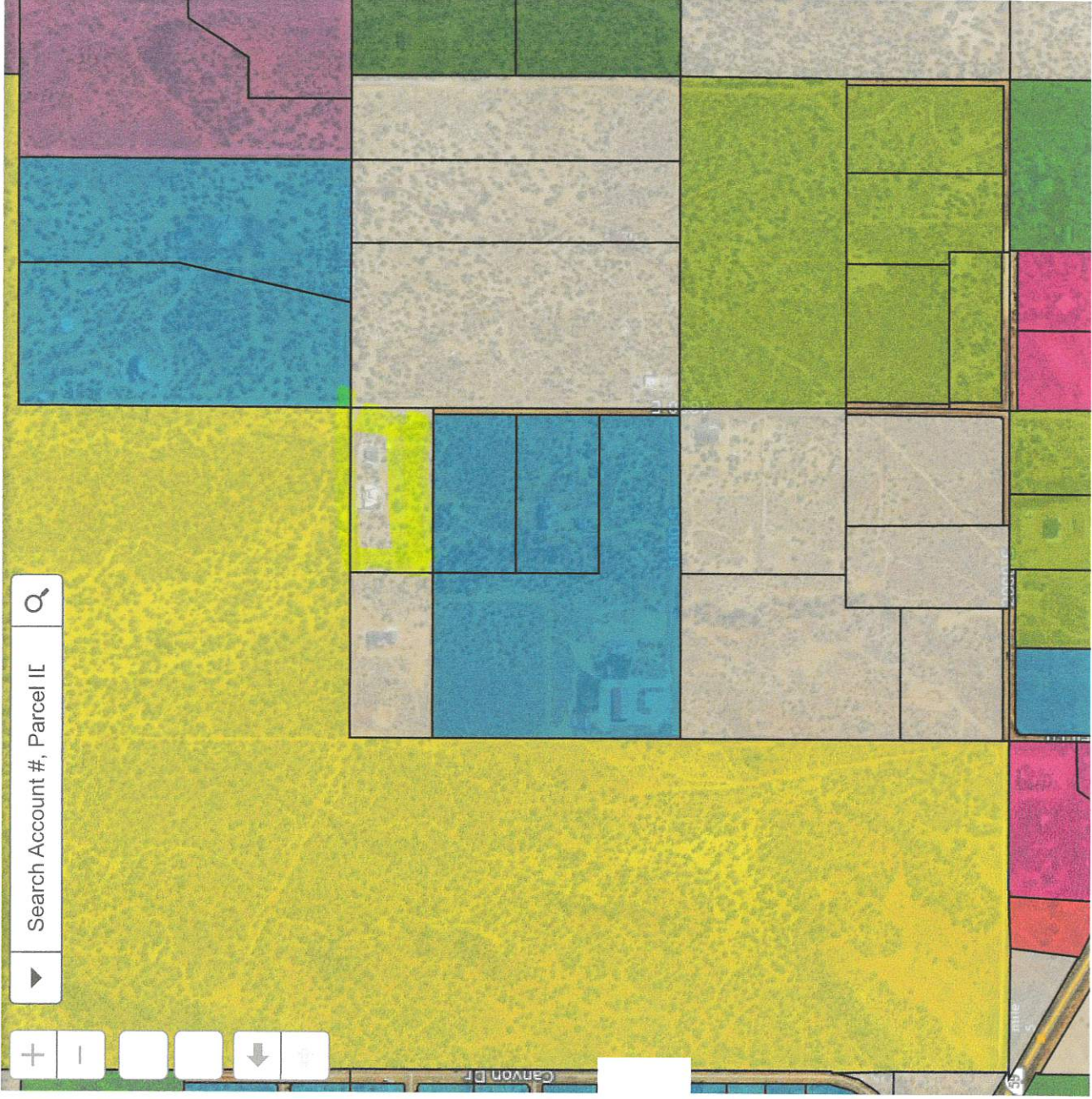
Item 13.

0 150 300ft

Apple Valley Zoning Districts Viewer



Search Account #, Parcel ID



Legend

Washington County Parcels



Apple Valley Zoning Viewer

Town Boundary



Zoning Districts

- A-5 - Agricultural > 5 Acres
- A-10 - Agricultural > 10 Acres
- A-20 - Agricultural > 20 Acres
- A-40 - Agricultural > 40 Acres
- Single-Family Residential > .5 Acres
- Single-Family Residential > 1 Acre
- Single-Family Residential > 2.5 Acres
- Single-Family Residential > 5.0 Acres
- Single-Family Residential > 10.0 Acres
- C-1 - Convenience Commercial
- C-2 - Highway Commercial
- C-3 - General Commercial
- CTP - Cabins or Tiny Home Parks Zone
- INST - Institutional
- MH - Manufactured Housing Park
- OSC - Open Space Conservation
- OST - Open Space Transition
- PD - Planned Development
- RE-1 - Rural Estate 1
- RE-2.5 - Rural Estate 2.5
- RE-5 - Rural Estate 5
- RE-10 - Rural Estate 10

200m
600ft

113.068608 37.044322 Degrees

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

UTAH **RECORD 2ND**

COUNTY OF WASHINGTON

LOAN NO.: 5230339116H



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

PARCEL NO. AV-1365-C-4

FULL RECONVEYANCE

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

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

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

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

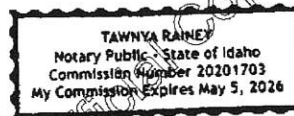
FIRST AMERICAN TITLE INSURANCE COMPANY


DEBORAH REIMER, VICE PRESIDENT

STATE OF IDAHO COUNTY OF BONNEVILLE) ss.

