

NOTICE AND AGENDA AMENDED

Apple Valley Utah
Planning Commission

Notice is given that a special meeting of the Town of Apple Valley Planning Commission will be held on **Wednesday, September 9th 2020**, commencing at 6:00 PM, or shortly thereafter at 1777 N Meadowlark Dr, Apple Valley, UT.

Pursuant to the Executive Order issued by Governor Gary Herbert on March 18, 2020 regarding Electronic Public Meetings, please be advised that the meeting will be held electronically and will be 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/82341222390>

To call into meeting, dial (253) 215-8782 and use Meeting ID 823 4122 2390

The Agenda for the meeting is as follows:

Call to Order/ Pledge of Allegiance/ Roll Call

Declaration of Conflicts of Interest

CONSENT AGENDA

- A. Approval of meeting minutes for January 8, 2020
- B. Approval of meeting minutes for May 13, 2020
- C. Approval of meeting minutes for May 27, 2020
- D. Approval of meeting minutes for June 10, 2020

Discussion and Action

1. **Public Hearing** for GENERAL PLAN MAP CHANGE of Parcels AV-1376-A and AV-1376-M from R-1 Residential 1 acre to Agricultural. Applicant Jeff and Susanne Spendlove.
2. **Public Hearing** for ZONE CHANGE of parcels AV-1376-A and AV-1376-M from OST/OSC Open Space to A-10 Agricultural 10 acre and the Southwest Corner of AV-1376-M to RE-1 Rural Estates 1 acre. GP Designation R-1 acre. Applicant Jeff and Susanne Spendlove.
3. Discussion and possible action on General Plan Map change of parcels AV-1376-A and AV-1376-M from R-1 to Agricultural.
4. Discussion and possible action on zone change for parcels AV-1376-A and AV-1376-M from OST/OSC to A-10 and RE-1.
5. **Public Hearing** for ZONE CHANGE of parcel AV-1354-B from OST/OSC Open Space to C-2 Commercial and CTP Cabins Tiny Home Park Zone. GP Designation Commercial/Agricultural. Applicant Bang Properties (Kerry Bang)
6. Discussion and possible action on zone change of parcel AV-1354-B from OST/OSC to C-2 Commercial and CTP Cabins Tiny Home Park Zone.
7. Discussion and possible action on lot line adjustment for AV-1369-B and AV-1369-C. Applicant Mike Farrar.
8. Discussion and possible action on lot line adjustment for AV-CDPT-4-35 and AV-CDPT-4-34. Applicant Scott Rothenbush
9. Discussion and possible action on lot line adjustment for AV-AVR-2-44-C and AV-AV-AVR-2-44-B. Applicant Louie Ford
10. **Public Hearing** for proposed changes to 11.02.040 Necessity of Plat; Exemption from Plat Requirements.
11. Discussion and possible action on changes to 11.02.040 Necessity of Plat; Exemption from Plat Requirements

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 on the **8th day of September, 2020**.

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.

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

OPENING

Chairperson Prentice brought the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

ROLL CALL/PRESENT

Chairperson Prentice
Commissioner Angell
Commissioner Jorgensen (Zoom)
Commissioner Zaharias
Commissioner Fralish

Deputy Clerk Ben Billingsley

NO CONFLICT OF INTEREST DECLARATIONS

DISCUSSION AND ACTION

1. Introduction and Public Hearing on amendments to 10.10.30 Commercial Zones

Chairperson Prentice introduces the concept of the Tourist Commercial Zone, and makes a few recommendations on adjustments to the table as proposed.

CHAIRPERSON PRENTICE OPENS THE PUBLIC HEARING.

Russ Volk- Russ and Cheryl support this effort. He recommends that Trailer Sales and service and ATV sales and service should be added to the TC zone.

COMMISSIONER PRENTICE CLOSSES THE PUBLIC HEARING

2. Discussion and possible recommendations on amendments to 10.10.30 Commercial Zones

Commissioner Angell and Chairperson Prentice discuss if the ATV and Trailer Sales and maintenance might be better in a nearby commercial zone but not directed within the Tourism zone. Chairperson Prentice mentions that an outdoor amphitheater would be nice in this area.

Chairperson Prentice would like to schedule a work meeting with the town council on this subject. Other members of the commission recommend they work on it before having a work meeting with the council.

MOTION: Commissioner Fralish moves to schedule a work meeting on May 27th to work on 10.10.30, Commercial Zone and table this for tonight.

SECOND: Commissioner Zaharias

VOTE: Chairperson called for a vote:

Chairperson Prentice Aye
Commissioner Jorgensen Aye

Commissioner Zaharias	Aye
Commissioner Fralish	Aye
Commissioner Angell	Aye

3. Introduction and Public Hearing on Amendment to the Apple Valley General Plan

CHAIRPERSON PRENTICE OPENS THE PUBLIC HEARING

Commissioner Angell explains this is about the definitions of the land use designations and the table included in the packet.

CHAIRPERSON PRENTICE CLOSSES THE PUBLIC HEARING

4. Discussion and Possible Recommendation for the amendments to the Apple Valley General Plan

MOTION: Commissioner Angell moves to pass the land use designations on to the Town Council, with the exception that if you currently don't meet these designations you are "Grandfathered in"

SECOND: Commissioner Fralish
VOTE: Chairperson called for a vote:
Chairperson Prentice Aye
Commissioner Jorgensen Aye
Commissioner Zaharias Aye
Commissioner Fralish Aye
Commissioner Angell Aye

5. Introduction and Public Hearing on amendments to the Apple Valley General Plan Map

Commissioner Angell introduces the public hearing and the change to make the area low density 5 acre.

CHAIRPERSON PRENTICE OPENS THE PUBLIC HEARING.

No public comments made

CHAIRPERSON PRENTICE CLOSSES THE PUBLIC HEARING.

6. Discussion and possible recommendation amendments to the Apple Valley General Plan Map

Commissioner Allen clarifies that this deliberately doesn't address zoning.

MOTION: Commissioner Angell moves to pass this on to the Town Council with the low density area designated in green and the Tourist Commercial area designated in

blue along main street about a half mile in each direction. These changes should be made to the General Map.

SECOND: Commissioner Fralish
VOTE: Chairperson called for a vote:
Chairperson Prentice Aye
Commissioner Jorgensen Aye
Commissioner Zaharias Aye
Commissioner Fralish Aye
Commissioner Angell Aye

Commissioner Angell asks the Commission if it would be okay to revisit item number one seems they have some extra time tonight.

Chairperson Prentice responds with some clarifications that hotels are limited to 3 stories. She would like to have athletic club, automobile rentals, indoor/outdoor live theater, Movie Theater, amphitheater. She would also like to see a grocery store.

The Mayor makes the comment that short term vacation rentals are within neighborhoods and would not be appropriate for this zone. He states they don't need to include all items in this table, and the P can address an item if it's not located within the table.

Commissioners mentions the vacation rentals they are referring to would be more like tiny cabins and bed and breakfast.

Shawn clarifies the process for reconsidering an earlier motion that was tabled.

MOTION: Commissioner Angell moves to reconsider agenda item number 2.
SECOND: Commissioner Fralish
VOTE: Chairperson called for a vote:
Chairperson Prentice Aye
Commissioner Jorgensen Aye
Commissioner Zaharias Aye
Commissioner Fralish Aye
Commissioner Angell Aye

MOTION: Commissioner Angell moves to recommend the changes to the town council as discussed for 10.10.030 Commercial Zones to include a tourist zone.

SECOND: Commissioner Jorgensen
VOTE: Chairperson called for a vote:
Chairperson Prentice Aye
Commissioner Jorgensen Aye
Commissioner Zaharias Aye
Commissioner Fralish Aye
Commissioner Angell Aye

ADJOURNMENT

MOTION: Commissioner Fralish moves to adjourn
SECOND: Commissioner Angell
VOTE: Chairperson called for a vote:
Chairperson Prentice Aye
Commissioner Jorgensen Aye
Commissioner Zaharias Aye
Commissioner Fralish Aye
Commissioner Angell Aye

The vote was unanimous and the motion carried

Meeting adjourned at 6:29 pm.

Date approved: _____

Chairperson

ATTEST BY: _____
Ben Billingsley, Deputy Clerk

OPENING

Chairperson Prentice brought the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

ROLL CALL/PRESENT

Chairperson Prentice
Commissioner Angell
Commissioner Jorgensen (Zoom)
Commissioner Zaharias
Commissioner Fralish

Deputy Clerk Ben Billingsley

NO CONFLICT OF INTEREST DECLARATIONS

DISCUSSION AND ACTION

- 1. Introduction and Public Hearing for zone change on AV-1338-H-3 from OST/OSC to CTP Cabin or Tiny Home Parks**

CHAIRPERSON PRENTICE OPENS THE PUBLIC HEARING

Robert Campbell introduces the zoning changes for his property to a cabin designation. He has tried previously to open his cabins as vacation rentals but they were not laid out properly for that designation. He understands the requirement of placing a fire hydrant within range of the properties. This will be approximately 600 feet. The property is a little more than 11 acres, and they own both the parcel to the east and the west. This property is currently OST and is not part of the subdivision. The property has 3 cabins that were put there in the late 1970's or early 80's. They were originally built in 1947 in Zion National Park. The Hinckley family relocated the cabins here. Some people think they want to expand and add cabins to the property. Mr. Campbell states he would like to use the 3 cabins already on the property and they would continue to live there as on-site managers.

