

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, March 11<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 on zone change application for AV-1379-A-1 from Rural Estates RE-2.5 to Commercial C-2. Applicant My Living LLC, Qaiser and Mary Yusuf

**WORK MEETING DISCUSSION**

2. Survey Results for Rural Estates Point System and discussion
3. General Plan Map
4. RV Park Zone 10.10.100
5. Shipping Containers (Public Hearing held 9/25/2019)

**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 **9<sup>th</sup> day of March, 2020**.

**Dated this 9<sup>th</sup> day of March, 2020**

Ben Billingsley  
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

## Zone Change Application

<b>Applications Must Be Submitted A Minimum of 21 Days In Advance of The Planning Commission Meeting</b>			
Name: <u>MY Living LLC / Kaiser &amp; Mary J Yusuf</u>		Phone: <u>832-315-1363 / 713-855-5631</u>	
Address: <u>5348 Vegas Dr #1350</u>		Email: <u>maryjyusufpt@aol.com</u>	
City: <u>Las Vegas</u>		State: <u>NV</u>	Zip: <u>89108</u>
Agent: (If Applicable)		Phone:	
Address/Location of Property: <u>AV-1379-A-1 Canaan Way, Apple Valley, UT 84737</u>		Parcel ID:	
Existing Zone: <u>Greenbelt</u>		Proposed Zone: <u>Commercial C-2</u>	
Reason for the request: <u>We're in the process of buying this land along Hwy 59. We plan on building a small hotel and nightly rental cottages. We would therefore want it rezoned for commercial use.</u>			

**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.

<b>Official Use Only</b>	
Date Received: <u>1/29/20</u>	By: <u>Ben Boly</u>
Date Application Deemed Complete: <u>1/30/20</u>	By: <u>Ben Boly</u>

Proposed Future Commercial Development for AV-1379-A-1 Canaan Way  
 Request for Re zoning from current Greenbelt to C2 Commercial Zoning

