

NOTICE AND AGENDA  
Apple Valley Utah  
Planning Commission

Public notice is given that the Planning Commission of the Town of Apple Valley, Utah will hold a **Planning Commission Meeting on Wednesday, February 12<sup>th</sup>, 2020** at the **Apple Valley Town Hall**, 1777 N. Meadowlark Dr., Apple Valley, Utah, commencing at 6:00 PM. or shortly thereafter. In accordance with state statute, one or more members may be connected via speakerphone.

The Agenda for the meeting is as follows:

**Call to Order/ Pledge of Allegiance/ Roll Call**  
**Declaration of Conflicts of Interest**

**DISCUSSION AND ACTION**

1. Discussion and possible action for zone change of AV-1335 from Commercial C-2 to Recreational Vehicle Park Zone. Applicant Aaron Stout
2. Discussion on point system for Rural Estates animal allowances
3. Discussion and possible action for Shipping Containers

**ADDITIONAL TRAINING** - General Plan Overview Video and Discussion

**APPROVAL OF MINUTES**

- A. Approval of Minutes for January 8, 2020

**ADJOURNMENT**

CERTIFICATE OF POSTING: I, Ben Billingsley, as duly appointed Deputy Clerk for the Town of Apple Valley, hereby certify that this notice was posted on the Utah Public Meeting Notice website <http://pmn.utah.gov>, and the Town Website [www.applevalleyut.gov](http://www.applevalleyut.gov) on the **6<sup>th</sup> day of February, 2020**.

**Dated this 6<sup>th</sup> day of February, 2020**  
Ben Billingsley, Deputy Clerk  
Town of Apple Valley

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS and MEETINGS  
In compliance with the American with Disabilities Act, individuals needing special accommodations (Including auxiliary communicative aids and services) during this meeting should call 435-877-1190.



### Town of Apple Valley

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

Fee: \$500.00 + Acreage Fee  
 1 – 100 Acres: \$50.00/Acre  
 101 – 500 Acres: \$25.00/Acre  
 501 + Acres: \$10/Acre

Applications Must Be Submitted A Minimum of 21 Days In Advance of The Planning Commission Meeting			
Name: <i>Aaron Stout</i>		Phone: <i>435-313-0832</i>	
Address: <i>1752 W. Plains Dr.</i>		Email: <i>Aaron.WStout@gmail.com</i>	
City: <i>Apple Valley, UT 84737</i>		State: <i>UT</i>	Zip: <i>84737</i>
Agent: (If Applicable)		Phone:	
Address/Location of Property: <i>Plains Dr. AU-1335</i>		Parcel ID: <i>AU-1335</i>	
Existing Zone: <i>Commercial</i>		Proposed Zone: <i>R.U. Park</i>	
Reason for the request <i>To seek approval of an R.U. Park on the lot.</i>			

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

- A. The name and address of every person or company the applicant represents
- 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. Stamped envelopes with the names and address's 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
- F. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence the applicant has control of the property

**Note:** To avoid delays in processing your Zone Change request, it is important that all applicable information noted above, along with the fee, is submitted with the application. An incomplete application will not be scheduled for the Planning Commission. Planning Commission meetings are held on the second and fourth Wednesday of each month at 6:00 pm. Submission of a completed application does not guarantee your application will be placed on the next PC meeting agenda. It may be placed on the next available PC meeting agenda.

Official Use Only	
Date Received: <i>1/8/20</i>	By: <i>Ben Billingsley</i>
Date Application Deemed Complete:	By:



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

**APPLICATION TO APPEAR BEFORE THE PLANNING COMMISSION**

Date of Planning Commission meeting for this agenda item to appear 1/22/20

Paperwork returned by Aaron Stout (Date) 1/8/20

Name of Applicant: Aaron Stout

Site Location: AV-1335

Mailing Address: Plains Dr. Apple Valley, UT.

Phone: 435-313-0832

Purpose of Request: To seek approval of an RV Park or RV Park and tiny Cabin Mixed Use Park on lot AV-1335.

Aaron Stout  
 Applicant Signature

1. Annexations: \$1500.00 filing fee
2. Conditional Use Permit: \$300.00 filing fee
3. Zone Changes: \$500.00 + Acreage Fee filing fee
4. Subdivisions: \$1500.00 filing fee
5. Lot Line Adjustment: \$200.00 filing fee
6. Lot Split (2 Lots): \$250.00 filing fee
7. General Plan Amendment: \$500.00 + Acreage Fee filing fee

Note: Final approval of this application is subject to all necessary paperwork being submitted. Applications requiring a public hearing may have other requirements which must be completed prior to placement on an agenda. When those applications have been approved for the agenda, they must be submitted no later than 4:00 p.m. the Wednesday three weeks prior to the expected commission meeting. All other applications must be submitted no later than 5:00 p.m. on Thursday, one week prior to the regularly scheduled Commission meeting. All plats, drawings, or other visual material must be submitted in a format viewable by public attending the meeting, as well as an email in PDF format for reproduction to meet notice requirements.