Fire Chief states that the roads must be brought up to standards, along with the improvements for hydrants.

CHAIRPERSON PRENTICE OPENS PUBLIC COMMENT

Craig Rosequist suggests if they get the zone change they can sell the property and it could then be used for multiple cabins.

The Campbell's have no intent or desire to move from this land.

Debbie Kopp –would like there to be agreement stating if the property was sold it would revert back to the prior zoning.

Attorney Guzman clarifies that if the proposal is legal under town ordinances then there is no reason to have any type of agreement that runs with the land. If they sold it to another party that party can do whatever is legal at that time.

Craig Rosequist – Asks if it is possible to do what they would like to without a zone change. Robert Campbell Provides some history, they have applied to have this as a B&B and also a vacation rental. None of these options have worked out.

Chief Zolg states that the only thing stopping the vacation rental was the fire protection.

Robert Campbell - States there are multiple units on the property that make it ineligible for vacation rentals. He states there has already been traffic through there once per week with the scouting program that generated 15-20 cars in and out on the weeknights.

Margaret Ososki – states that with 2 entrances, cars will be entering on both sides of the neighborhood.

Richard Ososki – asks if tents would be allowed on the property.

Robert Campbell – Currently he can allow people to come stay in a tent with this change the CTP zone explicitly restricts from using tents

Richard Ososki – bring up an issue with speeding in the area.

Deputy Clerk Billingsley reads letters provided by residents.

Mr. Mangialetto wrote a letter of support for this zone change.

Julie Wujick wrote a letter of support for this zone change.

Hank Isacson provided a letter of support for this zone change.

There is a form letter signed by 14 residents including; Greg Rosequist, Linda Carlson, Joanne Moore, Alan Krugal, Philip Mangialetto, Tricia Seybert, Michelle Beals, Mike Beals, Jim Kinser, Tom Beecher, Laurie Beecher, Blake and Teresa Seese, Dan and Lea Atwood, Howard Tursick, Connie VonSleichter, William VonSleichter, Vernae Hansen, all in opposition to this zone change.

Mike Beals submitted another letter in opposition for this zone change.

Tommy Hart wrote a letter in support of this zone change.

Tommy Hart states that he has not observed speeding as indicated by the letters.

Margaret Ososki asks what the General Plan designation is for this area; Deputy Clerk Billingsley responds that the general plan designation is Residential 1-acre.

Robert Campbell states that he spoke with some of the residents that signed the form letter. He states many of those letters were signed under the impression that there would be 100+ cabins on the property. He said his direct adjacent neighbors support the project.

COMMISSIONER PRENTICE CLOSES THE PUBLIC HEARING

2. Discussion and possible action on zone change application for AV-1338-H-3 from OST/OSC to CTP Cabin or Tiny Home Parks. Applicant Robert and Maria Campbell

Commissioner Angell asks if it was possible to rent the cabins out without the zone change, he'd like to know what it would take to pursue. Mr. Campbell explains they have tried this method several times with BB and Vacation rental and they have not been successful. Their intent is to keep this property rustic and historic.

Commissioner Angell asks what the Planned Development project is directly adjacent. The Jepson Canyon resort project is discussed and what the impact of that project would be.

Commissioner Zaharias states that if the Jepson canyon project goes through, it would have a much larger impact on the community than these cabins.

The question is posed if the property was flipped who would be comfortable with someone coming in and building 50 cabins. The response by commissioners to this question a unanimous no. Perhaps they could allow a grandfathering for this situation that would allow the cabins to be rented in the current state of the property.

MOTION:	Commissioner Angell moves to approve the zone change application
SECOND:	Commissioner Zaharias
VOTE:	Chairperson called for a vote:
	Chairperson Prentice Aye
	Commissioner Jorgensen Aye
	Commissioner Zaharias Aye
	Commissioner Fralish Aye
	Commissioner Angell Aye

The vote was unanimous and the motion carried

3. Discussion on proposed Camping Resort Zone

Mayor explains he has requested PC to look at this because the RV park zone is extremely restrictive. He states the camping resort zone should allow for the accommodation of tents. He doesn't like the curb and gutter, but a rolled curb instead. This would allow an RV park to have some tent or cabin rentals as well. This would replace the RV zone. Planning Commission would like to have another draft of this put together followed by a public meeting with hearing.

Commissioner Angell would also like to see a 6 month temporary zoning ordinance put into place or a draft begun.

ADJOURNMENT

MOTION: Commissioner Fralish moves to adjourn
SECOND: Commissioner Angell
VOTE: Chairperson called for a vote:
Chairperson Prentice Aye
Commissioner Jorgensen Aye
Commissioner Zaharias Aye
Commissioner Fralish Aye
Commissioner Angell Aye

The vote was unanimous and the motion carried

Meeting adjourned at 6:29 pm.

Date approved: _____

Chairperson

ATTEST BY: _____
Ben Billingsley, Deputy Clerk

OPENING

Chairperson Prentice brought the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

ROLL CALL/PRESENT

Commissioner Angell
Commissioner Jorgensen
Commissioner Fralish
Commissioner Zaharias (Late)

Deputy Clerk Ben Billingsley

NO CONFLICT OF INTEREST DECLARATIONS

CONSENT AGENDA

- A. Approval of Minutes for March 25, 2020**
- B. Approval of Minutes for April 8, 2020**
- C. Approval of Minutes for April 22, 2020**

MOTION: Commissioner Angell moves to approve the consent agenda
SECOND: Commissioner Jorgensen
VOTE: Chairperson called for a vote:
Commissioner Jorgensen Aye
Commissioner Fralish Aye
Commissioner Angell Aye

The vote was unanimous and the motion carried

Discussion and Action

- 1. INTRODUCTION AND PUBLIC HEARING FOR ZONE CHANGE OF PARCEL AV-1364-A FROM OST/OSC OPEN SPACE TO AG-5 AGRICULTURAL 5 ACRE. APPLICANT NUANCE MANAGEMENT LLC.**

Commissioner Angell introduces the agenda item.

Anthus Barlow addresses the commission. He is the representative for Nuance Management LLC. He is requesting a change from OST to AG-5. He mentions the General plan has this property as AG and he would like to have the zoning designation the same.

Mike Beals – asks what the intent of the change is. Mr. Barlow replies that he wants to build homes on the property. Mr. Beals asks if there will be a vote on the agenda topic tonight.

Frank Lindhardt – States that his property is just to the North of the applicant’s property. He states that his problem with the application is that it’s AG. He says the definition of the Agricultural zoning is to reserve the land for agricultural use. Mr. Lindhardt inquires if that is his intent, to preserve the land for agricultural designation. He also tells a personal experience when he lost a property that was adjacent to agricultural property due to the smell. He feels AG is not compatible with many of the parcels in this area. He suggests Residential Estates 5 acre.

Commissioner Jarry Zaharias joins the commission.

Commissioner Angell closes public comments.

2. DISCUSSION AND POSSIBLE ACTION ON ZONE CHANGE OF PARCEL AV-1364-A FROM OST/OSC TO AG.

Commissioner Fralish states he would like to see it as RE-5 because of what is surrounding it. Commissioner Jorgensen agrees that it should be RE5.

Mr. Barlow asks what buildings are allowed on RE5 versus AG5.

Mayor Lisonbee mentions that accessory buildings would have to match the home.

Margaret Ososki thought the rules changed on outbuildings this when they discussed animals.

Mayor Lisonbee mentions that unless they want to change the general map then this is already under a AG designation.

William Fischer speaks regarding the current zoning and general plan

Mayor Lisonbee mentions the Cedar Point subdivision where different zones are touching each other without a buffer area.

Commissioner Fralish asks how many homes will be put on the property. Mr. Barlow responds that the property will be split into two 10 acre pieces and one 20 acre. The immediate plan is to build one home on each 10 acre parcel.

Commissioner Angell is concerned that they’re boxed in with the decision of RE5, and that the pigs interpreted in the most conservative interpretation would require the conditional use to permit pigs.

Mr. Beals asks how the animals will be placed on the property, and when this is approved it gives them carte blanche to do whatever they want.

Commissioner Zaharias doesn't have any objections to this designation.

Attorney Guzman states that there could be approval conditional on the clarification of the code.

Councilperson Kopp – states that the Planning Commission Chair stated she was reviewing surrounding properties to see if it fits in the area when the Graham property was designated.