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


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



NM8041719IM - 5230339116H - FRALISH

LEGAL DESCRIPTION

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

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

SUBDIVISION APPROVAL PROCESS

AFFIDAVIT

PROPERTY OWNER

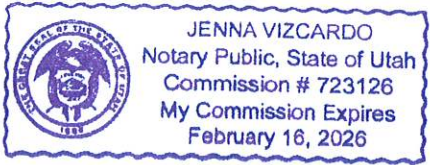
Item 13.

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

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

[Signature]
Property Owner
Diane Fralish
Property Owner

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



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

AGENT AUTHORIZATION

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

Property Owner
Property Owner

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

Notary Public
Residing in:
My Commission Expires:



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

See Fee Schedule Page 2

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

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

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

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

Applicant Signature [Signature] Date 6/12/24

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



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

See Fee Schedule Page 2

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

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

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

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

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

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



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

See Fee Schedule Page 2

Zone Change Application

Applications Must Be Submitted By The First Wednesday Of The Month

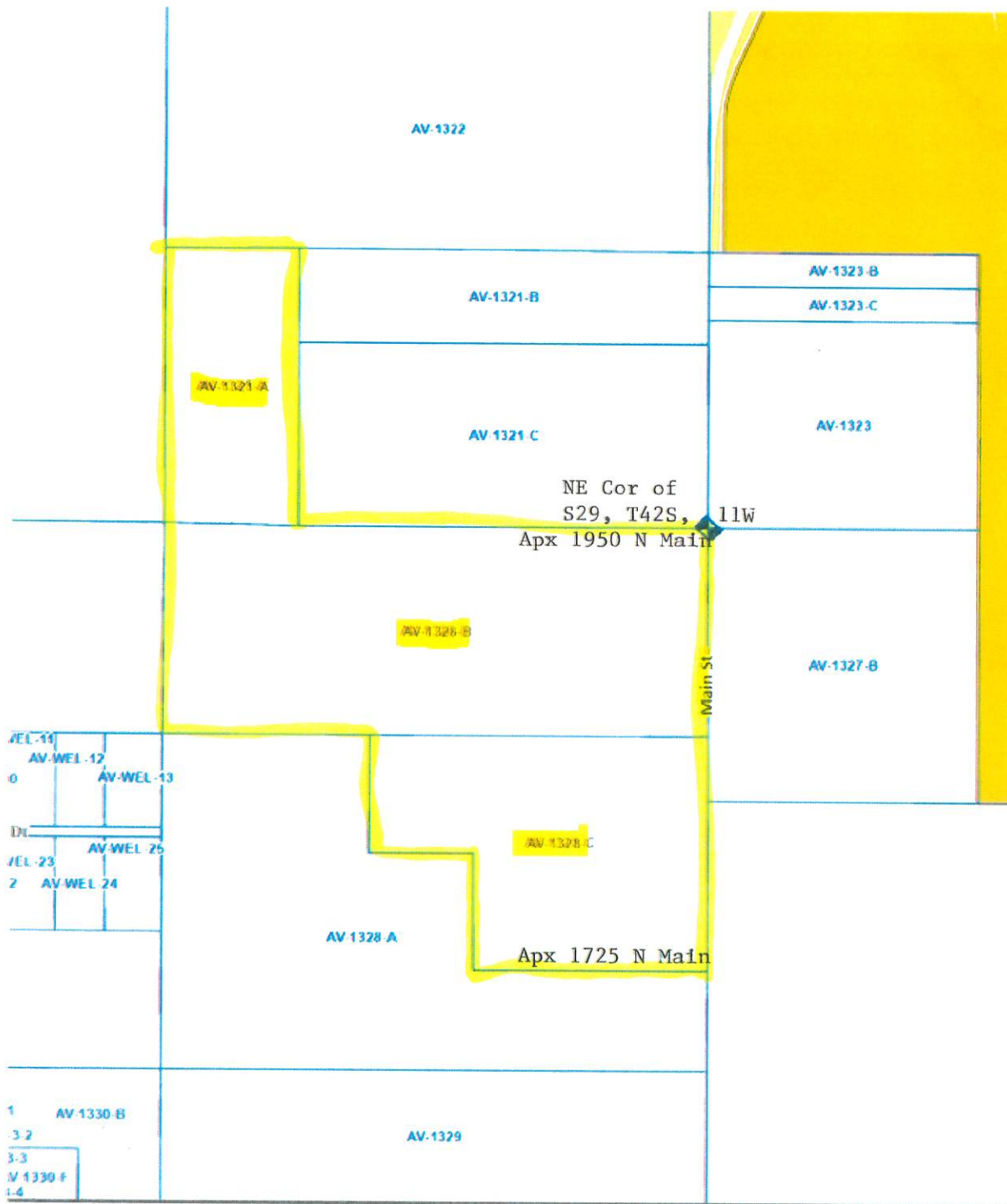
Owner: Beautiful Valley, LLC		Phone: [REDACTED]	
Address: [REDACTED]		Email: [REDACTED]	
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Agent: (If Applicable) Kirk Willey - <i>Manager</i>		Phone: Same	
Address/Location of Property: Main St, Apple Villy		Parcel ID: AV-1328-B	
Existing Zone: Open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