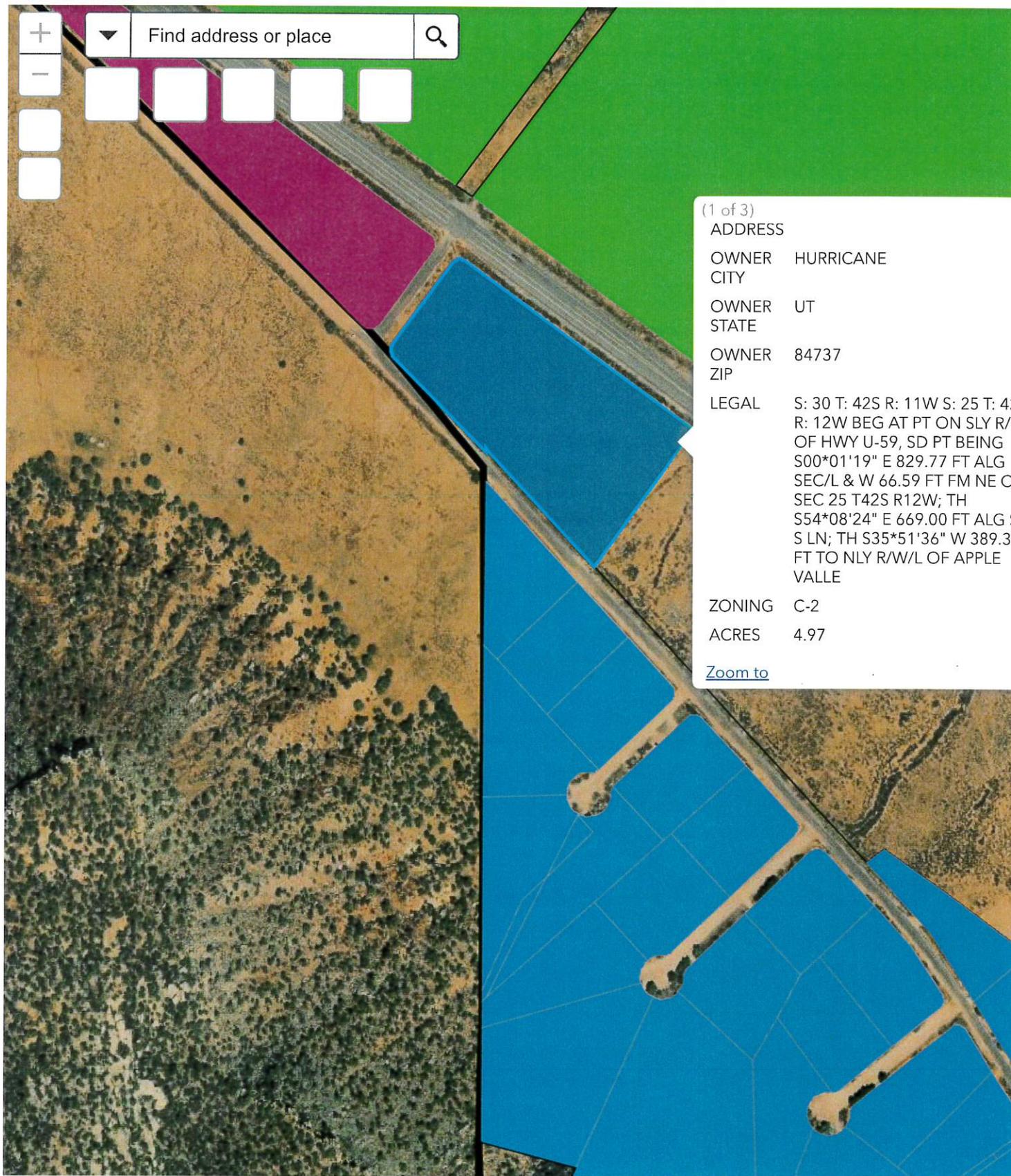
\_\_\_\_\_/\_\_\_\_\_  
 Planning Commission Chairman Date