- MOTION:** Commissioner Angell moves to approve the zone change subject to the town council updating the language that makes wiener pigs a conditional use and not a permitted use.
- SECOND:** Commissioner Zaharias

Attorney Guzman expresses concern and states that the state is moving away from conditional uses. He recommends instead adding clarifying language or criteria that would make that conditional use allowable.

- MOTION:** Commissioner Angell moves to amend the motion. He would like to approve this subject to the town council changing the code for AG to only allow pigs on property that is not directly adjacent to residential and commercial zones.
- SECOND :** Commissioner Jorgensen
- VOTE:** Chairperson called for a vote:
- | | |
|------------------------|-----|
| Commissioner Jorgensen | Aye |
| Commissioner Fralish | Aye |
| Commissioner Angell | Aye |
| Commissioner Zaharias | Aye |

The vote was unanimous and the motion carried

3. INTRODUCTION AND PUBLIC HEARING FOR ZONE CHANGE OF PARCEL AV-1377-F-1 FROM PD PLANNED DEVELOPMENT TO RE-1 RURAL ESTATES 1 ACRE. APPLICANT MORREL UTAH HOLDINGS.

Megan Burnett – They are looking to move from a Planned Development to an RE zone.

Allen clarifies that the applicant was performed prior to the recent change to low density.

Mike Beals – asks what the intent of the project is.

Allen closes public comment

MOTION: Commissioner Angell moves to approve the zone change application
SECOND: Commissioner Zaharias
VOTE: Chairperson called for a vote:
Chairperson Prentice Aye
Commissioner Jorgensen Aye
Commissioner Zaharias Aye
Commissioner Fralish Aye
Commissioner Angell Aye

The vote was unanimous and the motion carried

4. DISCUSSION AND POSSIBLE ACTION ON ZONE CHANGE OF PARCEL AV-1377-F-1 FROM PD TO RE-1

Lee no objections Jarry no objection Wenn
Lee Moves to approve the zone change. Wenn 2nd All Aye

5. PUBLIC HEARING FOR AMENDMENTS TO 10.10.110 CABINS OR TINY HOME PARKS ZONE.

Ben introduces the changes.

Wenn – clarifies item D should end in feet. Also asks that the 400 and 600 square feet to read 400 or 600 square feet or less to allow a unit that is exactly 400 or 600 square feet.

Mike Beals – states that the public has opposed this item.

Allen states that there are a number of items in the code where updates are being made. He would also like to state that the changes made in these changes are also reflected in the new codes that will be adopted.

Margaret Ososki – Why are we changing the cabin and tiny home park zone to accommodate one resident? Allen states they are not.

Allen states that comments are not to be made to individuals.

Margaret Ososki – asks why they're changing to cabins from 600 when the applicant's cabins are 575. She states it seems odd that at the end of the last planning commission meeting Janet said she would come up with something. She would also like to comment that the block wall at the Aaron Stout's property looks a lot better than the fencing up on the Tiny Home Park.

Mike Beals – states that everyone is in receipt of an email. He is a resident of Apple Valley for 10 years. The reason he's spending the time to do this is.... He can't believe that the Planning Commission would approve a project. He asserts that the Town is accommodating a developer.

Tricia Seybert-Mintz – she states that a number of years ago a notice was sent out that only one home was allowed per lot and all the people living in an RV had to move out. Her opinion is that people move in and want to change Apple Valley.

Margarte Ososki – asks if we’re trying to update and fix the code then why are we loosening the code.

Allen closes public comment

6. DISCUSSION AND POSSIBLE ACTION ON CHANGES TO 10.10.110 CABINS OR TINY HOME PARKS ZONE

Mayor states that these changes were a result of the discussions in the previous meeting. And he’s not even sure we need this ordinance at all with the new ordinance that is being discussed.

Lee states that this discussion has been going on for a month and a half and this is just trying to making it.

Allen would like to table this agenda item until the end of the meeting.

7. PUBLIC HEARING FOR AMENDMENTS TO 10.14 SHORT TERM VACATION RENTAL

Ben introduces

Allen opens and closes public comment

8. DISCUSSION AND POSSIBLE ACTION ON CHANGES TO 10.14 SHORT TERM VACATION RENTAL

Allen moves to implement this change. Lee 2nd.

All aye

9. DISCUSSION AND POSSIBLE ACTION ON ZONE CHANGE APPLICATION FOR AV-1338-H-3 FROM OST/OSC TO CTP CABIN OR TINY HOME PARKS. APPLICANT ROBERT AND MARIA CAMPBELL. PC RECOMMENDED 5/0 ON 5/27/2020. TC REFERRED BACK TO PC TO REVIEW WITH CONSIDERATION TO GENERAL PLAN.

Allen introduces that the Commission failed to review the General Plan in their recommendation.

Robert Campbell and his wife Maria Campbell asks to speak. He puts in for a zone change and he has seen some serious grief for this application. He says he would like to bring Apple Valley back together as a community and neighborhood. He didn't intend to cause battles in the neighborhood and wishes they could have had a conversation and talked about it. He said it has been disappointing, and we've all made mistakes. He said he never had intent for 110 cabins. He says eventually the property will change hands eventually, so he wanted to address some of the concerns with residents. He has no intent to hurt other people. He was disappointed about the fear items that were brought forth. He asks the Planning Commission to table the discussion at this point. He would like to throw out for discussion as to how we protect the rights of property owners on Apple Valley Drive. One option is to look at a possible PD (planned development) where a variance could not be used. He states that Jepson Canyon tried to buy the property first. He states that in PD it's written out what will happen and what is approved for use. The PC and the Town would look at the use of the property. He would like to get out and talk to the neighbors. He says we don't need fights, we are better than this. He just wants to table this item and have some conversations.

Sheriff escorts Mike Beals out of the room.

Allen moves to table this item for a future meeting. Lee 2nd

All aye

10. DISCUSSION ON PROPOSED CAMPING RESORT ZONE. PUBLIC HEARING SCHEDULED FOR 6/24/2020.

Mayor points to Main Street and Hwy 59 and that the way we wrote Tourist Commercial restricts an RV park from going in at that intersection.

Allen states that the two conflict with the 1500'.

Allen asks if the 1500' distance could simply be less.

Lee states he likes the idea of natural barriers.

Allen states that between now and the next meeting

Ben offers to make a google doc where edits could be made online.

Adjournment

Lee motions to adjourn. Wenn 2nd

ADJOURNMENT

MOTION: Commissioner Fralish moves to adjourn
SECOND: Commissioner Angell
VOTE: Chairperson called for a vote:
Chairperson Prentice Aye
Commissioner Jorgensen Aye
Commissioner Zaharias Aye
Commissioner Fralish Aye
Commissioner Angell Aye

The vote was unanimous and the motion carried

Meeting adjourned at 6:29 pm.

Date approved: _____

Chairperson

ATTEST BY: _____
Ben Billingsley, Deputy Clerk



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 August 5, 2020

Paperwork returned by Susanne Spendlove (Date) 7/15/20

Name of Applicant: Jeff + Susanne Spendlove

Site Location: AV-1376-A & AV-1376-m

Mailing Address: 1937 FM 1354
Karnes City TX 78118

Phone: 830-660-4614

Purpose of Request: Zone change to Agg

[Signature]
 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

Paid Ck # 3080
 Rept 30118

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



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

Applications Must Be Submitted A Minimum of 21 Days In Advance of The Planning Commission Meeting

Name: Jeff and Susanne Lee Spendlove		Phone: 8306605152 8306604614	
Address: 1937 FM 1354		Email: Annie@spendloveranch.com	
City: Karnes City	State: TX	Zip: 78118	
Agent: (If Applicable)		Phone:	
Address/Location of Property:		Parcel ID: AV-1376-M AV-1376-A	
Existing Zone: OST/OSC		Proposed Zone: AG / RE-1	
Reason for the request Homestead approximately 32 acres Agriculture, one acre on the southwest corner of AV-1376-M to be zoned RE-1; 330 feet from southwest corner headed east then 132 feet headed north, then 330 feet headed west then headed 132 feet south to connect to original point			

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: 7/21/20	By: <i>Ben Bell</i>
Date Application Deemed Complete: 7/21/20	By: <i>Ben Bell</i>

AFFIDAVIT
PROPERTY OWNER

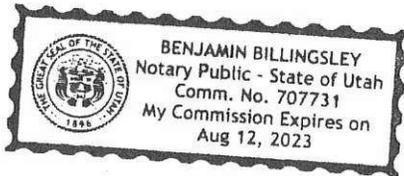
STATE OF UTAH)
)S
COUNTY OF WASHINGTON)

I (We) Jeff & Susanne Spendlove, 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