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

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

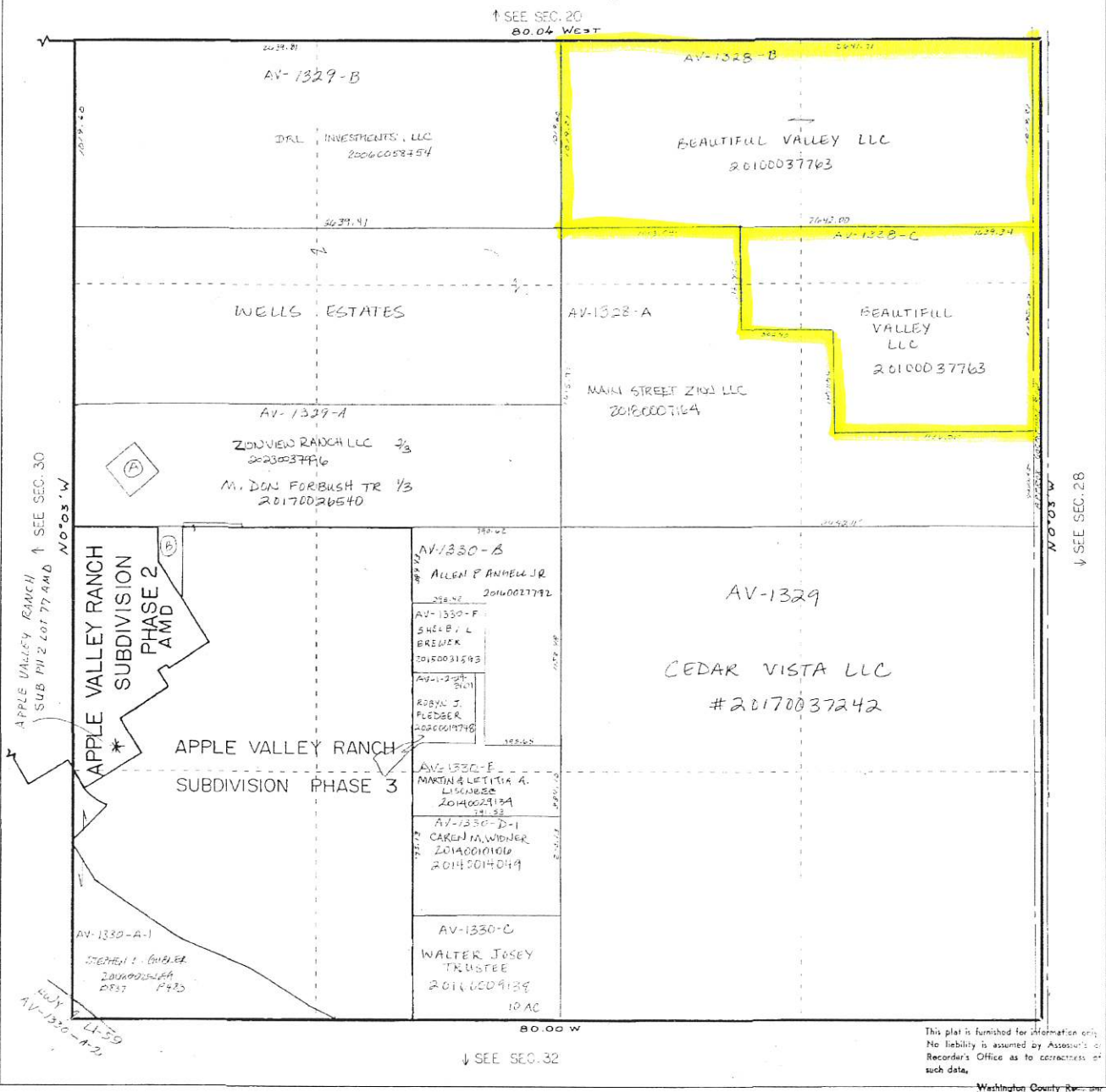
Applicant Signature <i>[Signature]</i>	Date <i>5/12/24</i>
---	------------------------