\_\_\_\_\_/\_\_\_\_\_  
 City Administration Date



# Apple Valley Zoning (Edit)

Apple Valley, Utah



(1 of 3)

ADDRESS

OWNER HURRICANE

CITY

OWNER UT

STATE

OWNER 84737

ZIP

LEGAL S: 30 T: 42S R: 11W S: 25 T: 42  
R: 12W BEG AT PT ON SLY R/W  
OF HWY U-59, SD PT BEING  
S00\*01'19" E 829.77 FT ALG  
SEC/L & W 66.59 FT FM NE CO  
SEC 25 T42S R12W; TH  
S54\*08'24" E 669.00 FT ALG S  
S LN; TH S35\*51'36" W 389.30  
FT TO NLY R/W/L OF APPLE  
VALLE

ZONING C-2

ACRES 4.97

[Zoom to](#)

300ft

-113.141 37.107 Degrees

**Account 0812244**

<u>Location</u>	<u>Owner</u>	<u>Value</u>	
<b>Account Number</b> 0812244	<b>Name</b> MERRITT HAROLD	<b>Market (2019)</b>	\$25,200
<b>Parcel Number</b> AV-1335	635 N COUGAR LN	<b>Taxable</b>	\$25,200
<b>Tax District</b> 45 - Apple Valley Town	HURRICANE, UT 84737	<b>Tax Area: 45 Tax Rate:</b> 0.009803	
<b>Acres</b> 5.03		<b>Type</b>	<b>Actual Assessed Acres</b>
<b>Situs</b> 0, 0		Non	
<b>Legal S:</b> 30 T: 42S R: 11W S: 25 T: 42S R: 12W BEG AT PT ON SLY R/W/L OF HWY U-59, SD PT BEING S00*01'19" E 829.77 FT ALG SEC/L & W 66.59 FT FM NE COR SEC 25 T42S R12W; TH S54*08'24" E 669.00 FT ALG SD S LN; TH S35*51'36" W 389.30 FT TO NLY R/W/L OF APPLE VALLEY DRIVE; TH N43*12'18" W 349.98 FT ALG SD N LN; TH N45*03'40" W 329.50 FT ALG SD N LN; TH N35*51'36" E 270.92 FT TO POB. LESS: ANY POR LYING W/I APPLE VALLEY DRIVE AS FOL: COM NE COR SEC 25 T42S R12W; TH S01*15'30" W ALG SEC/L 1059.69 FT; TH W 210.35 FT TO POB. SD PT BEING ON NELY R/W/L OF APPLE VALLEY DRIVE; TH N43*45'39" W ALG SD R/W/L 101.27 FT TO PT OF CUSP W/NON-TNGT CUR LFT RAD PT LIES N46*14'21" E RAD DIST OF 25.00 FT, TH ELY ALG ARC OF SD CUR 43.24 FT THRU CTL ANG OF 99*05'56"; TH N37*08'25" E 207.86 FT TO BEG OF CUR LFT HAV RAD OF 25.00 FEET & CTL ANG OF 89*59'47", TH NLY ALG ARC OF SD CUR 39.27 FT TO PT ON SWLY R/W/L OF ST HWY 59; TH S52*51'22" E ALG SD R/W/L 100.00 FT TO PT OF CUSP W/NON-TNGT CUR LFT, RAD PT LIES S37*08'38" W RAD DIST OF 25.00 FT, TH WLY ALG ARC OF SD CUR 39.27 FT THRU CTL ANG OF 90*00'13"; TH S37*08'25" W 223.87 FT TO BEG OF CUR LFT HAV RAD OF 25.00 FT & CTL ANG OF 80*54'04", TH SLY ALG ARC OF SD CUR 35.30 FT TO POB.		Primary	\$25,200 \$25,200 5.030
		Land	

**Parent Accounts** 0474893**Parent Parcels** AV-1334-K**Child Accounts****Child Parcels****Sibling Accounts****Sibling Parcels****Transfers**

<u>Entry Number</u>	<u>Recording Date</u>
<a href="#">20060035854</a>	<a href="#">08/09/2006 04:23:22 PM</a>
<a href="#">20090039374</a>	<a href="#">10/14/2009 08:52:27 AM</a>
<a href="#">20100002924</a>	<a href="#">01/28/2010 01:15:50 PM</a>
<a href="#">20100002925</a>	<a href="#">01/28/2010 01:15:50 PM</a>
<a href="#">20100002926</a>	<a href="#">01/28/2010 01:15:50 PM</a>
<a href="#">20110031703</a>	<a href="#">10/18/2011 02:16:28 PM</a>
<a href="#">20110031704</a>	<a href="#">10/18/2011 02:16:28 PM</a>
<a href="#">20160003450</a>	<a href="#">02/02/2016 11:12:42 AM</a>
<a href="#">20190000956</a>	<a href="#">01/09/2019 11:15:43 AM</a>

**AFFIDAVIT  
PROPERTY OWNER**

STATE OF UTAH                    )  
  )§  
COUNTY OF WASHINGTON)

I (We) \_\_\_\_\_, being duly sworn, deposed 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.