[Signature]
Property Owner

Subscribed and sworn to me this 15th day of July, 2020



[Signature]
Notary Public

Residing in: Washington County

My Commission Expires: 8/12/23

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

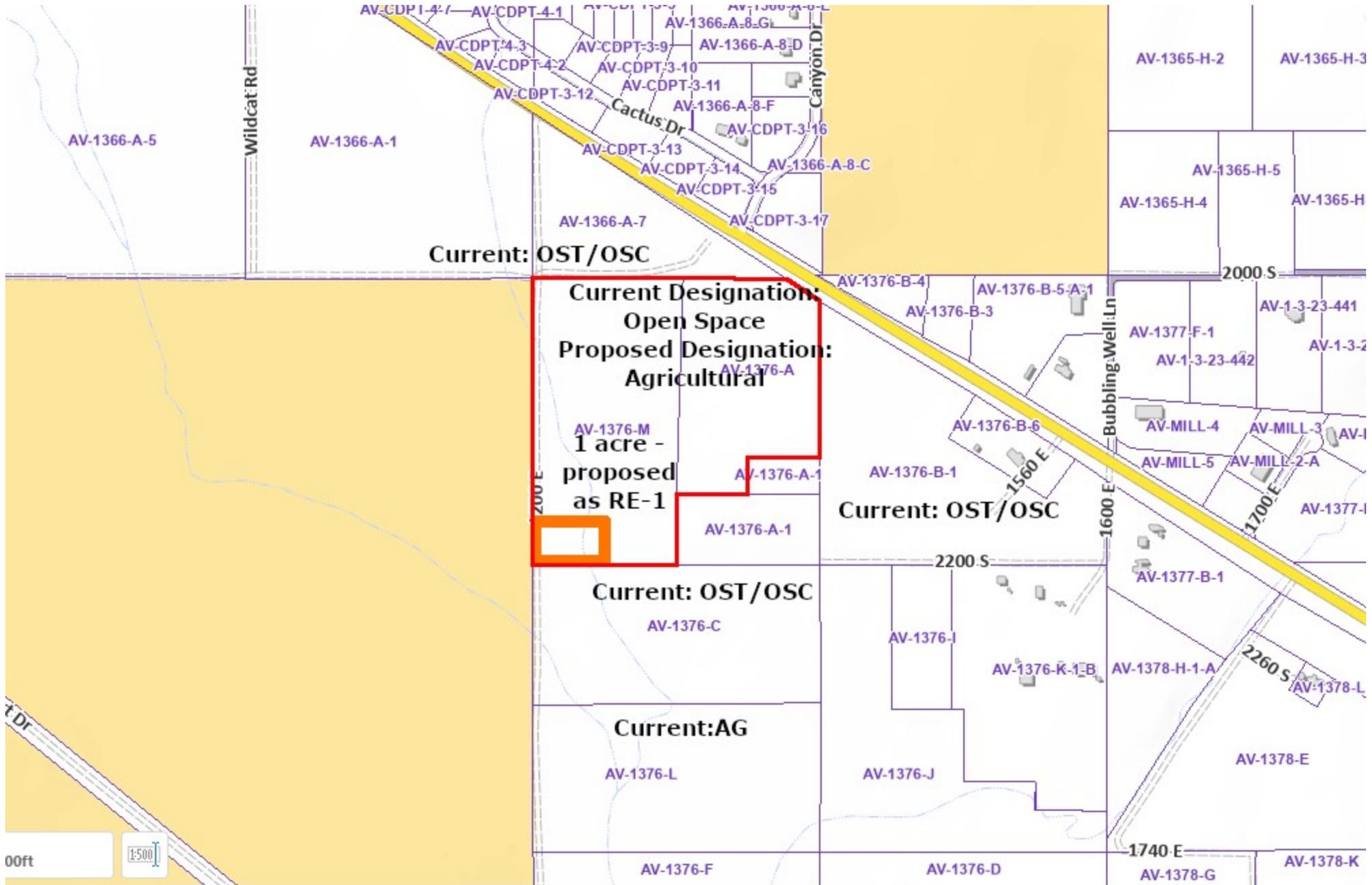
Property Owner

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

Notary Public

Residing in: _____

My Commission Expires: _____



Account 0155609

<u>Location</u>	<u>Owner</u>	<u>Value</u>	
Account Number 0155609	Name SPENDLOVE JEFF & SUSANNE LEE	Market (2020)	\$55,000
Parcel Number AV-1376-A	1937 FM 1354	Taxable	\$206
Tax District 45 - Apple Valley Town	KARNES CITY, TX 78118	Tax Area: 45	Tax Rate:
Acres 13.75			0.009505
Situs 0, 0		Type	Actual Assessed Acres
Legal S: 22 T: 43S R: 11W ALL OF E1/2 OF NW OF NE 1/4 OF SEC 22, T43S, R11 W		Farm	
		Land	\$55,000 \$206 13.750
		FAA	

LESS THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (S1/2S1/2E1/2NW1/4NE1/4) WEST OF SLM.

LESS THE SOUTH QUARTER OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (S1/4N1/2S1/2E1/2NW1/4NE1/4) WEST OF SLM.

Parent Accounts

Parent Parcels

Child Accounts 0345283

- 0363666
- 0359789
- 0374556
- 0407323
- 0433105
- 0507841
- 0582554
- 0829460
- 0869644

Child Parcels 1376-B

- 1376-D
- 1376-C
- 1376-E
- 1376-G
- 1376-H
- 1376-I
- 1376-J-SE
- AV-1376-M
- AV-1376-A-1

Sibling Accounts

Sibling Parcels

Transfers

<u>Entry Number</u>	<u>Recording Date</u>	
<u>00275697</u>	<u>05/07/1985 03:34:00 AM</u>	<u>B: 376 P: 214</u>
<u>00281733</u>	<u>09/17/1985 03:53:00 AM</u>	<u>B: 388 P: 372</u>
<u>00292025</u>	<u>04/08/1986 09:29:00 AM</u>	<u>B: 408 P: 294</u>
<u>00294177</u>	<u>05/12/1986 04:19:00 AM</u>	<u>B: 412 P: 205</u>
<u>00306500</u>	<u>12/12/1986 04:51:00 AM</u>	<u>B: 435 P: 114</u>
<u>00336326</u>	<u>08/11/1988 03:14:00 AM</u>	<u>B: 495 P: 60</u>
<u>00353260</u>	<u>08/28/1989 10:10:00 AM</u>	<u>B: 533 P: 201</u>
<u>20070003059</u>	<u>01/19/2007 10:18:35 AM</u>	

Account 0829460

<u>Location</u>	<u>Owner</u>	<u>Value</u>
Account Number 0829460	Name SPENDLOVE JEFF & SUSANNE LEE	Market (2020) \$85,000
Parcel Number AV-1376-M	1937 FM 1354	Taxable \$360
Tax District 45 - Apple Valley Town	KARNES CITY, TX 78118	Tax Area: 45 Tax Rate: 0.009505
Acres 20.00		Type <u>Actual</u> <u>Assessed</u> <u>Acres</u>
Situs 0, 0		Farm
Legal S: 22 T: 43S R: 11W ALL OF W1/2 OF NW OF NE 1/4 OF SEC 22 T43S R11W.		Land \$85,000 \$360 20.000
Parent Accounts 0155609		FAA
Parent Parcels AV-1376-A		
Child Accounts		
Child Parcels		
Sibling Accounts		
Sibling Parcels		

Transfers

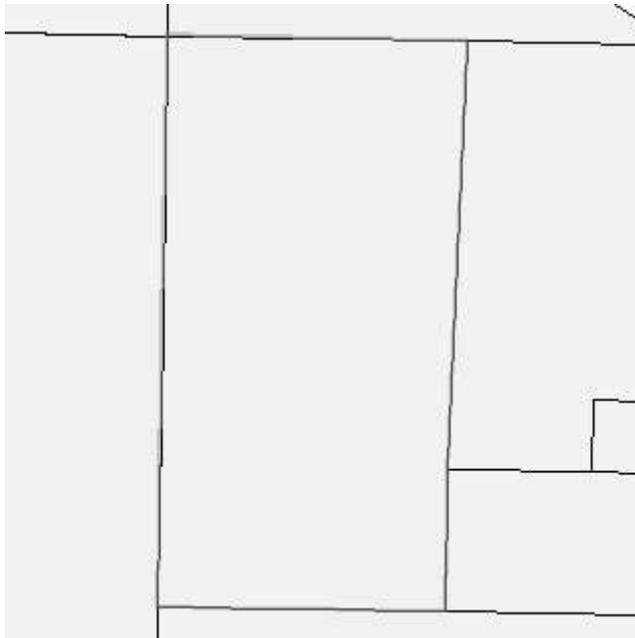
<u>Entry Number</u>	<u>Recording Date</u>
<u>20070003059</u>	<u>01/19/2007 10:18:35 AM</u>
<u>20080034671</u>	<u>09/02/2008 04:28:18 PM</u>
<u>20080048170</u>	<u>12/22/2008 03:01:13 PM</u>
<u>20100043178</u>	<u>12/23/2010 10:51:04 AM</u>
<u>20110031703</u>	<u>10/18/2011 02:16:28 PM</u>
<u>20110031704</u>	<u>10/18/2011 02:16:28 PM</u>
<u>20190000956</u>	<u>01/09/2019 11:15:43 AM</u>
<u>20200036843</u>	<u>07/16/2020 03:30:06 PM</u>