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



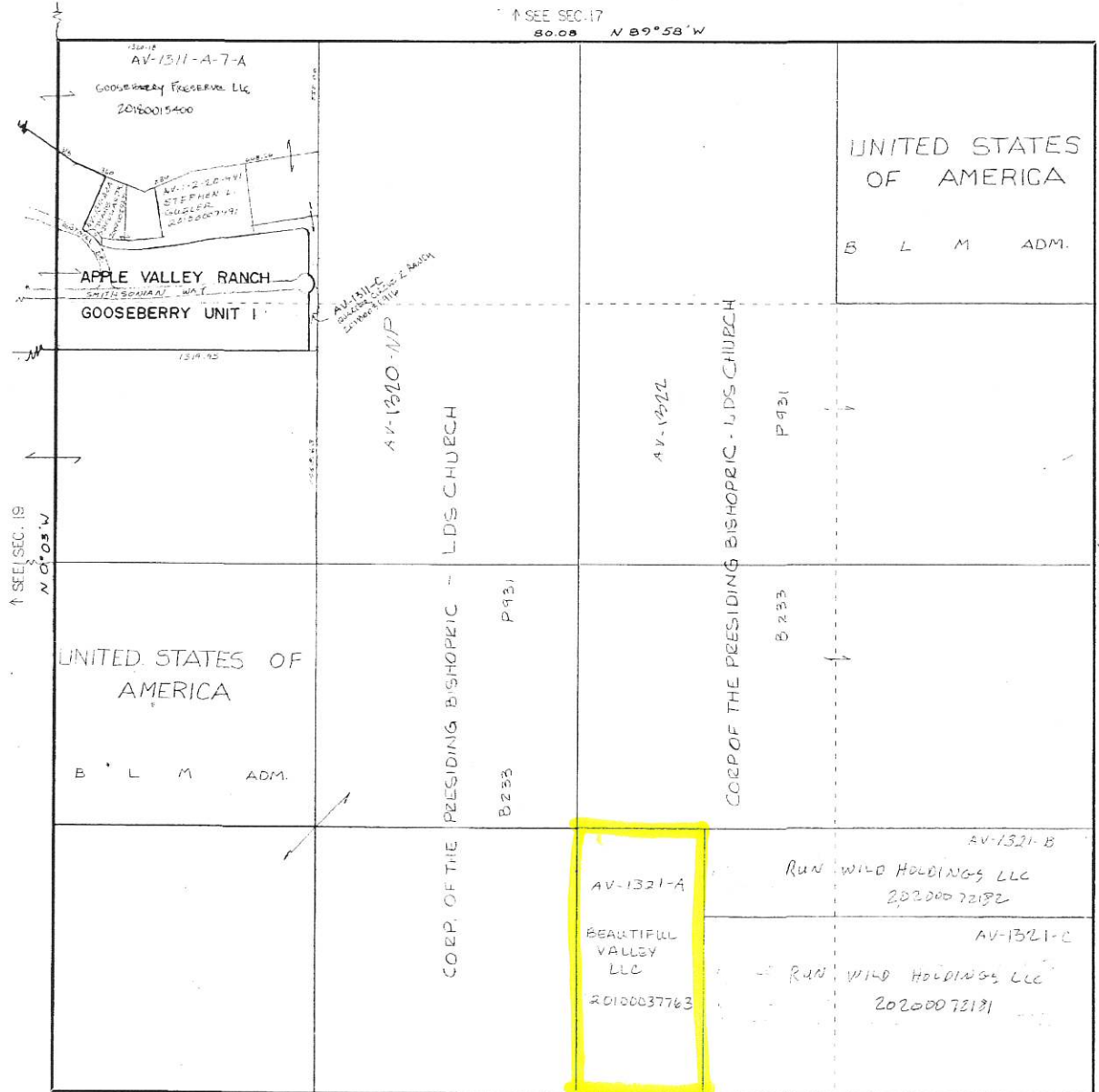
SECTION 29
T42S--R11W
SALT LAKE BASE & MERIDIAN
SCALE: ONE INCH=400 FEET
WASHINGTON COUNTY, UTAH

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



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

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



SEE SEC. 29

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

Washington County Recorder

SUBDIVISION APPROVAL PROCESS

AFFIDAVIT

PROPERTY OWNER

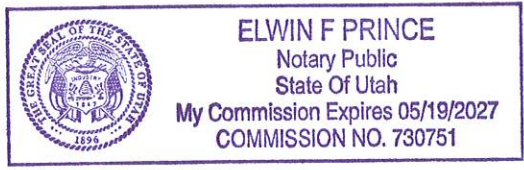
STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