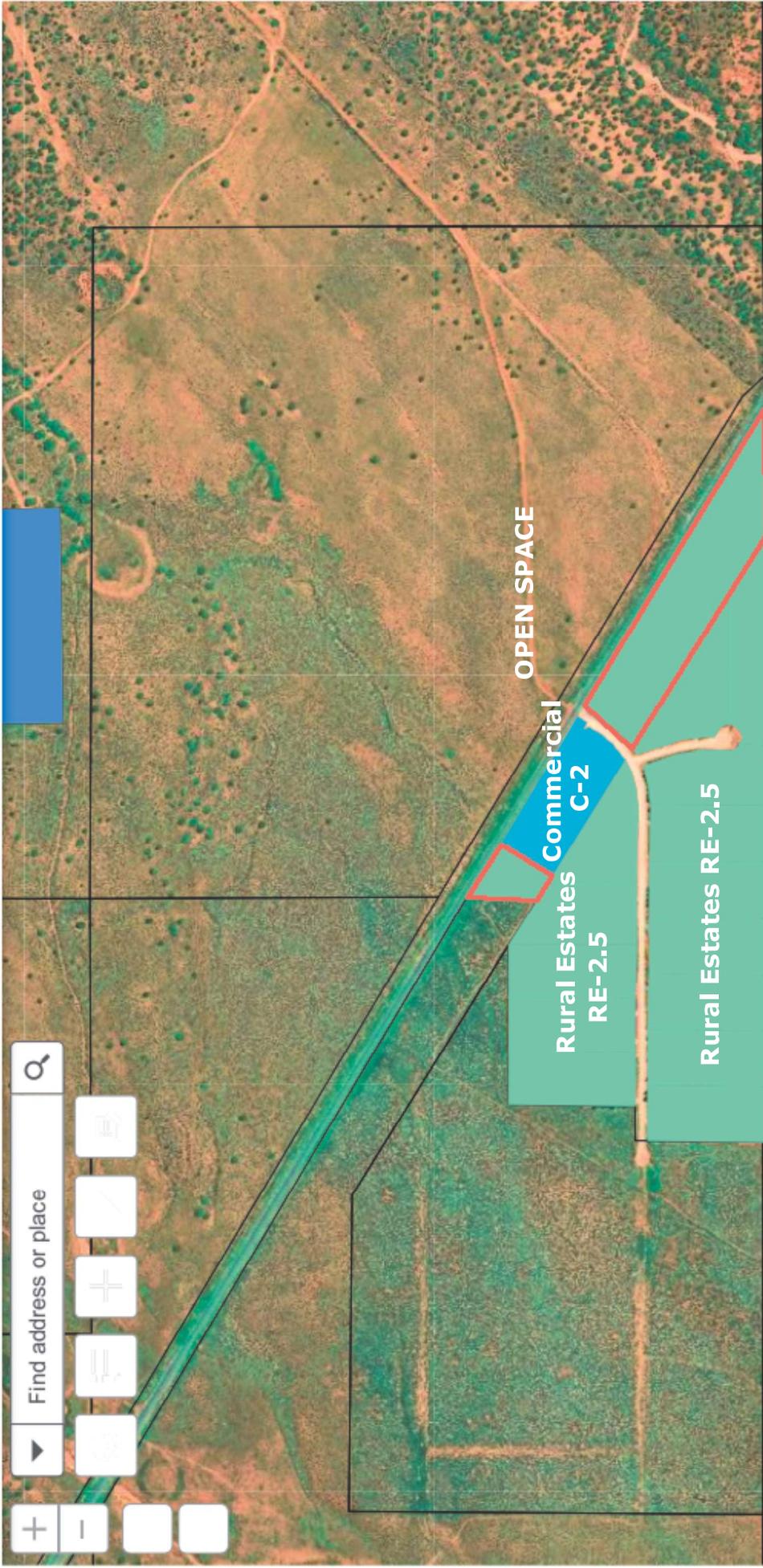
Hotel and Cottages



- Hotel
- Chapel
- Swimming pool
- Cottages (Artificial grass)
- Tennis Court
- Basketball Court
- Paved road / walkway

NOTE: The remaining less than one (1) acre land will be held for future commercial development.

Map navigation controls including zoom in (+), zoom out (-), home, and search (Find address or place) buttons.



Apple Valley Municipal Boundary  
Unincorporated County

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), Kendra Webb/Kental LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) Kendra Webb 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.

Kendra Webb  
\_\_\_\_\_  
Property Owner

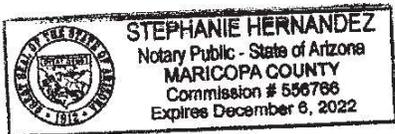
\_\_\_\_\_  
Property Owner

Subscribed and sworn to me this 30<sup>th</sup> day of January, 2020.

Stephanie Hernandez  
\_\_\_\_\_  
Notary Public

Residing in: Phoenix, AZ Maricopa County

My Commission Expires: 12.6.2022





# Yusuf 500' Mailing List



## Legend

Municipalities

Parcels

### Ownership

- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wild
- National Park Service
- Shivwits Reservation
- Utah Division of Wildlife Resources
- Utah Division of Transportation
- State Park
- State of Utah
- Washington County
- Municipally Owned
- School District
- Privately Owned
- Water
- Water Conservancy District
- State Assessed Oil and Gas
- Mining Claim