"Tax" Images

<u>Tax Year</u>	<u>Taxes</u>
*2020	\$3.42
2019	\$3.53

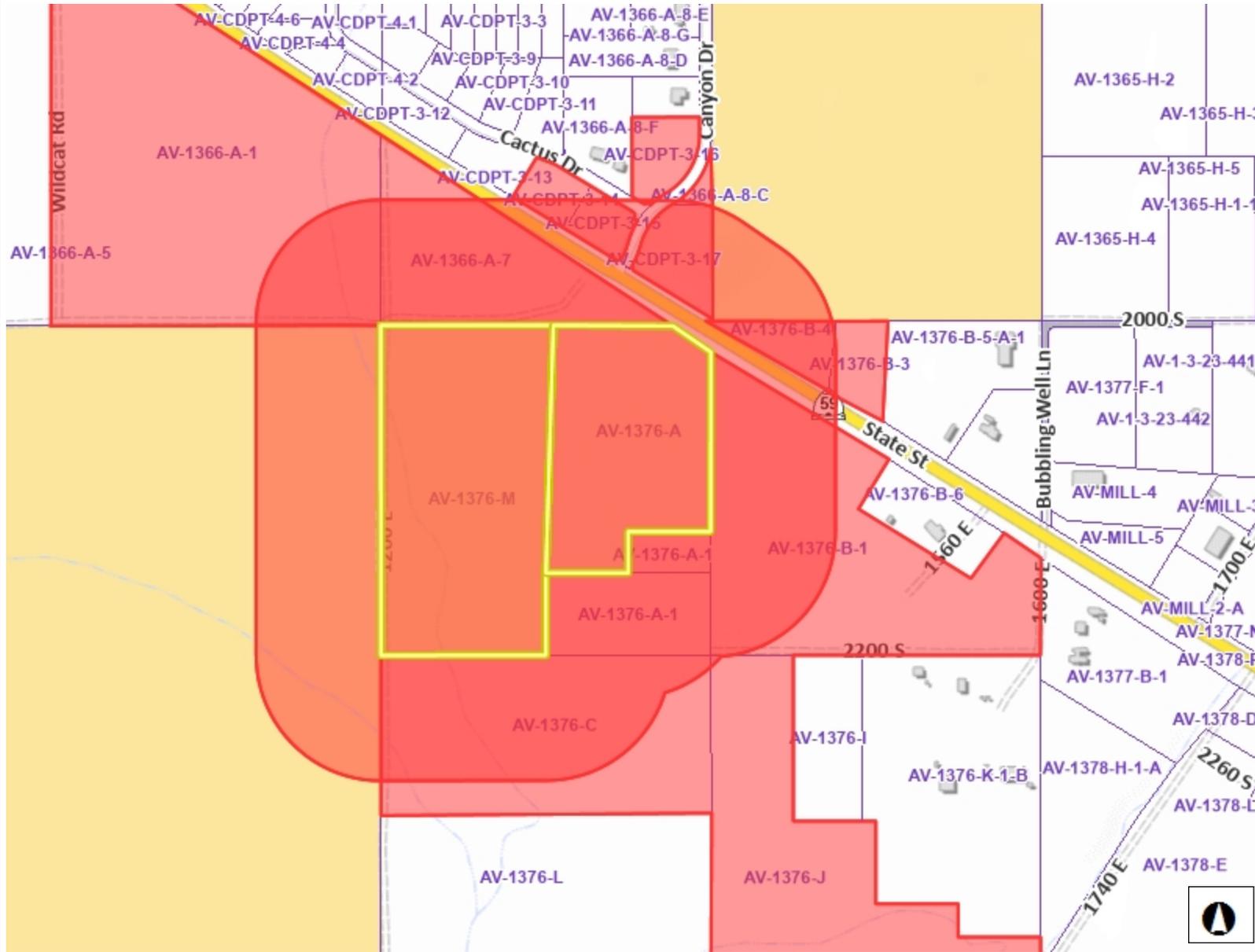
- [GIS](#)

* Estimated





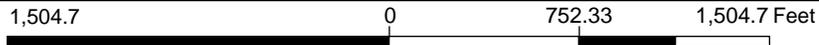
Spendlove 500' Radius



Legend

- Parcels
- Ownership**
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wilde
 - 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



WGS_1984_Web_Mercator_Auxiliary_Sphere

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.



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

Applications Must Be Submitted A Minimum of 21 Days In Advance of The Planning Commission Meeting			
Name: Bang Properties - Kerry Bang		Phone: 435-619-5379	
Address: 1284 W 1130 N #1		Email: bangfabrication@gmail.com	
City: St George	State: UT	Zip: 84770	
Agent: (If Applicable)		Phone:	
Address/Location of Property: Apple Valley Main		Parcel ID: AV-1354-B	
Existing Zone: OST		Proposed Zone: C-2, CTP	
Reason for the request Zone change for Tiny Home project and Commercial			

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:	By:
Date Application Deemed Complete:	By:

AFFIDAVIT
PROPERTY OWNER

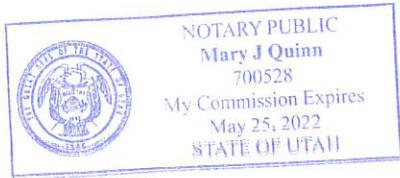
STATE OF UTAH)
)§
COUNTY OF WASHINGTON)

I (We) KERRY BANG, 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.

Kerry Bang
Property Owner

Brenda Bang
Property Owner

Subscribed and sworn to me this 24 day of AUG, 2020.



Mary J Quinn
Notary Public

Residing in: 1930 W Seena Blvd St George

My Commission Expires: May 25, 2022

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____.