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

Kirk Willey
Property Owner

Property Owner

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



Elwin F. Prince
Notary Public

Residing in: SANTA CLARA, UT

My Commission Expires: 5-19-27

AGENT AUTHORIZATION

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

Property Owner

Property Owner

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

Notary Public

Residing in: _____

My Commission Expires: _____

SUBDIVISION APPROVAL PROCESS

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

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

Kirk Willey
Property Owner

Property Owner

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



Elwin F Prince
Notary Public

Residing in: Santa Clara, UT

My Commission Expires: 5-19-27

AGENT AUTHORIZATION

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

Property Owner

Property Owner

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

Notary Public

Residing in: _____

My Commission Expires: _____

SUBDIVISION APPROVAL PROCESS

AFFIDAVIT

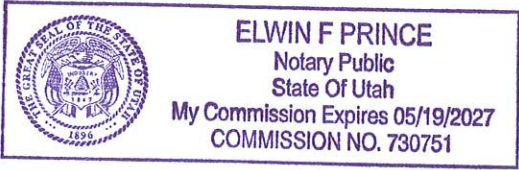
PROPERTY OWNER

STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

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

[Signature of Kirk Willey]
Property Owner
Property Owner

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



[Signature of Notary Public]
Notary Public

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

AGENT AUTHORIZATION

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

Property Owner
Property Owner

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

Notary Public
Residing in: _____
My Commission Expires: _____



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

Parcel ID#

AV-1328- Item 14.

ACKNOWLEDGEMENT OF WATER SUPPLY

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

By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):

Kirk Willey
 Name

Kirk Willey
 Applicant/Owner

5/12/24
 Date

 Name

 Applicant/Owner

 Date

 Name

 Applicant/Owner

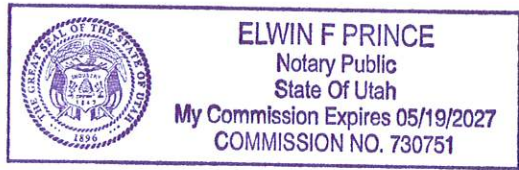
 Date

State of Utah)

County of Washington)^s

On this 12 day of June, in the year 2024, before me, Elwin F. Prince a notary public, personally appeared Kirk Willey, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal *Elwin F. Prince*
 (seal) (notary signature)





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

Parcel ID# AV-1321- Item 14.

ACKNOWLEDGEMENT OF WATER SUPPLY

I/We, Kirk Willey - Manager am/are the applicant(s) of the application known as Beautiful Valleys, LLC located on parcel(s) AV-1321-A within the Town of Apple Valley, Washington County, Utah.

By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):

Kirk Willey

 Name

Kirk Willey

 Applicant/Owner

5/12/24

 Date

 Name

 Applicant/Owner

 Date

 Name

 Applicant/Owner

 Date

State of Utah)

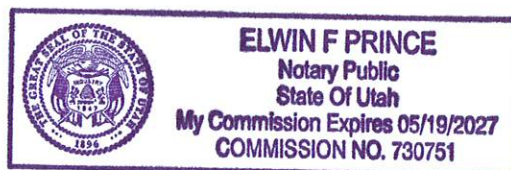
County of Washington)^s

On this 12 day of June, in the year 2024, before me, Elwin F. Prince a notary public, personally appeared Kirk Willey, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal *Elwin F. Prince*

 (notary signature)

(seal)





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

Parcel ID#

AV-1328- Item 14.

ACKNOWLEDGEMENT OF WATER SUPPLY

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

AV-1328-C within the Town of Apple Valley, Washington County, Utah.

By my/our signatures(s) below, I/we do hereby acknowledge and agree to the following:

1. Approval of a development application by the Town does not guarantee that sufficient water will be available to serve the zone, project, subdivision, or development for which this application is being submitted; and
2. Prior to receiving approval for the application, the applicant shall be required by the Town of Apple Valley to provide a Preliminary Water Service letter from the Big Plains Water Special Service District ("District") which verifies the conditions required to provide services to the project, subdivision or development; and
3. The applicant assumes the entire risk of water availability for the project, subdivision or development and/or application.

Signature(s):

Kirk Willey

 Name

Kirk Willey

 Applicant/Owner

5/12/24

 Date

 Name

 Applicant/Owner

 Date

 Name

 Applicant/Owner

 Date

State of Utah)

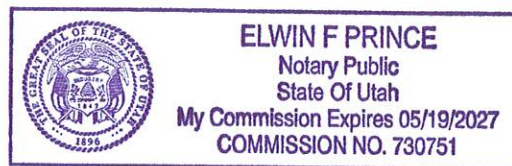
County of Washington)^s

On this _____ day of June, in the year 2024, before me, Elwin F. Prince a notary public, personally appeared Kirk Willey, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal. *Elwin F. Prince*

 (notary signature)

(seal)



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

When recorded mail deed and tax notice to:

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



Order No. 159655

Space Above This Line for Recorder's Use

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

SPECIAL WARRANTY DEED IN LIEU OF FORECLOSURE

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

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

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

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

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

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

Initials: 

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

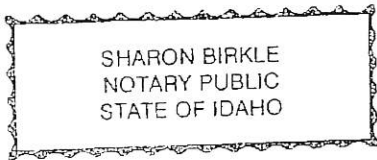
WITNESS the hand(s) of said grantor(s), this 1st day of ~~September~~ ^{OCTOBER}, A. D. 2010.