## Notes



1,504.7 752.33 1,504.7 Feet



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

**MACPHERSON IDA M**  
AV-CAME-13  
2357 E CANAAN WAY  
APPLE VALLEY, UT 84737-4823

**COX BRYAN**  
AV-CAME-5  
2446 E CANAAN WAY  
APPLE VALLEY, UT 84737-4840

**KENSTAL LLC**  
AV-1379-A-1  
2221 E WELDON AVE  
PHOENIX, AZ 85016

**COX A BRYAN**  
AV-CAME-4  
2446 E CANAAN WAY  
APPLE VALLEY, UT 84737-4840

**OUR KING OF KINGS LLC**  
1380-B  
PO BOX 1821  
COLORADO CITY, AZ 86021

**COX KATHRYN, ET AL**  
AV-CAME-3  
PO BOX 840579  
HILDALE, UT 84784-0579

**STEED CHARLES**  
AV-CAME-2  
2763 S SHILO RD  
HURRICANE, UT 84737

**KBGD INC**  
AV-1379-D  
71 N 150 W  
HURRICANE, UT 84737

**KENSTAL LLC**  
AV-1378-Q  
2221 E WELDON AVE  
PHOENIX, AZ 85016

**ESPLIN CATTLE CO**  
1380-A  
867 LIZZIE LN  
SAINT GEORGE, UT 84790

**YOUNGER KENNETH WILLIAM & ADELE EMILY**  
AV-CAME-11  
17764 VIA SEGUNDO  
SAN LORENZO, CA 94580

**MCM LAND & DEV LLC, ET AL**  
AV-1379-C  
PO BOX 1827  
SAINT GEORGE, UT 84771-1827

**2386 EAST CANAAN WAY LLC**  
AV-CAME-6  
3225 MCLEOD DR STE 777  
LAS VEGAS, NV 89121

**JESSOP RAYMOND L**  
AV-CAME-1  
2783 S SHILO RD  
HURRICANE, UT 84737

**KENSTAL LLC**  
AV-1378-A  
2221 E WELDON AVE  
PHOENIX, AZ 85016

**PRUITT DENNIS L & MARY CATHERINE TRS**  
AV-CAME-12  
461 LAMOILLE CANYON RD # 3  
SPRING CREEK, NV 89815

**RICHTER HYRUM**  
AV-CAME-10  
PO BOX 134  
COLORADO CITY, AZ 86021-0134

**UTAH DEPT OF TRANSPORTATION**  
1380-C  
PO BOX 141210  
SALT LAKE CITY, UT 84114-1210

**KENSTAL LLC**  
AV-1378-C  
2221 E WELDON AVE  
PHOENIX, AZ 85016

# Account 0155641

## Location

**Account Number** 0155641  
**Parcel Number** AV-1379-A-1  
**Tax District** 45 - Apple Valley Town  
**Acres** 7.88  
**Situs** 0, 0

**Legal S:** 24 T: 43S R: 11W S: 24 T: 43S R: 11W SW1/4 SEC 24 T43S R11W. LESS: LAND IN CANAAN MOUNTAIN ESTATES. LESS: BEG N 0\*00'06 E ALG SEC/L 908.07 FT & S 58\*32'58 E 102.69 FT FM SW COR SEC 24 T43S R11W THS 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 D CUR 39.27 FT THRU CTRL ANG 90\* & PT ON SLY R/W LN HWY U-59; TH N 58\*32'58 WALG SD R/W LN 554.62 FT; TH LEAV SD R/WLN S 31\*27'02 W 200 FT TO POB. LESS AND EXCEPTING THAT PORTION OF THE LAND THAT LIES NORTH OF HIGHWAY 59.

### Parent Accounts

#### Parent Parcels

#### Child Accounts 0523202

0523210  
 0523228  
 0523236  
 0523244  
 0523293  
 0523301  
 0568777  
 0973060

#### Child Parcels CAME-1

CAME-2  
 CAME-3  
 CAME-4  
 CAME-5  
 CAME-10  
 CAME-11  
 1379-C  
 AV-1379-D

### Sibling Accounts

#### Sibling Parcels

## Transfers

### Entry Number

[00477327](#)  
[00516877](#)  
[00647207](#)  
[20090039374](#)  
[20110031703](#)  
[20110031704](#)  
[20160044334](#)  
[20190000956](#)

### Recording Date

[08/30/1994 03:48:00 PM](#)  
[12/04/1995 01:45:00 PM](#)  
[05/13/1999 12:32:00 PM](#)  
[10/14/2009 08:52:27 AM](#)  
[10/18/2011 02:16:28 PM](#)  
[10/18/2011 02:16:28 PM](#)  
[11/21/2016 02:07:54 PM](#)  
[01/09/2019 11:15:43 AM](#)

[B: 846 P: 605](#)

[B: 955 P: 282](#)

[B: 1333 P: 1960](#)

## "Tax"

Tax Year	Taxes
2019	\$1.39
2018	\$1.68

## Images

- [GIS](#)

## Owner

**Name** KENSTAL LLC  
 2221 E WELDON AVE  
 PHOENIX, AZ 85016

## Value

**Market** (2019) \$39,400  
**Taxable** \$142  
**Tax Area:** 45 **Tax Rate:** 0.009803  
**Type Actual Assessed Acres**  
 Farm  
 Land \$39,400 \$142 7.880  
 FAA

### **10.10.100 Recreational Vehicle Park Zone**

A. Purpose: The purpose of this zone is to provide for the development of a Recreational Vehicle Park (RVP) in a quality environment. Recreational Vehicle Parks are not intended for the isolated lot. But shall be for use in areas where larger tracts of land are available for development, and can be developed to a high standard of quality with landscaping, recreation facilities, etc.

The Recreational Vehicle Parks are designed and intended from the beginning to serve the transient or traveling public that travels with their own recreational vehicles, needing a place to hook-up their own recreational vehicles to utilities and services. The Minimum zone size shall be ten (10) Acres.

The primary location for a Recreational Vehicle Park is close to Highway 59 or other major roadways and should not be located immediately next to a residential neighborhood.