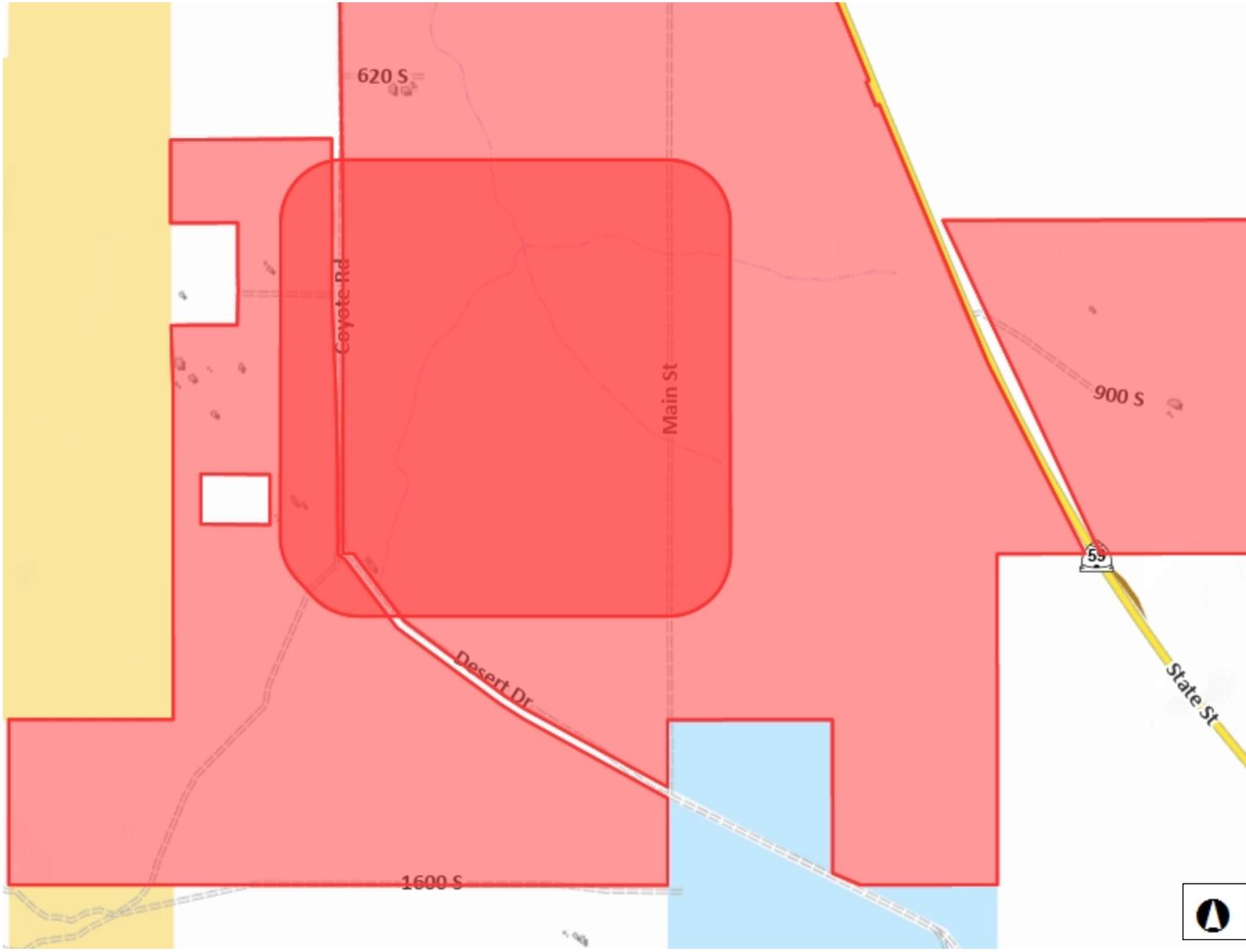
Notary Public

Residing in: _____

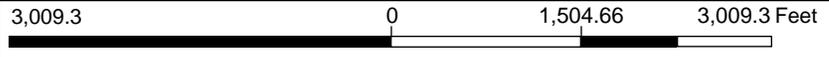
My Commission Expires: _____



Bang 500' Radius



- Legend**
- County Boundary Outline
 - CountyMask
 - Building Outlines
 - Roads**
 - Interstate
 - State Route
 - Major
 - Minor
 - Dirt
 - Waterbodies
 - Watercourses**
 - <all other values>
 - Santa Clara River
 - Virgin River
 - Hillshade**
 - High : 238
 - Low : 4
 - Ownership**
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wilde
 - National Park Service
 - Shivwits Reservation
 - Utah Division of Wildlife Resources



WGS_1984_Web_Mercator_Auxiliary_Sphere

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.

Notes



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 8-28-2020

Paperwork returned by _____ (Date) _____

Name of Applicant: Mike Farrar

Site Location: AV-1369-B, AV 1369-C

Mailing Address: 14620 S. Highland Home Road
Banning CA 92220

Phone: 951-897-6706

Purpose of Request: Lot line between parcels AV-1369-B and AV-1369-C is to be moved to the East 179.9 feet to accommodate septic system.

Mike Farrar

Mike Farrar Aug 27, 2020 08:36 PDT

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

Lot Line Adjustment 8-27-20

Final Audit Report

2020-08-27

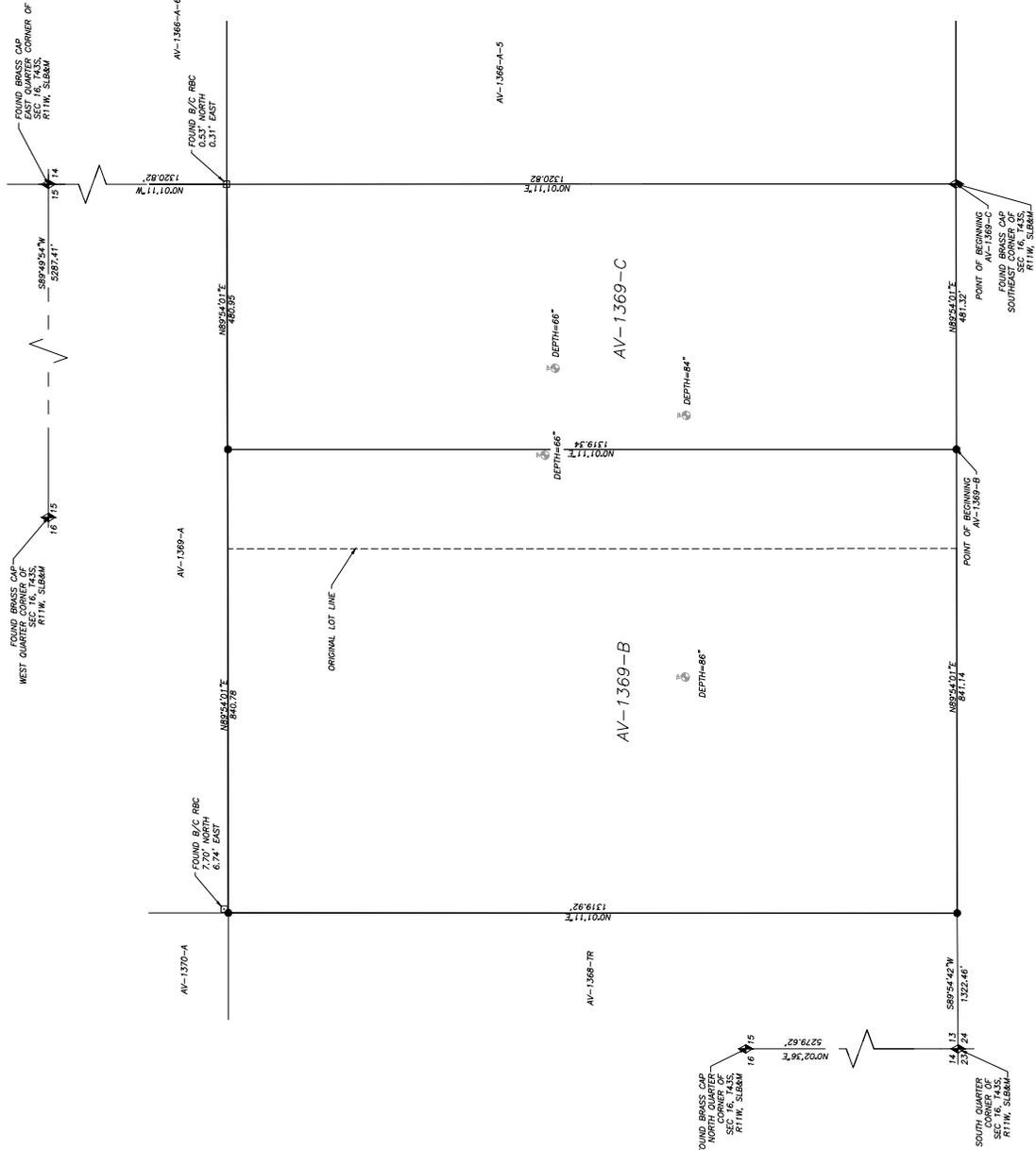
Created:	2020-08-27
By:	Kyle Rasmussen (razbaseball1@hotmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA6tEwuZv361-0pakk_FoFV_FcTQDia5yQ

"Lot Line Adjustment 8-27-20" History

-  Document created by Kyle Rasmussen (razbaseball1@hotmail.com)
2020-08-27 - 3:32:39 PM GMT- IP address: 199.101.206.32
-  Document emailed to Mike farrar (mikefarrar@hotmail.com) for signature
2020-08-27 - 3:33:43 PM GMT
-  Email viewed by Mike farrar (mikefarrar@hotmail.com)
2020-08-27 - 3:35:04 PM GMT- IP address: 47.155.185.201
-  Document e-signed by Mike farrar (mikefarrar@hotmail.com)
Signature Date: 2020-08-27 - 3:36:02 PM GMT - Time Source: server- IP address: 47.155.185.201
-  Signed document emailed to Kyle Rasmussen (razbaseball1@hotmail.com) and Mike farrar (mikefarrar@hotmail.com)
2020-08-27 - 3:36:02 PM GMT

RECORD OF SURVEY/ LOT LINE ADJUSTMENT FOR: THE MICHAEL AND KARALE FARRAR FAMILY TRUST

LOCATED IN SE 1/4 AND SE 1/4 OF SECTION 16, T43S, R11W, S18&M
TOWN OF APPLE VALLEY, WASHINGTON COUNTY, UTAH



LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING FENCE
	SECTION LINE
	CENTER LINE
	EASEMENT
	ORIGINAL LOT LINE
	SECTION CORNER AS DESCRIBED
	SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
	FOUND MONUMENT AS DESCRIBED
	RECORD BEARING OR DISTANCE
	TEST PIT LOCATION



I, CAROL J. HILL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE OF REGISTRATION NO. 241788AS, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THE PROPERTY WAS SURVEYED AS SHOWN.