PAUL E. JOHNSON

State of IDAHO)
County of ADA)
SS

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

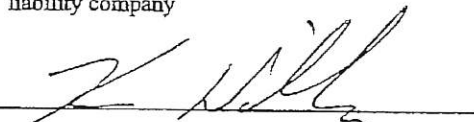




Notary Public
My Commission Expires: 12-22-2014
Notary Public residing at: Boise, ID.

Read and Approved by Grantee:

BEAUTIFUL VALLEY, LLC, a Utah limited liability company



KIRK B. WILLEY, Manager



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

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

EXHIBIT "A"

PARCEL 1:

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

PARCEL 2:

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

PARCEL 3:

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

PARCEL 4:

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

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

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

Initials



Account 0759061

Location

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

Owner

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

Value

Market (2023) \$418,341
 Taxable \$398
 Tax Area: 45 Tax Rate: 0.006758

Type	Actual	Assessed	Acres
Farm			
Land	\$418,341	\$398	36.220
FAA			

Parent Accounts 0154933

Parent Parcels 1328

Child Accounts

Child Parcels

Sibling Accounts

Sibling Parcels

Transfers

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

Tax

Tax Year	Taxes
2023	\$2.69
2022	\$2.88

Images

- [GIS](#)

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

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



Order No. 159655

Space Above This Line for Recorder's Use

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

**SPECIAL WARRANTY DEED
IN LIEU OF FORECLOSURE**

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

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

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

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


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

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

Initials:

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

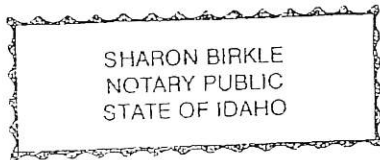
WITNESS the hand(s) of said grantor(s), this 1st day of ~~September~~ OCTOBER, A. D. 2010.




PAUL E. JOHNSON

State of IDAHO)
County of ADA)
ss

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

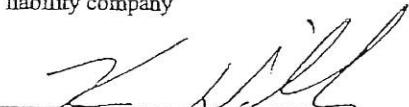




Notary Public
My Commission Expires: 12-22-2014
Notary Public residing at: Boise, ID.

Read and Approved by Grantee:

BEAUTIFUL VALLEY, LLC, a Utah limited liability company



KIRK B. WILLEY, Manager



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

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

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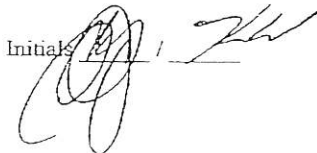
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TOGETHER WITH all improvements and appurtenances thereunto belonging, and SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

Initials

Handwritten initials and signatures, including a large circular mark and a signature.

Account 0154867

Location

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

Owner

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

Value

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

Parent Accounts

Parent Parcels

Child Accounts 0685217
 0756331

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

Sibling Accounts

Sibling Parcels

Transfers

Entry Number	Recording Date	
00262686	06/14/1984 02:52:00 AM	B: 351 P: 748
00714144	03/12/2001 03:49:00 PM	B: 1399 P: 752
00955779	07/06/2005 01:43:00 PM	B: 1763 P: 231
20060035760	08/09/2006 02:25:48 PM	
20060035761	08/09/2006 02:25:48 PM	
20060035762	08/09/2006 02:25:49 PM	
20100037763	11/09/2010 03:48:55 PM	
20110031703	10/18/2011 02:16:28 PM	
20110031704	10/18/2011 02:16:28 PM	
20190000956	01/09/2019 11:15:43 AM	
20220051468	11/30/2022 08:24:08 AM	
20220051469	11/30/2022 08:24:08 AM	

Tax

Tax Year	Taxes
2023	\$1.49
2022	\$1.59

Images

- [GIS](#)

Deed in Lieu of Foreclosure Page 1 of 3
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 SOUTHERN UTAH TITLE

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 Salt Lake City, Utah 84109



Order No. 159655

Space Above This Line for Recorder's Use

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

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

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

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

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

Initials: 

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

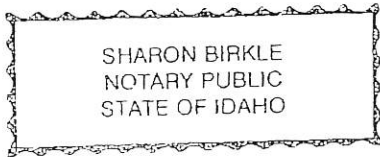
WITNESS the hand(s) of said grantor(s), this 1st day of ~~September~~ OCTOBER, A. D. 2010.