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

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

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

Residing in: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

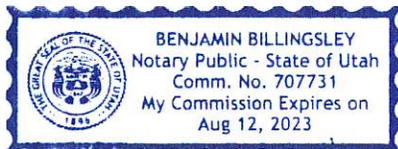
**AGENT AUTHORIZATION**

I (We), Harold Merritt + Terry Robbins the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Aaron Stout 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.

Harold Merritt  
Property Owner

Terry Robbins  
Property Owner

Subscribed and sworn to me this 9<sup>th</sup> day of January, 2020



Ben Billingsley  
Notary Public

Residing in: Washington County

My Commission Expires: Aug 12, 2023



**PROGRESSIVE CONTRACTING INC, ET AL**  
AV-1313-D-2  
PO BOX 1930  
ST GEORGE, UT 84771-1930

**BUNDY LORAN GARTH**  
AV-AVR-1-4  
1707 N APPLE VALLEY DR  
APPLE VALLEY, UT 84737

**ROSEQUIST CRAIG DAN**  
AV-AVR-1-1  
1767 N APPLE VALLEY DR  
APPLE VALLEY, UT 84737-4851

**GOOSEBERRY LODGES LLC**  
AV-1337  
150 N 1100 E # 62  
WASHINGTON, UT 84780

**LITTLE CREEK DEV CO LLC**  
AV-1334-K  
3113 CONNERS DR  
LAS VEGAS, NV 89107

**2000 MAIN LLC**  
AV-1313-D-1  
4785 DEMILLE TURF RD # 60  
HURRICANE, UT 84737-3830

**HANSEN VERNAE S TR**  
AV-AVR-1-2  
1767 N APPLE VALLEY DR  
HURRICANE, UT 84737

**KINSER JIMMIE EARL & PAMELA SUE**  
AV-AVR-1-3  
1737 N APPLE VALLEY DR  
APPLE VALLEY, UT 84737

**BALLARD RALPH T & RUTH M TRS**  
2185  
94 W 650 N  
HURRICANE, UT 84737-1755

**QUINN BRADLEY L, ET AL**  
AV-AVR-1-25-A  
PO BOX 630304  
ROCKVILLE, UT 84763-0304

**VONSLEICHTER WILLIAM & CONNIE**  
AV-AVR-1-27  
1578 W JONATHON CIR  
APPLE VALLEY, UT 84737-4871

**MERRITT HAROLD, ET AL**  
AV-1335  
635 N COUGAR LN  
HURRICANE, UT 84737

**2000 MAIN LLC**  
AV-1313-D-1  
4785 DEMILLE TURF RD # 60  
HURRICANE, UT 84737-3830

**Staff Comments:**

This list was generated from the county GIS website to ensure all property owners within a 500' radius were mailed notice of the public hearing.