DATE: 8/27/2020
 CAROL J. HILL
 LICENSE NO. 7837685

NARRATIVE
 THIS SURVEY WAS DONE AT THE REQUEST OF THE MICHAEL & KARALE FARRAR FAMILY TRUST TO ADJUST THE LOT LINE BETWEEN AV-1369-B AND AV-1369-C TO THE EAST 179.97 FEET TO ACCOMMODATE FOR A SEPTIC SYSTEM AND FUTURE LOT SLOTS FOR EACH PARCEL.
 THE BASIS OF BEARINGS IS S88°49'52\"/>

AV-1368-B DEED LEGAL DESCRIPTION
 THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (E 1/2 OF THE SE 1/4 OF THE SE 1/4) OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.
 REFERENCE DOCUMENT: 20200031485 WARRANTY DEED

AV-1369-C DEED LEGAL DESCRIPTION
 THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (E 1/2 OF THE SE 1/4 OF THE SE 1/4) OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN.
 REFERENCE DOCUMENT: 20200031485 WARRANTY DEED

NEW PARCEL LEGAL DESCRIPTIONS:
 AV-1369-B
 481.32 FEET FROM THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, 481.32 FEET FROM THE EAST 179.97 FEET TO THE POINT OF BEGINNING.
 BEARING: N89°54'01\"/>

AV-1369-C
 BEGINNING AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, THENCE S89°49'52\"/>

NO.	DESCRIPTION	DATE	BY

PROVALUE ENGINEERING, INC.
 ENGINEERS AND SURVEYORS - LAND PLANNERS
 20 South 800 West, Suite 101
 Provo, UT 84601-2001
 Phone: (801) 733-8877 Fax: 733-8888



RECORD OF SURVEY/LOT LINE ADJUSTMENT FOR
 THE MICHAEL AND KARALE FARRAR FAMILY TRUST
 LOCATED IN SE 1/4 AND SE 1/4 OF SECTION 16, T43S, R11W, S18&M, UT

DATE: 8-27-2020
 JOB NO.: 241788A
 SCALE: 1"=80'

SHEET NO.
1 OF 1

RECORD OF SURVEY/LOT LINE ADJUSTMENT



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 9/9/2020

Paperwork returned by Scott Rotherbush (Date) 7/1/20

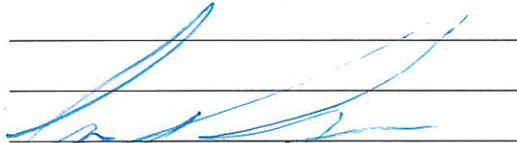
Name of Applicant: Scott Rotherbush

Site Location: 1172 E Red Sage Lane Apple Valley UT 84737

Mailing Address: 1172 E Red Sage Lane Apple Valley UT 84737

Phone: 925-421-7713

Purpose of Request: Lot Line Adjustment


 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

pd \$200.00
 Acct # 1341
 mek

When Recorded Mail to:

Scott Rothenbush
1172 E. Red Sage Lane
Apple Valley, Utah 84737
Reference No: AV-CDPT-4-33 & 34

Warranty Deed

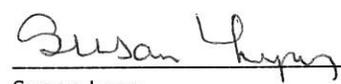
Scott Rothenbush and Susan Lynn, husband & wife, grantors, of Apple Valley, Utah, County of Washington, hereby CONVEYS and WARRANTS to Scott Rothenbush and Susan Lynn, husband and wife, grantees, of 1172 E. Red Sage Lane, Apple Valley, Utah 84737,

For the sum of TEN DOLLARS, and other valuable consideration the following described property in Washington County, State of Utah.

ALL OF Lot 34 and Lot 35, Of Cedar Point Subdivision, COMBINED, in Apple Valley, Utah.

WITNESS, the hands of said grantors, this 30 day of ~~March~~ June, A.D. 2020



Scott Rothenbush


Susan Lynn

STATE OF UTAH }
 } SS.
County of Washington }

On this _____ day of March, A.D. 2020, personally appeared before me, Scott Rothenbush and Susan Lynn, husband and wife, the signers of the within instrument, who duly acknowledged to me that they executed the same.

Notary Public _____

My Residence is _____

*Please see
attached
Acknowledgment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Contra Costa)

On 6/26/2020 before me, Samantha Marie Gomes, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Scott Rothenbush & Susan
Name(s) of Signer(s)

Gayle Lynn

who 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 to 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Document Date:
Number of Pages: Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

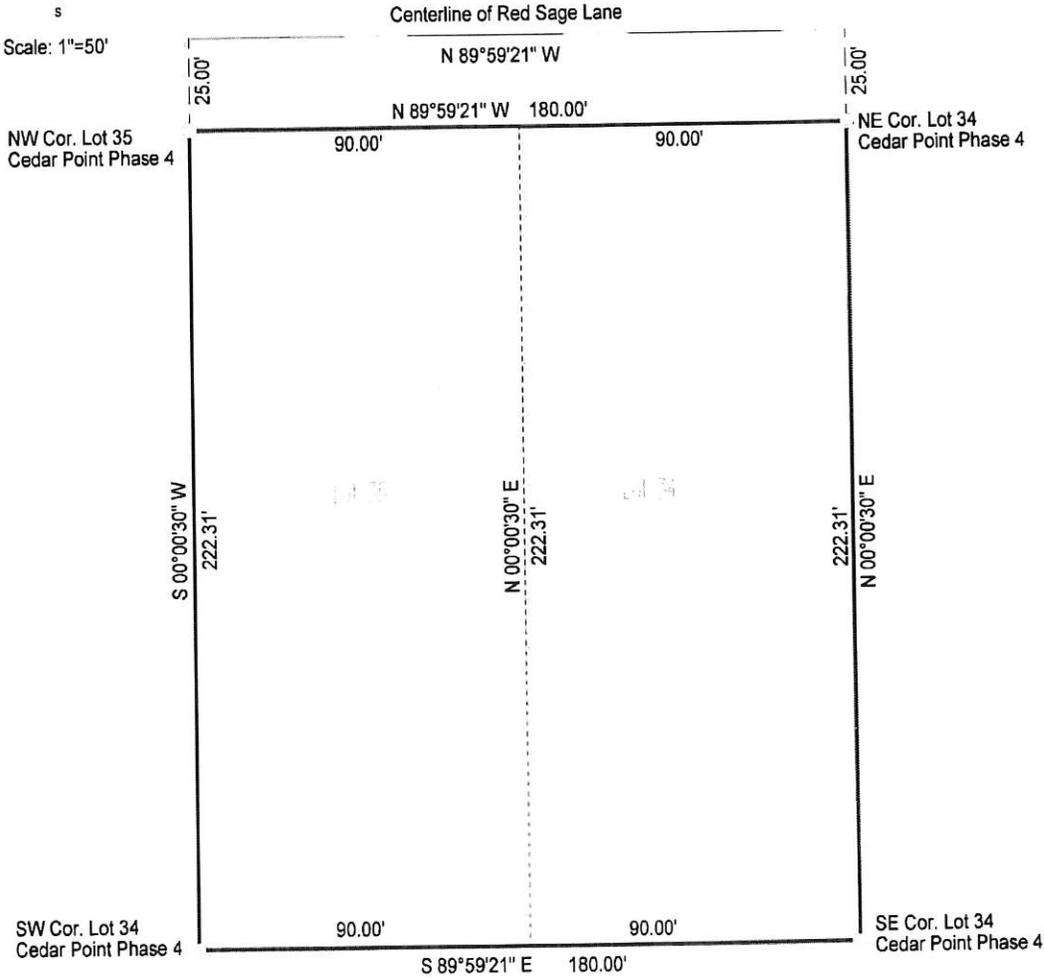
Signer's Name: Signer's Name:
[] Corporate Officer -- Title(s): [] Corporate Officer -- Title(s):
[] Partner -- [] Limited [] General [] Partner -- [] Limited [] General
[] Individual [] Attorney In Fact [] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator [] Trustee [] Guardian or Conservator
[] Other: [] Other:
Signer Is Representing: Signer Is Representing:



PLAT OF LOT 34 & LOT 35, CEDAR POINT SUBDIVISION, COMBINED

PREPARED FOR: SCOTT & SUSAN LYNN ROTHENBUSH

Scale: 1"=50'



LEGAL DESCRIPTION OF LOT 34 AND LOT 35, OF CEDAR POINT SUBDIVISION, COMBINED

Beginning at the Northeast Corner of Lot 34, Cedar Point Phase 4, Subdivision, and running thence N.89°59'21"W. 180.00 feet; thence S.0°00'30"W., along the West Line of Lot 35, said Cedar Point Subdivision, 222.31 feet, to the Southwest Corner of said Lot 35; thence S.89°59'21"E. 180.00 feet to the Southeast Corner of said Lot 34; thence N.0°00'30"E. 222.31 feet to the point of beginning.
Containing 0.92 acre.



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 _____

Paperwork returned by Louie Ford (Date) 9/8/20

Name of Applicant: LOUIE & MARCIA FORD

Site Location: 1903 Nth Rome Ave & 1883rd Nth Rome Ave

Mailing Address: 1903 Nth Rome Ave

Phone: 435-467-1044

Purpose of Request: Lot Line Adjustment AV-AVR-2-44-B
AV-AVR-2-44C

Louie Ford
 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

#30854
 pd. 9/8/20
 mek

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

WHEN RECORDED, MAIL TO:

Louie Ford
1903 N. Rome Avenue
Apple Valley, UT 84737

APN: AV-AVR-2-44-B

QUIT-CLAIM DEED

Louie A. Ford and Marcia A Ford, Trustees of the Louie and Marcia Ford Revocable Trust, Under agreement dated June 18, 1999; Grantors, of Washington County, State of Utah, hereby QUIT-CLAIMS to **Louie A. Ford and Marcia A Ford, Trustees of the Louie and Marcia Ford Revocable Trust, Under agreement dated June 18, 1999,** Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, all of Grantor's right, title and interest in and to the following described tract of land in Washington County, Utah, described as follows:

See attached Exhibit "A" for Description of said parcel.