PAUL E. JOHNSON

State of IDAHO)
County of ADA)
SS

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






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

Read and Approved by Grantee:

BEAUTIFUL VALLEY, LLC, a Utah limited liability company



KIRK B. WILLEY, Manager



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

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

EXHIBIT "A"

PARCEL 1:

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

PARCEL 2:

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

PARCEL 3:

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

PARCEL 4:

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

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

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

Initials



Account 0154933

Location

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

Owner

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

Value

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

Parent Accounts

Parent Parcels

Child Accounts 0695422
 0759061

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

Sibling Accounts

Sibling Parcels

Transfers

Entry Number	Recording Date	
00262686	06/14/1984 02:52:00 AM	B: 351 P: 748
00714144	03/12/2001 03:49:00 PM	B: 1399 P: 752
00955779	07/06/2005 01:43:00 PM	B: 1763 P: 231
20060035760	08/09/2006 02:25:48 PM	
20060035761	08/09/2006 02:25:48 PM	
20060035762	08/09/2006 02:25:49 PM	
20100037763	11/09/2010 03:48:55 PM	
20110031703	10/18/2011 02:16:28 PM	
20110031704	10/18/2011 02:16:28 PM	
20190000956	01/09/2019 11:15:43 AM	
20220051468	11/30/2022 08:24:08 AM	
20220051469	11/30/2022 08:24:08 AM	

Tax

Tax Year	Taxes
2023	\$4.60
2022	\$4.92

Images

- [GIS](#)



PLANNING COMMISSION MEETING AND HEARING

1777 N Meadowlark Dr, Apple Valley
Wednesday, June 05, 2024 at 6:00 PM

MINUTES

Chairman | Bradley Farrar

Commissioners | Lee Fralish | Richard Palmer | Garth Hood | Becky Wood

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

PLEDGE OF ALLEGIANCE

ROLL CALL- Roll call was conducted, and it was noted that Commissioner Garth Hood would be arriving late.

PRESENT

- Chairman Bradley Farrar
- Commissioner Lee Fralish
- Commissioner Richard Palmer
- Commissioner Garth Hood
- Commissioner Becky Wood

CONFLICT OF INTEREST DISCLOSURES

None declared.

HEARING ON THE FOLLOWING

1. Amend Title 10.14 Short Term Vacation Rental Rules and Regulations, Ordinance-O-2024-23.
Chairman Farrar opened the public hearing.
No public comments.
Chairman Farrar closed the public hearing.
2. Amend Title 10.07.090 Conditional Use Permit, Ordinance-O-2024-22.
Chairman Farrar opened the public hearing.
No public comments.
Chairman Farrar closed the public hearing.
3. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1378-N, AV-1378-R, AV-1378-S, AV-1378-P. Applicant: Cortney Barlow.
Chairman Farrar opened the public hearing.
No public comments.
Chairman Farrar closed the public hearing.
4. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1365-O. Applicant: Jonathan J George.



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

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

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

6. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1365-N. Applicant: John Carl Izaak McHenry/Todd A Chamberlain.

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

7. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1378-B, AV-1378-C, AV-1378-D. Applicant: Land Development Solutions, LLC.

Chairman Farrar acknowledged the applicant's request to withdraw for agenda items # 7 and #15.

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

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

DISCUSSION AND POSSIBLE ACTION ITEMS

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

Charman Farrar discussed adding conditional use permits for short-term vacation rentals if specific requirements, like the 10% rule or the 300-foot rule, are not met.

Mayor Farrar provided an example of a property in Cedar Point that was only two feet shy of meeting the 300-foot requirement and thus was operating without a license. The amendment would allow such properties to obtain a conditional use permit, subject to the commission's approval. It was emphasized



PLANNING COMMISSION MEETING AND HEARING

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that the 300-foot measurement is from property line to property line, following the street rather than cutting across.

The commissioners agreed that the amendment would provide necessary flexibility without automatically granting approvals.

Motion: Commissioner Hood motioned we recommend approval of O-2024-23, 10.14 Short Term Vacation Rental Rules and Regulations.

Motion made by Commissioner Hood, Seconded by Commissioner Palmer.

Voting Yea: Chairman Farrar, Commissioner Fralish, Commissioner Palmer, Commissioner Hood, Commissioner Wood

The vote was unanimous and the motion carried.

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

Chairman Farrar discussed an amendment to Title 10.07.09 regarding conditional use permits. This amendment was to update the section to allow the planning commission to issue conditional use permits for short-term vacation business licenses, aligning with the decision made in the previous item.

Motion: Commissioner Fralish motioned we approve O-2024-22, 10.07.090 Conditional Use Permit, pass it on to Town Council.

Motion made by Commissioner Fralish, Seconded by Commissioner Hood.

Voting Yea: Chairman Farrar, Commissioner Fralish, Commissioner Palmer, Commissioner Hood, Commissioner Wood

The vote was unanimous and the motion carried.

11. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1378-N, AV-1378-R, AV-1378-S, AV-1378-P. Applicant: Courtney Barlow.

Chairman Farrar discussed a zone change application by Courtney Barlow. The application was for a property near Bubbling Wells, consisting of 181.5 acres currently zoned as open space transition (OST). The request was to change the zoning to agricultural (A-X) to bring the property, which includes a house, into compliance with local ordinances. The property comprises four parcels in total. The commissioners agreed with the application.