B. Permitted Uses: Uses permitted in this zone are as follows:

1. Accessory buildings and uses
2. Household pets
3. Recreational Vehicle rental spaces
4. Park, playground, Swimming Pool and Tennis courts or alike
5. Other uses similar to the above and judged by the Planning Commission to be in harmony with the intent and character of this zone.

C. Conditional Uses: Uses requiring a conditional use permit in this zone are as follows:

1. Clubhouse, sales or registration office, or on-site manager dwelling
2. Other uses approved by the planning commission as being in harmony with the intent of the zone and similar in nature to the above listed uses

D. Height Regulations: No building shall be erected to a height greater than twenty five (25'). No accessory building shall be erected to a height greater than fifteen (15') feet.

E. Recreational Vehicle Park Development Standards:

1. Minimum Size: Each recreational vehicle park shall have a minimum size of ten (10) acres.
2. Roads:
  - a. Width: Each recreational vehicle park shall be provided with roadways of at least twenty five feet (25') in width.
  - b. Construction Specifications: All recreational vehicle parks shall be served by paved roads constructed to Town standards and bounded by curb and gutter approved by the Town.
3. Park Access: Access to all recreational vehicle parks shall be from a dedicated and approved public street at an approved point or points. No RV space shall have direct

access from a public street nor may they exit or enter through a residential neighborhood.

4. Off Street Parking: Hard surface (concrete or Paved) parking spaces shall be provided for the parking of each recreational vehicle, and two (2) additional spaces for vehicles.
5. Recreation Space: Recreation space shall be provided for each recreational vehicle park having ten (10) or more units and shall be maintained for such use. A minimum usable area of five thousand (5,000) square feet shall be set aside and developed for each such park and an additional one hundred (100) square feet shall be provided for each unit above ten (10) units.
6. Density: The maximum density for a recreational vehicle park shall not exceed ten (10) units per gross acre.
7. Space Width: Each recreational vehicle space shall have a minimum width of thirty feet (30') and all recreational vehicles shall be able to park in designated spaces and no portion of a driveway or roadway may be used for recreational vehicle parking.
8. Distance of Units: No RV space shall be designed to allow RV units to be parked closer than twenty feet (20'). This requirement shall apply to overnight, extended stay and park model units. No unit in an RV park shall be located closer than the distance required herein.
9. Minimum Yard Clearances for Recreational Vehicle Park:
  - a. Front or side yard on a public street, twenty five feet (25').
  - b. Side yard bordering adjacent property, ten feet (10').
  - c. Rear yard bordering adjacent property, ten feet (10').
  - d. A six foot (6') block wall fence shall be erected along all side and rear property lines unless otherwise approved by the Planning Commission.
10. Utilities Required: Each recreational vehicle parking space shall have connections available for water, sewer and electricity. All utility connections shall be located underground. Water and sewer plans shall be approved by the Big Plains Water and Sewer Special Service District and the Town's Public Works Department.
11. Outdoor Living Space: Each recreational vehicle parking space shall be provided with a minimum of three hundred (300) square feet of "outdoor living" space located adjacent to the vehicle parking space. Said outdoor living space shall be maintained in a clean and weed free manner and shall be kept free from garbage or debris of any kind.
12. Landscape Plan: A detailed landscape plan shall be submitted for each recreational vehicle park, and shall be approved by the Planning Commission.

#### F. Other Requirements:

1. Perimeter Fence: Each Recreational Vehicle Park shall be fenced at the perimeter with a six foot (6') high block wall fence.
2. Building Code; Permit: Installation of infrastructure and any Recreational Vehicle Park structures shall be done in conformance with the requirements of the current edition of the building code following approval of the building department, and the issuance of a building pennit.
3. Street Construction: All streets in a Recreational Vehicle Park shall be paved according

to the construction standards of the Town and shall be bounded by curb and gutter.

4. All lighting shall comply with AVU 10.26 Outdoor Lighting Ordinance.
5. No tents of any kind may be used in this zone, unless included in a planned development agreement.
6. All Recreational Vehicle Parks shall require a full time (24/7) on-site manager, who shall be responsible for ensuring compliance with the rules and regulations of the Town and safety of the property.
7. A Recreational Vehicle Park and Tiny Home or Cabin Park may be combined in one park, and the minimum size of park may be smaller than 10 acres with details of such mixed zoning and park size variations being outlined in a Development Agreement.

G. Subdivision Requirements: If the Recreational Vehicle Park is not intended to be in a single ownership, rather intended to be sold as individual lots, the subdivision shall then be subject to all applicable requirements of the Town's subdivision ordinance.

#### HISTORY

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