WITNESS the hand of said Grantors, this 8th day of September, 2020.

Louie A. Ford
Louie A. Ford, Trustee of the Louie and Marcia Ford Revocable trust, under agreement dated June 18, 1999

Marcia A. Ford
Marcia A. Ford, Trustee of the Louie and Marcia Ford Revocable Trust, under agreement dated June 18, 1999

STATE OF UTAH

:ss.

COUNTY OF WASHINGTON

On the 8th day of September, 2020 personally appeared before me **Louie A. Ford and Marcia A. Ford, Trustees of the Louie and Marcia Ford Revocable Trust, under agreement dated June 18, 1999,** the signer(s) of the foregoing Quit-Claim Deed, who duly acknowledged to me that they executed the same.

Ben Billingsley
NOTARY PUBLIC

My Commission Expires: 8/12/23

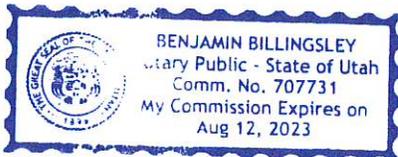




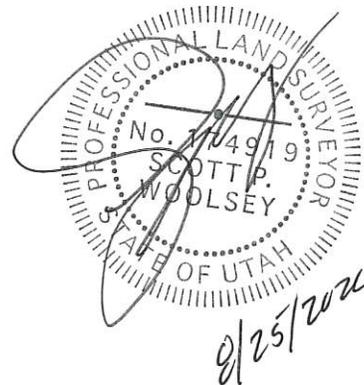
EXHIBIT "A"

**LOUIE AND MARCIA FORD REVOCABLE TRUST PARCEL #1
(AV-AVR-2-44-B
(August 25, 2020)**

A parcel of land situated within Lot 44, Apple Valley Ranches Subdivision Phase 2 Amended, according to the Official Plat thereof, records of Washington County, Utah, being more particularly described as follows:

Beginning at the Southeast Corner of said Lot 44; Thence South 89°49'19" West, along the Southerly line of said Lot 44, a distance of 170.36 feet; Thence North 03°36'51" West, a distance of 242.22 feet; Thence North 58°15'00" East, a distance of 106.40 feet, to a point on the Westerly right of way line of Rome Avenue; Thence South 37°00'00" East, along said line, a distance of 57.54 feet to the beginning of a curve to the right having a radius of 299.85 feet and a central angle of 36°53'12"; thence Southerly along the arc of said curve a distance of 193.04 feet; Thence South 00°06'48" East, along said line, a distance of 71.38 feet to the Point of Beginning.

Containing: 43,764 square feet or 1.00 acres, more or less.



WHEN RECORDED, MAIL TO:

Louie Ford
1903 N. Rome Avenue
Apple Valley, UT 84737

APN: AV-AVR-2-44-C

QUIT-CLAIM DEED

Louie A. Ford and Marcia A Ford, Trustees of the Louie and Marcia Ford Revocable Trust, Under agreement dated June 18, 1999; Grantors, of Washington County, State of Utah, hereby QUIT-CLAIMS to **Louie A. Ford and Marcia A Ford, Trustees of the Louie and Marcia Ford Revocable Trust, Under agreement dated June 18, 1999,** Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, all of Grantor's right, title and interest in and to the following described tract of land in Washington County, Utah, described as follows:

See attached Exhibit "A" for Description of said parcel.

WITNESS the hand of said Grantors, this 8th day of September, 2020.

Louie A. Ford
Louie A. Ford, Trustee of the Louie and Marcia Ford Revocable trust, under agreement dated June 18, 1999

Marcia A. Ford
Marcia A. Ford, Trustee of the Louie and Marcia Ford Revocable Trust, under agreement dated June 18, 1999

STATE OF UTAH
:ss.
COUNTY OF WASHINGTON

On the 8th day of September, 2020 personally appeared before me **Louie A. Ford and Marcia A. Ford, Trustees of the Louie and Marcia Ford Revocable Trust, under agreement dated June 18, 1999,** the signer(s) of the foregoing Quit-Claim Deed, who duly acknowledged to me that they executed the same.

Ben Billingsley
NOTARY PUBLIC

My Commission Expires: 8/12/23

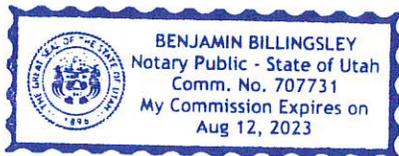




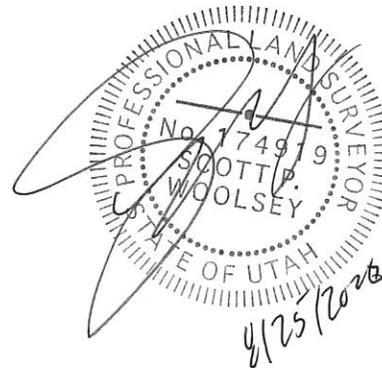
EXHIBIT "A"

**LOUIE AND MARCIA FORD REVOCABLE TRUST PARCEL #2
(AV-AVR-2-44-C
(August 25, 2020)**

A parcel of land situated within Lot 44, Apple Valley Ranches Subdivision Phase 2 Amended, according to the Official Plat thereof, records of Washington County, Utah, being more particularly described as follows:

Commencing at the Southeast Corner of said Lot 44; Thence South 89°49'19" West, along the Southerly line of said Lot 44, a distance of 170.36 feet, to the Point of Beginning; Thence South 89°49'19" West, a distance of 132.90 feet; Thence South 72°35'32" West, a distance of 272.45 feet, to a point on the Easterly right of way line of Golden Delicious Drive; Thence North 17°28'19" West, along said line a distance of 129.07 feet to the beginning of a curve to the left, of which the radius point lies South 72°35'00" West, a radial distance of 234.46 feet; thence Northerly along the arc of said curve, and said right of way line, through a central angle of 04°58'38", a distance of 20.37 feet; Thence North 67°36'22" East, a distance of 274.72 feet; Thence North 17°25'00" West, a distance of 27.00 feet; Thence North 58°15'00" East, a distance of 279.46 feet, to a point on the Westerly right of way line of Rome Avenue; Thence South 36°59'40" East, along said line, a distance of 50.19 feet; Thence South 58°15'00" West, a distance of 106.40 feet; Thence South 03°36'51" East, a distance of 242.22 feet to the Point of Beginning.

Containing: 88,188 square feet or 2.02 acres, more or less.



SECTION 1: AMENDMENT “11.02.040 Necessity Of Plat; Exemption From Plat Requirements” of the Apple Valley Subdivisions is hereby *amended* as follows:

A M E N D M E N T

11.02.040 Necessity Of Plat; Exemption From Plat Requirements

All subdivisions shall be required to prepare and receive approval of a preliminary and final plat in accordance with the provisions of this chapter, except as follows:

- A. A subdivision creating no more than ~~three~~ ten (10) new lots may be approved by Town staff without the necessity of preparing and filing a preliminary plat or final plat if:
 - 1. Notice is provided by Town as required by this title.
 - 2. The proposed subdivision:
 - a. Is not traversed by the mapped lines of a proposed street as shown in the general plan ~~and does not require the dedication of any land for street or other public purposes.~~ unless the Town has approved the location, and dedication of any public street, Town utility easement, any other easement, or any other land for public purposes as the Town’s ordinance requires. Created lots shall be located on a public right-away or dedicated street.
 - b. Does not impact an existing easement or right of way or, if it does have an impact, evidence is shown that the impact will not impair the use of any such easement or right of way.
 - c. Has been approved by the culinary water authority and sanitary sewer authority.
 - d. Is located in a zoned area, and conforms to all applicable land use code or has properly received a variance from the requirements of an otherwise conflicting and applicable land use code.
- B. A lot or a parcel resulting from a division of agricultural land or land located in an Open Space, Open Space Transitional zones is exempt from the plat requirements of this title if the lot or parcel:
 - 1. Meets the minimum size requirement of applicable zoning; and
 - 2. Is located on a public right-away or dedicated street, and
 - 3. Is only used for purposes allowed in the Open Space, Open Space Transitional, and Agricultural zones.
- C. The creation of a lot under subsection A of this section shall not be approved until a plan for providing utilities and other required improvements to the proposed lot has been reviewed ~~and signed by members of the joint utility committee~~ the local utilities. (Rocky Mountain Power and Big Plains WSSSD). No building permit will be issued for said lot until the approved improvements are constructed and accepted.
- D. The boundaries of each lot or parcel exempted under subsection A or B of this section shall be graphically illustrated on a record of survey map ~~described or~~ by deed, and

upon approval of Town staff, shall be recorded with the county recorder.