Motion: Commissioner Palmer motioned Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1378-N, AV-1378-R, AV-1378-S, AV-1378-P. Applicant: Courtney Barlow.



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Motion made by Commissioner Palmer, Seconded by Commissioner Fralish.

Voting Yea: Chairman Farrar, Commissioner Fralish, Commissioner Palmer, Commissioner Hood, Commissioner Wood

The vote was unanimous and the motion carried.

12. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1365-O. Applicant: Jonathan J George.

Chairman Farrar discussed a zone change application by Jonathan J. George for a property consisting of 10 acres. The request was to change the zoning from open space to agricultural (A-X). There were no questions or concerns from the commission members.

Motion: Commissioner Hood motioned that we approve item number 12, Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1365-O. Applicant: Jonathan J George.

Motion made by Commissioner Hood, Seconded by Commissioner Wood.

Voting Yea: Chairman Farrar, Commissioner Fralish, Commissioner Palmer, Commissioner Hood, Commissioner Wood

The vote was unanimous and the motion carried.

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

Chairman Farrar discussed the application received was to change 991.5 acres to reduce potential housing developments and bring property into compliance. There were no questions or concerns from the commission members.

Motion: Commissioner Wood motioned to approve Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1367-A, AV-1370-A, AV-1371-A, AV-1368, AV-1356-A-1, AV-1360, AV-1357, AV-1356-B, AV-1359, AV-1349, AV-1348-B. Applicant: Hirschi Big Plain Ranch Irrevocable Trust.

Motion made by Commissioner Wood, Seconded by Commissioner Fralish.

Voting Yea: Chairman Farrar, Commissioner Fralish, Commissioner Palmer, Commissioner Hood, Commissioner Wood

The vote was unanimous and the motion carried.



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14. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1365-N. Applicant: John Carl Izaak McHenry/Todd A Chamberlain.

Chairman Farrar discussed the application pertained to a 10-acre property in the Bubbling Wells area. The applicant expressed intentions to eventually build a house on the property. Though the property showed a potential subdivision in the drawings, the applicant had clarified with Chairman Farrar that the subdivision was intended for personal use and not for development or sale.

Chairman Farrar clarified that while the applicant does not plan to subdivide the land now, they would still need to comply with ordinances if they chose to do so in the future. Commissioner Fralish and other commissioners found this clarification satisfactory and had no further comments or objections.

Motion: Chairman Farrar motioned that we recommend approval of Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcel: AV-1365-N. Applicant: John Carl Izaak McHenry/Todd A Chamberlain.

Motion made by Chairman Farrar, Seconded by Commissioner Palmer.

Voting Yea: Chairman Farrar, Commissioner Fralish, Commissioner Palmer, Commissioner Hood, Commissioner Wood

The vote was unanimous and the motion carried.

15. Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1378-B, AV-1378-C, AV-1378-D. Applicant: Land Development Solutions, LLC.

Chairman Farrar acknowledged the applicant's request to withdraw for agenda items # 7 and #15.

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

Chairman Farrar discussed this application involved 250 acres across three parcels. Chairman Farrar stated that he is not the owner of this property for the record. Mayor Farrar clarified for the record that they were not personally benefiting from this change, the land was already in the Greenbelt, ensuring the change was for the town's benefit.

Motion: Commissioner Wood motioned to approve Zone Change Application from Open Space Transition to A-X Agricultural Zone for parcels: AV-1390, AV-1366-A-1, AV-1369-A. Applicant: Farrar Family Trust.

Motion made by Commissioner Wood, Seconded by Commissioner Palmer.

Voting Yea: Chairman Farrar, Commissioner Fralish, Commissioner Palmer, Commissioner Hood, Commissioner Wood

The vote was unanimous and the motion carried.



PLANNING COMMISSION MEETING AND HEARING

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APPROVAL OF MINUTES

17. Minutes: April 10, 2024.

18. Minutes: May 1, 2024.

Motioned to approve of 4/10/24 and 5/1/24.

Motion: Commissioner Fralish motioned we approve the minutes of 4/10/24 and 5/1/24.

Motion made by Commissioner Fralish, Seconded by Commissioner Palmer.

Voting Yea: Chairman Farrar, Commissioner Fralish, Commissioner Palmer, Commissioner Wood

Voting Abstaining: Commissioner Hood

ADJOURNMENT

Motion: Commissioner Fralish motioned to adjourn the meeting.

Motion made by Commissioner Fralish, Seconded by Commissioner Palmer.

Voting Yea: Chairman Farrar, Commissioner Fralish, Commissioner Palmer, Commissioner Hood, Commissioner Wood

The meeting was adjourned at 6:17 p.m.

Date Approved: _____

Approved BY: _____

Chairman | Bradley Farrar

Attest BY: _____

Town Clerk/Recorder | Jenna Vizcardo