### **10.10.050 RE Rural Estates Zone**

- A. Purpose: The purpose of this zone is to provide permanent area for small farms, hobby farms and limited agricultural development for personal use.
- B. Permitted uses: Uses permitted in this zone are as follows:
1. Single-family dwellings not less than 1250 sq.ft. on the main floor;
  2. Accessory buildings and uses, following issuance of a building permit for a permanent dwelling;
  3. Home occupations;
  4. Traditional household pets (dogs, cats), provided they are not kept, bred, or maintained for any commercial purposes. Pets are expected to be fenced/ leashed, sheltered from the weather, and trained to not be a noise nuisance;
  5. Raising of crops, gardens, and horticulture;
  6. Residential facility for persons with a disability (see AVLU 10.28 for supplementary information);
  7. Residential facility for the elderly (see AVLU 10.28 for supplementary information);
  8. Churches;
  9. Park or playgrounds;
  10. The keeping of animals and fowl for family food production, but not for commercial use.
  11. Animal Allowances/Restrictions:
    - a. The number of domesticated animals which may be maintained on the property shall be determined on the basis of a point system. No parcel of property shall exceed one hundred (100) points per acre.
    - b. Type of animal or fowl (number of points per animal), further restrictions:
      - (1) Cow, horse, donkey, mule, or similar large animal (50 points each), but not to exceed the maximum of ten (10) large animals on any lot;
      - (2) Miniature horses, sheep, goats, or similar medium-size animals, less than 36 inches in height, (25 points each), but not to exceed the maximum of twenty (20) medium animals on any lot;
      - (3) Turkeys, geese, pheasants, and similar medium-size fowl (15 points each), but not to exceed the maximum of twenty (20) medium fowl on any lot;
      - (4) Chickens, ducks, pigeons, doves, rabbits, or similar small fowl/animal (5 points each), but not to exceed thirty (30) small fowl/animals per five (5) acres.
    - c. No rooster is permitted on any lot which is less than five (5) acres, and then, only one (1) rooster is allowed per thirty (30) chickens.
    - d. No exotic animals shall be kept on any lot within the Rural Estates Zone.
    - e. The keeping of any pigs is not allowed in the Rural Estates Zone.
    - f. The unweaned, offspring of a residing animal or fowl, under six (6) months of age, shall be excluded from consideration for the purpose of determining compliance with this section.
    - g. Animals should be contained on resident's property. Animal enclosures should be cleaned regularly, be in good repair, give the animals ample room, and offer the animals shelter and shade.
    - h. Animals must not be allowed to become a noise or smell nuisance.
  12. Any use not specifically allowed under permitted uses shall be prohibited.

C. Height Regulations: No building shall be erected to a height greater than thirty-five (35) feet. No accessory building shall be erected to a height greater than twenty-five (25) feet.

D. Minimum Area, Width, and Yard Regulations

District	Area	Width in Feet	Yard Setbacks in Feet for Primary Residence		
			Front	Side	Rear
RE-1.0	1.0 acre	100	25	10	10
RE-2.5	2.5 acres	150	25	25	25
RE-5.0	5.0 acres	200	25	25	25
RE-10.0	10.0 acres	300	25	25	25
Re-20.0	20.0 acres	400	25	25	25
RE-X	**Any Size	400	25	25	25

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

E. Modifying Regulations:

- a. Side Yards: The side yard setback on a "street side" yard shall be the same as a front yard setback. Accessory buildings located at least ten (10) feet away from the main building must have a side or rear property setback of at least ten (10) feet on interior lot lines.
- b. Distance Between Buildings: No two (2) buildings on the same property shall be located closer together than ten (10) feet. No building, structure, or pen/corral/coop/kennel housing animals or fowl shall be constructed closer than fifty (50) feet to a dwelling unit on an adjacent lot, or thirty (30) feet from property line, whichever is further. Animal enclosures shall be behind the main dwelling and shall be no closer than thirty (30) feet to main dwelling.
- c. Prohibited Materials and Storage: No trash, rubbish, weeds, or other combustible material shall be allowed to remain on any lot outside of approved containers in any residential zone. No junk, debris, or junk cars shall be stored or allowed to remain on any lot in any residential zone.
- d. All lighting shall comply with AVLU 10.26 Outdoor Lighting Ordinance.
- e. No industrial-looking building such as pre-engineered steel or pole barns are allowed, unless specifically approved by the planning commission.
- f. For additional restrictions and clarifications in this zone, see AVLU 10.28 Supplementary and Qualifying Regulations for Land Use and Building.
- g. All street, drainage, utility and other public improvements shall be installed as required by the applicable town ordinances, standards and regulations. However, upon recommendation by the Planning Commission and approval of the Town Council based upon good cause shown, the requirements for the installation of dry sewer, curb, gutter and asphalt may be waived or delayed, as the Town Council, in its discretion, may determine.

HISTORY

Adopted by Ord. [2019-09](#) on 6/12/2019

**OPENING**

Mayor Lisonbee brought the meeting to order at 6:01 p.m. and led the Pledge of Allegiance.

**ROLL CALL/PRESENT**

Commissioner Prentice  
Commissioner Jorgensen  
Commissioner Fralish  
Commissioner Zaharias  
Commissioner Angell

Deputy Clerk Ben Billingsley

**TRAINING SESSION FOR PLANNING COMMISSIONERS**

Open and Public Meetings Training conducted utilizing the Utah State Auditor’s Open and Public Meeting Act’s training resources. A discussion followed

General Land Use Authority training videos provided by Utah’s Land Use Academy viewed, followed by discussion of the role of the Planning Commission.

Meeting adjourned at 7:44 PM.

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

\_\_\_\_\_  
Chairperson

ATTEST BY: \_\_\_\_\_  
Ben Billingsley, Deputy Recorder